

INTERIM DIVIDEND

The Board has resolved not to declare an interim dividend for the six months ended 31 October 2004.

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES

As at 31 October 2004, the interests or short positions of the directors or their associates in the shares, underlying shares and debentures of the Company or any associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO"), as recorded in the register maintained by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Companies, were set out below:

Name	Company	Capacity	Interest in shares
Mr. Wong Chi Man (Note)	The Company	Direct beneficial owner and through a controlled corporation	59,524,000 ordinary shares
Mr. Wong See Sum J.P.	The Company	Direct beneficial owner	3,030,000 ordinary shares
Mr. Tam Fook Yee	The Company	Direct beneficial owner	1,802,000 ordinary shares

Note: The shares are held by Cambo Enterprises Limited ("Cambo") as to 48,299,000 shares, by New Top Investment Limited ("New Top HK"), a company incorporated in Hong Kong with limited liability, as to 8,563,000 shares and by Mr. Wong Chi Man as to 2,662,000 shares. Cambo is held by New Top HK as to approximately 48.61%, Mr. Wong Chi Man as to approximately 2.89% and Mr. Wong See Sum J.P. as to approximately 14.64%. The entire issued share capital of New Top HK is beneficially owned by New Top Investment Limited ("New Top BVI"), a company incorporated in the British Virgin Islands with limited liability, the entire share capital of which is owned by Mr. Wong Chi Man.

The interests of the directors in the share options of the Company are disclosed under "SHARE OPTION SCHEME" below. Save as disclosed above, as at 31 October 2004, none of the directors or their associates had any personal, family, corporate or other interests or short positions in the shares, underlying shares and debentures of the Company or any of its associated corporations as defined in SFO.