

BOARD OF DIRECTORS



LI Tzar Kai, Richard
Chairman



YUEN Tin Fan, Francis
Deputy Chairman



LEE Chi Hong, Robert
*Executive Director and
Chief Executive Officer*



Alexander Anthony ARENA
Executive Director



Hubert CHAK
*Executive Director and
Chief Financial Officer*



James CHAN
Executive Director



GAN Kim See, Wendy
Executive Director

EXECUTIVE DIRECTORS

LI Tzar Kai, Richard

Chairman

Aged 39, is chairman of Pacific Century Premium Developments Limited (“PCPD”) and chairman of PCPD’s Executive Committee. He is also chairman of PCCW Limited (“PCCW”), chairman of PCCW’s Executive Committee, chairman and chief executive of the Pacific Century Group and chairman of Singapore-based Pacific Century Regional Developments Limited. He became a director of PCPD in May 2004.

Mr Li is a member of the Center for Strategic and International Studies’ International Councillors’ Group in Washington D.C., and a member of the Global Information Infrastructure Commission.

Mr Li is also a Council Member of the Chinese University of Hong Kong.

YUEN Tin Fan, Francis

Deputy Chairman

Aged 53, is deputy chairman of PCPD and deputy chairman of PCPD’s Executive Committee. He joined the Pacific Century Group in 1996 as deputy chairman and is currently a deputy chairman of PCCW. He is also a member of PCCW’s Executive Committee and chairman of Pacific Century Insurance Holdings Limited. He became a director of PCPD in May 2004.

From 1988 to 1991, Mr Yuen was chief executive of The Stock Exchange of Hong Kong Limited. He was also a founding director of Hong Kong Securities Clearing Company Limited. From 1992 to 1994, he served as a member of NASDAQ’s International Markets Advisory Board in the United States.

Mr Yuen served as managing director of Citicorp Scrimgeour Vickers Hong Kong Limited in October 1986 and was appointed to the firm’s main board in London in 1987. He worked for Wardley, a merchant bank, from 1977 to 1985.

Mr Yuen is chairman of the Board of Trustees of the Hong Kong Centre for Economic Research, a member of the Shanghai People’s Political Consultative Committee and a member of the Board of Trustees of Shanghai’s Fudan University.

He received a Bachelor of Arts degree in economics at the University of Chicago and is currently a member of its Board of Trustees.

LEE Chi Hong, Robert

Aged 54, is an executive director and the chief executive officer of PCPD and a member of PCPD’s Executive Committee. He joined PCCW in August 2002, and is an executive director of PCCW and a member of PCCW’s Executive Committee. He became a director of PCPD in May 2004.

Mr Lee was previously an executive director of Sino Land Company Limited, where his responsibilities included sales, finance, acquisitions, investor relations, marketing and property management.

BOARD OF DIRECTORS

Prior to joining Sino Land, Mr Lee was a senior partner at Deacons in Hong Kong, where he specialised in banking, property development, corporate finance and dispute resolution in Hong Kong and mainland China. Before that, Mr Lee was a solicitor with the London firm of Pritchard Englefield & Tobin. He was enrolled as a solicitor in the UK in 1979 and was admitted as a solicitor in Hong Kong in 1980. Mr Lee became a Notary Public in Hong Kong in 1991.

Mr Lee served as a member of the panel of arbitrators at the China International Economic and Trade Arbitration Commission of the China Council for the Promotion of International Trade in Beijing.

Mr Lee graduated from Cornell University in 1975 with a bachelor's degree in Political Science.

Alexander Anthony ARENA

Aged 55, is an executive director of PCPD and a member of PCPD's Executive Committee. He is also an executive director of PCCW, deputy

chairman of PCCW's Executive Committee, group chief financial officer of PCCW, chairman and an executive director of SUNDAY Communications Limited, a director of Pacific Century Regional Developments Limited and a non-executive director of Pacific Century Insurance Holdings Limited. He became a director of PCPD in May 2004.

Prior to joining the Pacific Century Group in 1998, Mr Arena was a Special Policy Adviser to the Hong Kong Government from 1997. From 1993 to 1997, he was director-general of telecommunications at the Office of the Telecommunications Authority of Hong Kong, as well as a member of the Broadcasting Authority.

Before becoming director-general, Mr Arena was recruited to plan a reform programme for the liberalisation of Hong Kong's telecommunications sector. Prior to his appointment to the Government, he was an inaugural member of the Australian Telecommunications Authority, which he served for four years.

Mr Arena has led an extensive career in public administration, specialising in high technology and infrastructure industries. From practising radio/communications engineer to public policy maker, his experience spans such diverse areas as the commercialisation of government-owned business enterprises and deregulation in the aviation, transport, telecommunications and postal industries.

Mr Arena graduated at the University of New South Wales, Australia, with a bachelor's degree in electrical engineering. His Master of Business Administration degree was completed at Australia's Melbourne University and he is a Fellow of the Hong Kong Institution of Engineers.

Hubert CHAK

Aged 44, is an executive director and the chief financial officer of PCPD and a member of PCPD's Executive Committee. He became a director of PCPD in May 2004.

He joined PCCW in October 1999 and is also PCCW's company secretary and director of mergers and acquisitions. Mr Chak has extensive experience in corporate finance transactions and previously worked for a number of international investment banks, as well as a well-known firm of certified public accountants in Hong Kong.

Mr Chak graduated at Cardiff University in the United Kingdom and holds a Master of Business Administration degree and a Bachelor of Science degree in Mechanical Engineering.

James CHAN

Aged 52, is an executive director and the project director of PCPD. He became a director of PCPD in August 2005.

He is responsible for the project execution of the Cyberport project and has overall responsibility for all aspects of the construction works. Mr Chan is also responsible for carrying out various new property projects of PCPD and its subsidiaries in Hong Kong and China.

Prior to joining PCCW in October 2002, Mr Chan had been practising as an architect and working for a major developer in Hong Kong for 14 years, with comprehensive experience in design, planning and land matters, design development and construction management of major investment properties in that developer's portfolio, which included a wide range of industrial and warehousing, commercial, retail and residential developments in Hong Kong and overseas. He possesses a wide spectrum of experience in the property industry and has been active in the property business for more than 28 years.

Mr Chan holds a Bachelor of Arts in Architectural Studies degree from the University of Hong Kong and a Bachelor of Arts in Architecture degree from University of Dundee in Scotland. He is qualified as the Authorized Person (List I) and Registered Architect in Hong Kong, and is a member of The Hong Kong Institute of Architects, The Royal Institute of British Architects and The Royal Australian Institute of Architects.

GAN Kim See, Wendy

Aged 41, is an executive director and the sales and marketing director of PCPD. She became a director of PCPD in August 2005.

She is responsible for the overall sales and marketing of the PCPD's property assets, in particular the residential portion of the Cyberport project, Bel-Air.

Before joining PCCW in November 2000, she was head of sales and marketing at Swire Properties Limited, looking after that company's portfolio of residential, office and retail developments. Ms Gan has more than 18 years' experience in property development and management and expertise in the sales and marketing of projects in Hong Kong and overseas.

Her marketing campaigns have received the HKMA/TVB Marketing Excellence Award for two consecutive years, a MAXI Award from the International Council of Shopping Centers, several HK 4A's Awards and the 2004/5 Hong Kong Institute of Surveyors' top awards in property marketing.

BOARD OF DIRECTORS

Ms Gan holds a Bachelor of Arts degree with First Class Honours from the University of Hong Kong (“HKU”) and is currently a member of the Council and Court of HKU. She also sits on the Management Board of the HKU School of Professional and Continuing Education and is a member of the Membership Committee of HKU Foundation for Educational Development and Research. Ms Gan has also received a Diploma in Surveying from the College of Estate Management, England and is a member of the Royal Institution of Chartered Surveyors, the Hong Kong Institute of Surveyors and the Hong Kong Real Estate Developers Association.

NON-EXECUTIVE DIRECTORS

CHEUNG Kin Piu, Valiant

Aged 60, is an independent non-executive director of PCPD and chairman of the Remuneration Committee. He became a director of PCPD in October 2004.

He was a partner at KPMG, a leading international accounting firm in Hong Kong, until his retirement in March 2001. Mr Cheung has extensive experience in assurance and corporate finance work, particularly in trading and manufacturing corporations in Hong Kong and the People’s Republic of China (“PRC”), and has assisted a number of companies in obtaining stock exchange listings in Hong Kong, the PRC, Singapore and the United States. In addition, Mr Cheung has provided financial advisory and due diligence services to foreign investors on investments in the PRC. Mr Cheung is a fellow member of the Institute of Chartered Accountants in England and Wales and the Hong Kong Institute of Certified Public Accountants. He is currently an independent non-executive director of two listed companies in Hong Kong, Wing Shan International Limited and Dream International Limited.

TSANG Link Carl, Brian

Aged 42, is an independent non-executive director of PCPD. He became a director of PCPD in October 2002.

He is a practising solicitor in Hong Kong and a partner of the Hong Kong law firm of Iu, Lai & Li. He graduated from King’s College, London with a LLB degree in 1985. Mr Tsang has also been admitted to practise law in England and Wales, as well as in Singapore, New South Wales, Queensland and the Australian Capital Territories. Mr Tsang is also an independent non-executive director of CITIC Resources Holdings Limited, a company listed on the Main Board of The Stock Exchange of Hong Kong Limited and a non-executive director of EVI Education Asia Limited, a company listed on the GEM Board of The Stock Exchange of Hong Kong Limited.

In 2005, Mr Tsang has been appointed as an adjudicator of the Registration of Persons Tribunal as well as a member of Disciplinary Panel of the Hong Kong Institute of Certified Public Accountants.

Prof WONG Yue Chim, Richard, SBS, JP

Aged 53, is an independent non-executive director of PCPD and chairman of the Audit Committee. He became a director of PCPD in July 2004.

Prof Wong currently serves as Deputy Vice-Chancellor of The University of Hong Kong. Prof Wong has been active in advancing economic research on policy issues in Hong Kong and mainland China through his work as founding director of both The Hong Kong Centre for Economic Research and Hong Kong Institute of Economics and Business Strategy. He was awarded the Silver Bauhinia Star in 1999 by the Government of the Hong Kong Special Administrative Region for his contributions in education, housing, industry and technology development. In addition, he was appointed Justice of the Peace in July 2000. Prof Wong studied Economics at the University of Chicago and graduated with a Doctorate in Philosophy.

Dr Allan ZEMAN, GBS, JP

Aged 57, is a non-executive director of PCPD. He became a director of PCPD in June 2004.

After spending more than 36 years in Hong Kong, Dr Zeman has established business interests here and overseas that include property development, entertainment and public relations.

Dr Zeman is the chairman of Ocean Park, a major theme park in Hong Kong. He is also the chairman of Lan Kwai Fong Holdings Limited, the major property owner and developer in Lan Kwai Fong, one of Hong Kong's popular tourist attractions.

Dr Zeman serves as a board member of the Hong Kong Arts Festival, the Hong Kong Community Chest and the Urban Renewal Authority. He is also a member of the Tourism Strategy Group for the Hong Kong Tourism Commission, the Business Facilitation Advisory Committee, Commission on Strategic Development to serve on Economic Development and Economic

Cooperation with Mainland and the Town Planning Task Force for Economic Analysis & Business Facilitation Unit. Dr Zeman is also a member of the Board of Governors of the Canadian Chamber of Commerce and the Hong Kong General Chamber of Commerce and a member of the Asian Advisory Board of the Richard Ivey School of Business.

He is currently a director of The "Star" Ferry Company, Limited, an independent non-executive director of The Link Management Limited and a non-executive director of Sino Land Company Limited and Tsim Sha Tsui Properties Limited. Dr Zeman is also a director of Wynn Resorts, Limited, a listed company in the United States.