

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY ASSOCIATED CORPORATION

As at 30th June, 2005, the interests and short positions of each director and chief executive in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of the Securities and Futures Ordinance ("SFO")), as recorded in the register maintained by the Company under Section 352 of SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies (the "Model Code") in the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"), were as follows:

Name of director	Name of Company	Type of interest	Number of shares	Approximate percentage of shareholding of the issued share capital of the Company	
Mr. WONG Pak Ming ("Mr. WONG")	the Company	Long position	Corporate (<i>Note 1</i>)	152,200,000	46.1%
		Long position	Personal	1,992,000	0.6%
		Long position	Family (<i>Note 2</i>)	1,200,000	0.4%
		Total:	Long position		155,392,000
Mr. WAN Ngar Yin, David	the Company	Long position	Personal	3,292,000	1.0%
Miss WONG Kit Fong	the Company	Long position	Personal	7,232,000	2.2%
Miss WONG Yee Kwan, Alvina	the Company	Long position	Personal	2,606,000	0.8%

Note:

- These shares are held as to 30,000,000 shares by Capeland Holdings Limited and as to 122,200,000 shares by Idea Storm Holdings Limited, both of which are incorporated in the British Virgin Islands and are wholly-owned by Mr. WONG.
- These shares are held by Mr. Wong's wife in which Mr. Wong is also deemed to be interested.

Save as disclosed above, as at 30th June, 2005, none of the directors, the chief executive or their associates had any interests or short positions in any shares or underlying shares in, or debentures of, the Company or its associated corporation as defined in SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Other than as disclosed under the heading "Share Options", at no time during the period was the Company, its holding company, or any of its subsidiaries and fellow subsidiaries, a party to any arrangement to enable the directors of the Company to acquire benefits by means of the acquisition of shares in, or debt securities (including debentures) of the Company or any other body corporate, and none of the directors or their spouses or children under the age of 18, had any right to subscribe for the securities of the Company, or had exercised any such right during the period.