

INTERESTS AND SHORT POSITIONS OF SHAREHOLDERS DISCLOSEABLE UNDER THE SFO

At 30th September, 2006, the register of shareholders maintained by the Company pursuant to Section 336 of the SFO showed that, the following shareholders had notified the Company of relevant interests in the issued share capital of the Company:

Name of shareholder	Capacity	Number of ordinary shares held	Percentage of the Company's issued share capital
Heritage International Holdings Limited	Interest of controlled corporation	130,524,000 (Note 1)	9.80%
Coupeville Limited	Interest of controlled corporation	130,524,000 (Note 1)	9.80%
Dollar Group Limited	Beneficial owner	130,524,000 (Note 1)	9.80%
Chuang Eugene Yue-chien	Beneficiary of a trust	130,272,000 (Note 2)	9.78%
Sunderland Properties Limited	Beneficial owner	130,272,000 (Note 2)	9.78%
Unity Investments Holdings Limited	Beneficial owner	90,418,000	6.78%

Notes:

1. These represent the same parcel of shares. Dollar Group Limited is a wholly-owned subsidiary of Coupeville Limited which is wholly owned by Heritage International Holdings Limited.
2. These represent the same parcel of shares.

Save as disclosed above, at 30th September, 2006, the Company had not been notified by any persons who had interests or short positions in the shares and underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the six months ended 30th September, 2006.

AUDIT COMMITTEE

The condensed financial statements of the Company for the six months ended 30th September, 2006 have not been audited, but have been reviewed by the Audit Committee which comprises all the four independent non-executive directors of the Company. The Audit Committee has reviewed with the management the accounting principles and practices adopted by the Group and discussed internal controls and financial reporting matters including the review of the condensed financial statements for the period.

CORPORATE GOVERNANCE

The Company adopted all the code provisions in the Code on Corporate Governance Practices ("Code") contained in Appendix 14 of the Listing Rules as its own code on corporate governance practices. During the six months ended 30th September, 2006, the Company has complied with the code provisions as set out in the Code and there has been no material deviations from the Code.

The Company has adopted the Model Code set out in Appendix 10 to the Listing Rules as the code of conduct regarding securities transactions by the directors. Having made specific enquiry of all directors, the Company confirmed that in respect of the six months ended 30th September, 2006, all directors have complied with the required standard set out in the Model Code.

By Order of the Board
Kwong Wai Tim, William
Managing Director

Hong Kong, 28th December, 2006