

NOTICE OF PAYMENT OF INTERIM DIVIDEND

INTERIM DIVIDEND

The Board declared the payment of an interim dividend of HK\$0.33 per share ("Dividend") for the Period (2003: Nil), amounting to approximately HK\$28 million. The Dividend will be paid on Monday, 24th January, 2005 to shareholders whose names appear on Register of Members of the Company on Friday, 14th January, 2005.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members of the Company will be closed, for the purpose of determining shareholders' entitlement to the Dividend, from Wednesday, 12th January, 2005 to Friday, 14th January, 2005 (both days inclusive), during which period no share transfer will be effected.

In order to qualify for the Dividend, all transfers accompanied by the relevant share certificates must be lodged with the Company's Share Registrar in Hong Kong, Secretaries Limited, at Ground Floor, Bank of East Asia Harbour View Centre, 56 Gloucester Road, Wanchai, Hong Kong for registration no later than 4:00 p.m. on Tuesday, 11th January, 2005.