

DIRECTORS' INTEREST AND SHORT POSITIONS IN SHARES

At 30 September 2006, the interests and short positions of the Directors in the share capital of the Company or its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")), as recorded in the register required to be kept 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 as follows:

Long position in the Company's ordinary shares

Name of director	Number of shares held, capacity and nature of interest			Total	Percentage of the Company's issued share capital
	Directly beneficially owned	Through spouse or minor children	Through controlled corporation		
Chong Sing Yuen (<i>Note</i>)	<u>1,294,052</u>	<u>117,500</u>	<u>–</u>	<u>1,411,552</u>	<u>0.40%</u>

Note: The family interest of Mr. Chong Sing Yuen in the shares of the Company was beneficially owned by his spouse, Mrs. Chong Cheng Man Shan.

The interests of the Directors in the share options of the Company are separately disclosed under the heading "Share Option".

Save as disclosed above, as at 30 September 2006, none of Directors had registered an interest or short position in the shares of the Company or any of its associated corporations that was required to be recorded pursuant to Section 352 of the 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.

DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Save as disclosed under the heading "Directors' interests and short positions in shares" above, and the "Share Option" below, at no time during the period were rights to acquire benefits by means of the acquisition of shares in or debentures of the Company granted to any Director or their respective spouse or minor children, or were any such rights exercised by them; or was the Company or any of its subsidiaries a party to any arrangement to enable the Directors to acquire such rights in any other body corporate.