

INTERIM RESULTS

INTERIM DIVIDEND

The Board of Directors has declared an interim dividend of HK1.5 cents (2005: HK1.5 cents) per share for the six months ended 30th June 2006. The afore-mentioned interim dividend will be payable on 13th October, 2006 to the shareholders whose names appear on Register of Members of the Company on 6th October, 2006.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members of the Company will be closed from 4th October, 2006 to 6th October, 2006, 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 26/F., Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong not later than 4:00 p.m. on 3rd October 2006.