

INTERIM RESULTS

INTERIM DIVIDEND

The Board of Directors has declared an interim dividend of HK1.5 cents (2004: HK1 cent) per share for the six months ended 30 June 2005. The afore-mentioned interim dividend will be payable on 19 October, 2005 to the shareholders whose names appear on Register of Members of the Company on 14 October, 2005.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members of the Company will be closed from 12 October, 2005 to 14 October, 2005, both days inclusive, during which period no transfer of shares will be effected. In order to qualify for the interim dividend, all transfers accompanied by the relevant share certificates must be lodged with the Company's share registrars, Standard Registrars Limited, at G/F, Bank of East Asia HarbourView Centre, 56 Gloucester Road, Wanchai, Hong Kong not later than 4:00 p.m. on 10 October 2005.