

DIRECTORS' REPORT

The Directors present their annual report and the audited financial statements for the year ended 31 December 2006.

PRINCIPAL ACTIVITIES

The Company is an investment holding company. The principal activities of the Company's principal subsidiaries are set out in note 31 to the financial statements.

RESULTS

The results of the Group for the year ended 31 December 2006 are set out in the consolidated income statement on page 25.

INVESTMENT PROPERTIES

The Group revalued all of its investment properties at the year ended date. The revaluation resulted in a surplus of HK\$18,500,000 (2005: HK\$6,000,000), which has been charged directly to the consolidated income statement. Details of such revaluation are set out in note 13 to the financial statements.

PROPERTY, PLANT AND EQUIPMENT AND PROPERTIES HELD FOR DEVELOPMENT

Movements during the year in the Group's property, plant and equipment and the details of the Group's properties held for development are set out in notes 14 and 16 to the financial statements respectively.

Particulars regarding the Group's major properties are set out on pages 79 to 80.

SHARE CAPITAL

Details of movements during the year in the share capital of the Company are set out in note 24 to the financial statements.

During the year, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

DIRECTORS' REPORT (CONTINUED)

DIRECTORS

The Directors of the Company during the year and up to the date of this report are:

Executive Directors

Mr. Leung Siu Fai
Mr. You Guang Wu (redesignated as executive director on 6 April 2006)
Mr. Kam Hung Chung
Mr. Wang Jin Yuan

Independent Non-Executive Directors

Mr. Chan Kwok Wai
Mr. Chen Da Cheng
Mr. Deng Hong Ping (appointed on 6 April 2006)

In accordance with the provisions of the Company's Bye-laws, Mr. Wang Jin Yuan, Mr. Chan Kwok Wai and Mr. Chen Da Cheng shall retire from office at the forthcoming annual general meeting and, being eligible, offer themselves for re-election.

No director proposed for re-election at the forthcoming annual general meeting has a service contract which is not determinable by the Group within one year without payment of compensation (other than statutory compensation).

The term of office of each Independent Non-Executive Director is two years from the date of appointment.

BRIEF BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Executive Directors

Leung Siu Fai, aged 56, is the chairman of the Company. Mr. Leung was appointed as a director of the Company in July 1995. He graduated from Guangzhou Jinan University and has extensive experience in finance and business management.

You Guang Wu, aged 42, joined the Company as independent non-executive director of the Company in September 2004 and was redesignated as an executive director and was appointed vice chairman of the board of the Company on 6 April 2006. Mr. You is a senior accountant in the PRC. Mr. You holds a master degree in economics, and is now a doctorate candidate in finance of Zhongnan University of Economics and Law. He has accumulated extensive experience in investment, financing and financial management.

DIRECTORS' REPORT (CONTINUED)

Kam Hung Chung, aged 59, joined the Company as an Assistant Managing Director in April 1998 and was appointed as managing director in September 2004. He has extensive experience in the development, administration and marketing of real estate both in Hong Kong and the PRC.

Wang Jin Yuan, aged 41, joined the Group in July 2003 and was appointed as Director of the Company in September 2004. Mr. Wang was graduated from Guangdong Academy of Social Sciences as a research fellow in economic management. Mr. Wang has many years of experience in enterprise and financial management and real estate.

Independent Non-Executive Directors

Chan Kwok Wai, aged 48, was appointed as Director of the Company in September 2004. Mr. Chan holds a bachelor degree in Accounting and Commerce, and is an associate member of the CPA Australia and a member of Hong Kong Securities Institute. He has over 20 years of experience in the finance and accounting industry. Mr. Chan is also currently independent non-executive director of 5 listed public companies in Hong Kong, namely Chinese Estates Holdings Limited, Tern Properties Company Limited, National Electronics Holdings Limited, Far East Consortium International Limited and Junefield Department Store Group Limited.

Chen Da Cheng, aged 42, was appointed as Director of the Company in September 2004. Mr. Chen is a practicing solicitor in the PRC, and is the vice chairman of the Association of Lawyers in Foshan. Mr. Chen graduated from the Sun Yat-sen University, and has over 20 years of experience in legal services.

Deng Hong Ping, aged 33, was appointed as an independent non-executive director of the Company on 6 April 2006. Mr. Deng holds a Bachelor Degree in marine engineering of the Ocean University of China in Guangdong and graduated in master of economics and legal studies of Huazhong University of Science and Technology. Mr. Deng is a practicing lawyer in the PRC and he has accumulated extensive experience in legal sectors, particularly in enterprises mergers and acquisition and debt reorganization.

Qualified Accountant

Ng Chun Hing, aged 42, was appointed the qualified accountant of the Company in July 2004. Mr. Ng holds a degree of Bachelor of Commerce (Accounting), and is an associate member of the Hong Kong Institute of Certified Public Accountants and a Certified Practicing Accountant member of the CPA Australia. He has over 16 years of experience in the accounting and financing field.

Note: The Group's businesses are under the direct responsibility of the above executive directors who are regarded as members of the senior management of the Group.

DIRECTORS' REPORT (CONTINUED)

DIRECTORS' INTERESTS IN CONTRACTS

No contracts of significance to which the Company or any of its subsidiaries was a party and in which a Director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

DIRECTORS' INTERESTS IN SHARES

As at 31 December 2006, the interests and short positions of the Directors in the shares, underlying shares and debentures of the Company and its associated corporations (within the meanings of Part XV of the Securities and Future Ordinance (the "SFO") are as recorded in the register maintained by the Company pursuant to Section 352 of the SFO were as follows:

Name of Director	Number of shares	Nature of interest	Notes	% of total issued share capital as at 31 December 2006
Leung Siu Fai	151,610,779	Corporate	1	16.57%
Kam Hung Chung	58,971,428	Corporate	2	6.44%

Notes:

1. These shares were held by Mighty Management Limited which was wholly-owned by Mr. Leung Siu Fai.
2. These shares were held by Sintex Investment Limited in which Mr. Kam Hung Chung had 50% interest.

Save as disclosed above, none of the Directors, or their associates, had any interests in any securities of the Company or any of its associated corporations.

DIRECTORS' REPORT (CONTINUED)

SUBSTANTIAL SHAREHOLDERS

As at 31 December 2006, according to the register of substantial shareholders maintained by the Company pursuant to Section 336 of the Securities and Futures Ordinance, the shareholders who were interested in 5% or more of the issued share capital of the Company are as follows:

Name	Number of Shares	Number of underlying Shares in derivative interests*	Notes	Capacity	Approximate percentage (in aggregate) of total issued share capital
Leung Siu Fai	151,610,779	—	1	Controlled Corporation	16.57%
Mighty Management Limited	151,610,779	—	1	Beneficial owner	16.57%
Industrial and Commercial Bank of China	131,657,142	—		Beneficial owner	14.39%
Nam Keng Van Investment Co., Ltd.	89,271,895	32,592,592	2	—	13.32%
Lau Ming En	700,000	111,111,111		Beneficial owner	12.22%
Fung Kam Wing	—	111,111,111		Beneficial owner	12.14%
Topgrow Limited	—	92,592,592		Nominee for another person	10.12%
Wideco Investment Limited	—	92,592,592		Nominee for another person	10.12%
Delight View Enterprises Limited	—	74,074,074		Nominee for another person	8.10%
Kam Hung Chung	58,971,428	—	3	Controlled Corporation	6.44%
Sintex Investment Limited	58,971,428	—	3	Beneficial owner	6.44%
Zhong Baoguo	58,971,428	—	3	Controlled corporation	6.44%
Oriental Trade Ltd.	55,555,555	—		Beneficial owner	6.07%

DIRECTORS' REPORT (CONTINUED)

Name	Number of Shares	Number of underlying Shares in derivative interests*	Notes	Capacity	Approximate percentage (in aggregate) of total issued share capital
Success Digital International Limited	—	55,555,555		Beneficial owner	6.07%
Gearway Limited	—	55,555,555		Nominee for another person	6.07%
He Yongwen	48,917,142	—	4	Controlled corporation	5.35%
New City Holdings Limited	48,917,142	—	4	Beneficial owner	5.35%

* *being unlisted physically settled derivatives interests*

Notes:

1. These 151,610,779 Shares were held by Mighty Management Limited which was wholly-owned by Mr. Leung Siu Fai.
2. These interests (including derivative interests in respect of 32,592,592 Shares) were disclosed by Nam Keng Van Investment Co., Ltd.
3. These 58,971,428 Shares were held by Sintex Investment Limited in which Mr. Kam Hung Chung had 50% interest and Mr. Zhong Baoguo had 50% interest.
4. These 48,917,142 Shares were held by New City Holdings Limited which was wholly-owned by Mr. He Yongwen.

Save as disclosed above, no other parties were recorded in the register as having an interest in 5% or more of the issued share capital of the Company.

DIRECTORS' REPORT (CONTINUED)

SHARE OPTIONS

A share option scheme was adopted by the Company on 20 May, 2003 (the "Scheme"). During the year, no options was granted, exercised, lapsed or cancelled under the Scheme. At 31 December 2005 and 2006, there were no options outstanding under the Scheme.

The primary purpose of the Scheme is to provide the Company with a flexible means of giving incentive to, rewarding, remunerating, compensating and/or providing benefits to the participants. Under the Scheme, the Board of Directors of the Company may grant options to eligible employees, including Directors, and business associates of the Company and its subsidiaries, to subscribe for ordinary shares in the Company, in accordance with the terms of the Scheme.

The total number of shares in respect of which options may be granted under the Scheme is not permitted to exceed 10% of the shares of the Company in issue at the date of approval of the Scheme without prior approval from the Company's shareholders.

The subscription price for shares of the Company under the Scheme will be highest of (i) the closing price of the shares of the Company as stated in the Stock Exchange's daily quotations sheet on the offer date (which date must be a business day), (ii) a price being the average of the closing prices of the shares of the Company as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the offer date, and (iii) the nominal value of a share of the Company.

An option may be exercised during a period to be determined by the Directors in its absolute discretion and in any even such period shall not be longer than 2 years which shall commence on the expiry of 1 month after the date of grant.

The maximum entitlement for any one participant is that the total number of ordinary shares of the Company issued and to be issued upon exercise of the options granted to such participant under the Scheme and any other option schemes of the Company (including both exercised and outstanding options) in any 12-month period shall not exceed 1% of the total number of ordinary shares of the Company in issue.

The Scheme is for a term of 10 years from the date of adoption and will expire on 20 May 2013. No option has been granted since the adoption of the Scheme.

No charge is recognised in the income statement in respect of the value of options granted for both years.

DIRECTORS' REPORT (CONTINUED)

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the year.

PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the Directors as at the date of this report, there is sufficient public float of not less than 25% of the Company's issued shares as required under the listing rules of The Hong Kong Stock Exchange Limited.

MAJOR SUPPLIERS AND CUSTOMERS

During the year, the largest supplier accounted for 10% of the Group's purchases and the five largest suppliers accounted for 28% of the Group's total purchases. The largest customer accounted for 16% of the Group's turnover and the five largest customers accounted for 63% of the Group's total turnover.

None of the Directors, their associates or any shareholders (which to the knowledge of the Directors owns more than 5% of the Company's share capital) has an interest in the Group's five largest suppliers and customers.

EMPLOYEES

The total number of employees of the Group is approximately 1,134. The remuneration of each employee of the Group is determined on the basis of his or her performance and responsibility. The Group provides education allowances to all the employees.

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Company's Bye-laws, or the laws of Bermuda, which would oblige the Company to offer new shares on a pro-rata basis to existing shareholders.

AUDITORS

HLM & Co. will retire and will seek for re-election at the forthcoming annual general meeting.

On behalf of the Board

Leung Siu Fai

CHAIRMAN

Hong Kong, 15 March 2007