

SECURITIES (DISCLOSURE OF INTERESTS) DAILY SUMMARIES  
 SUBSTANTIAL SHAREHOLDERS' NOTIFICATIONS REPORT

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STOCK NAME : Chuang's Int'l (0367)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
CHUANG SHAW SWEE ALAN	12/02/98	5	247,600,309(22.35)	247,568,309(22.34)		CHUANG'S CUTLERY HOLDIN- ( 2.86) GS LTD	
						EVERGAIN HOLDINGS LTD (22.35)	

STOCK NAME : Golik Holding (1118)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
GOLIK INTERNATIONAL GRO- UP LIMITED	11/02/98	5	232,581,200(52.07)	231,931,200(51.92)		GOLIK INVESTMENTS LTD (51.92)	
GOLIK INVESTMENTS LIMIT- ED	11/02/98	5	232,581,200(52.07)	231,931,200(51.92)			
JETWORLD DEVELOPMENT LI- MITED	11/02/98	5	232,581,200(52.07)	231,931,200(51.92)			
KING WORLD HOLDINGS LIM- ITED	11/02/98	5	232,581,200(52.07)	231,931,200(51.92)			
PANG TAK CHUNG	11/02/98	5	232,581,200(52.07)	231,931,200(51.92)			
WORLD PRODUCER LIMITED	11/02/98	5	232,581,200(52.07)	231,931,200(51.92)			

STOCK NAME : Group Sense (0601)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
APPLIED INTERNATIONAL H- OLDINGS LIMITED	13/02/98	3	177,852,000(17.97)	175,292,000(17.71)		BATIMATE LTD (17.75)	
						APPLIED ELECTRONICS LTD ( 0.00)	

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STOCK NAME : Group Sense (0601)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
BATIMATE LIMITED	13/02/98	1	175,630,000(17.75)	173,070,000(17.49)			
HUNG KIN SANG RAYHOND	13/02/98	1	177,852,000(17.97)	175,292,000(17.71)		APPLIED INT'L HOLDINGS - ( 0.22) LTD	
						APPLIED ELECTRONICS LTD ( 0.00)	
						BATIMATE LTD (17.75)	
WONG KAR GEE HIMI	13/02/98	1	177,852,000(17.97)	175,292,000(17.71)		APPLIED ELECTRONICS LTD ( 0.00)	
						BATIMATE LTD (17.75)	
						APPLIED INT'L HOLDINGS - ( 0.22) LTD	

STOCK NAME : Guangshen Rail - H Shares (0525)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
FRANKLIN RESOURCES INC.	12/02/98	1,3,4	305,647,900(21.35)	297,652,400(20.80)		TEMPLETON INV COUNSEL I- ( 6.39) NC	
						TEMPLETON GLOBAL ADVISO- ( 2.59) RS LTD	
						TEMPLETON INV MANAGEMEN- ( 0.36) T LTD	
						TEMPLETON ASSET MANAGEM- ( 6.14) ENT LTD	
						TEMPLETON FRANKLIN INV - ( 5.88) SERVICES INC	

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STOCK NAME : Guangshen Rail - H Shares (0525)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
TEMPLETON WORLDWIDE INC-	12/02/98	1,3,4	305,647,900(21.35)	297,652,400(20.80)		TEMPLETON INVESTMENT CO- ( 6.39) UNSEL INC	
						TEMPLETON GLOBAL ADVISO- ( 2.59) RS LTD	
						TEMPLETON INV MANAGEMEN- ( 0.36) T LTD	
						TEMPLETON ASSET MANAGEM- ( 6.14) ENT LTD	
						TEMPLETON FRANKLIN INV - ( 5.88) SERVICES INC	

STOCK NAME : Hop Hing Hold (0047)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
HUNG'S (1985) LIMITED	09/02/98	1,3	113,139,012(27.78)	113,119,012(27.78)			

STOCK NAME : Mingly Corp (0478)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
CHA CHI MING	12/02/98	7	1,358,947,301(65.09)	1,357,847,301(65.03)		CDW HOLDINGS LTD ( 8.23)	LIU BIE JU ( 4.92)
						LBJ REGENTS LTD (51.94)	
						BIE JU ENTERPRISES LTD ( 4.90)	
LIU BIE JU	12/02/98	7	1,358,947,301(65.09)	1,357,847,301(65.03)		CDW HOLDINGS LTD ( 8.23)	CHA CHI MING (60.17)

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STOCK NAME : Mingly Corp (0478)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
LIU BIE JU	12/02/98	7	1,358,947,301(65.09)	1,357,847,301(65.03)		LBJ REGENTS LTD (51.94) BIE JU ENTERPRISES LTD ( 4.90)	

STOCK NAME : Nanjing Panda - H Shares (0553)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
FRANKLIN RESOURCES INC	12/02/98	1,3,4	46,381,000(19.17)	45,047,000(18.61)		TEMPLETON INV COUNSEL I- ( 2.84) NC TEMPLETON GLOBAL ADVISO- (11.68) RS LTD TEMPLETON INV MANAGEMEN- ( 4.64) T LTD	
TEMPLETON WORLDWIDE INC	12/02/98	1,3,4	46,381,000(19.17)	45,047,000(18.61)		TEMPLETON INV COUNSEL I- ( 2.84) NC TEMPLETON GLOBAL ADVISO- (11.68) RS LTD TEMPLETON INV MANAGEMEN- ( 4.64) T LTD	

STOCK NAME : Righteous (0622)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
LUK SIU MAN SEMON	11/02/98	1,3	654,826,804(66.57)	614,306,804(62.45)			
YING WONG FINANCE LIMITED	11/02/98	1,3	654,826,804(66.57)	614,306,804(62.45)			

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STOCK NAME : Shun Cheong (0650)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
WONG SAI WING JAMES	09/02/98	1,5	80,078,000(24.64)	79,638,000(24.50)		CHINNEY INV LTD (24.64)	

STOCK NAME : Singapore Hong Kong Properties (0245)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
CHAN YUEN MING	14/02/98	1,2,4	41,254,735(62.28)	0( 0.00)		MOONFAIR ENTERPRISES IN- (62.28) C	
MOONFAIR ENTERPRISES IN- C.	14/02/98	1,2,4	41,254,735(62.28)	0( 0.00)		PERMEK VENTURE LTD (62.28)	
PERMEK VENTURE LIMITED	14/02/98	1,2	41,254,735(62.28)	0( 0.00)			

STOCK NAME : Sino Land (0083)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
NG TENG FONG	11/02/98	1,3,5,7	1,770,091,959(57.60)	1,870,091,959(60.86)		FANLIGHT INV LTD ( 0.00)	TAN KIM CHOO ( 0.12)
						FIRST NOMINEE LTD ( 0.01)	
						KARAGANDA INVESTMENTS I- ( 0.70) NC	
						ORCHARD CENTRE HOLDINGS- ( 0.02) (PTE) LTD	
						ORIENT CREATION LTD ( 0.03)	
						STRATHALLAN INV LTD ( 0.15)	
						STRONG INVESTMENTS LTD ( 0.44)	

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STOCK NAME : Sino Land

(0083)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
NG TENG FONG	11/02/98	1,3,5,7	1,770,091,959(57.60)	1,870,091,959(60.86)		TAMWORTH INV LTD ( 0.34)	
						TRANSPIRE INV LTD ( 0.00)	
						TSIM SHA TSUI PROPERTIE- S LTD ( 55.12)	
NG TENG FONG	10/02/98	1,3,5,7	1,870,091,959(60.86)	1,882,541,959(61.26)		FANLIGHT INV LTD ( 0.00)	TAM KIM CHOO ( 0.12)
						FIRST NOMINEE LTD ( 0.01)	
						KARAGANDA INVESTMENTS 1- NC ( 0.70)	
						ORCHARD CENTRE HOLDINGS- (PTE) LTD ( 0.02)	
						ORIENT CREATION LTD ( 0.03)	
						STRATHALLAN INV LTD ( 0.15)	
						STRONG INVESTMENTS LTD ( 0.44)	
						TAMWORTH INV LTD ( 0.34)	
						TRANSPIRE INV LTD ( 0.00)	
						TSIM SHA TSUI PROPERTIE- S LTD ( 58.38)	
TSIM SHA TSUI PROPERTIE- S LIMITED	11/02/98	1,3,4,6	1,693,864,824(55.12)	1,806,314,824(58.78)		ACCLAIM INV LTD ( 0.29)	

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STOCK NAME : Sino Land

(0083)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
TSIM SHA TSUI PROPERTIES LIMITED	11/02/98	1,3,4,6	1,693,864,824(55.12)	1,806,314,824(58.78)		ACCOMPLISHMENT INV LTD ( 0.77)	
						ALLBRIGHT GLOBAL INVESTMENTS S.A. ( 0.03)	
						BRIGHTER INV CO LTD ( 3.08)	
						CORNISH TRADING CO LTD ( 1.35)	
						CRENSHAW INV LTD ( 3.31)	
						EVANDALE TRADING CO LTD ( 0.00)	
						KA FAT LAND INV LTD ( 4.07)	
						MAILCOASH INV LTD ( 3.33)	
						MYSTIQUE INV LTD ( 0.96)	
						RAMAGE INV LTD ( 0.86)	
						SANTANDER INV LTD ( 0.08)	
						SAVANNA INV LTD ( 1.40)	
						SILVERWOODS INV LTD ( 0.60)	
						SING-HO (NOMINEE) LTD ( 0.08)	
						SOUTH YARRA LAND INV CO-LTD ( 0.82)	

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STOCK NAME : Sino Land (0083)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
TSIM SHA TSUI PROPERTIES LIMITED	11/02/98	1,3,4,6	1,693,864,824(55.12)	1,806,314,824(58.78)		SPANGLE INV LTD ( 3.02)	
						SPARKLING INV CO LTD ( 0.06)	
						ORCHARD CENTRE HOLDINGS- (PTE) LTD ( 0.86)	

STOCK NAME : Triplenic Hold (0181)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
PELOTA WORLDWIDE LIMITED	12/02/98	3	461,819,760(45.42)	454,365,760(44.68)			
SO SIK	12/02/98	7	461,819,760(45.42)	454,365,760(44.68)		PELOTA WORLDWIDE LTD (45.42)	
TOUCHE AMORA LIMITED	12/02/98	3,4	461,819,760(45.42)	454,365,760(44.68)		PELOTA WORLDWIDE LTD (45.42)	
TRIPLENIC INTERNATIONAL-HOLDING LIMITED	12/02/98	3,4	461,819,760(45.42)	454,365,760(44.68)		PELOTA WORLDWIDE LTD (45.42)	
WONG WAI LING	12/02/98	7	461,819,760(45.42)	454,365,760(44.68)			SO SIK (45.42)
YEOMAN INTERNATIONAL LIMITED	12/02/98	3,4	461,819,760(45.42)	454,365,760(44.68)		PELOTA WORLDWIDE LTD (45.42)	

STOCK NAME : USI (U Success) (0369)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
CHENG WAI CHEE CHRISTOPHER	12/02/98	1,3,5	258,818,947(50.00)	259,268,947(50.09)		WING TAI EXPORTERS LTD (25.82)	



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STOCK NAME : USI (U Success) (0369)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
CHENG WAI CHEE CHRISTOPHER	12/02/98	1,3,5	258,818,947(50.00)	259,268,947(50.09)		BESTIME RESOURCES LTD (12.93)	

STOCK NAME : United Pacific (0176)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
ASIAN CORPORATE FINANCE-FUND LP	23/01/98	1 N2	56,922,000	41,922,000			
PAYAWAL CAPITAL LIMITED	23/01/98	1,2 N2	56,922,000	41,922,000			

STOCK NAME : Wah Kwong Shipping Holdings (0095)

Name of Sub. Shareholder	Date	Reason	Present Bal. (%)	Previous Bal. (%)	Share Jointly Held (%)	Corporate Interest (%)	Family Interest (%)
CHAO SZE BANG FRANK	12/02/98		12,985,834(10.14)	12,005,834( 9.37)			CHAO ELIZABETH ( 0.01)

\*\*\*\*\* END OF REPORT \*\*\*\*\*

**NOTES:**

- N1** Pursuant to the Deed of Mortgage and Assignment dated 15 January 1998 entered into between Always Full Investments Ltd as chargor and Ying Wong Finance Ltd as lender, further 40,520,00 shares in the capital of Righteous (Holdings) Ltd have been pledged by Always Full to Ying Wong Finance. Ms. Luk Sin Man Semon, the substantial shareholder of Ying Wong Finance Ltd was also deemed to be interested in the shares held by Ying Wong Finance Ltd.
- N2** These shares include 15,000,000 new shares agreed to be subscribed by Payawal Capital Ltd under the conditional Subscription Agreement dated 23 January 1998 made between UPI and Payawal Capital Ltd ("Payawal") (the "Subscription Agreement"), completion of which shall take place not later than 18 March 1998, conditions precedent to which are to be fulfilled not later than 18 March 1998.
- N3** Appointed as director on 09/02/98.
- N4** Expiry of warrants
- N5** Acquisitions were made from 12/02/98 to 13/02/98 at prices ranging from \$1.26 to \$1.38 per share.
- N6** Consideration per unit : \$32.70 - \$33.10
- N7** Pursuant to the Deed of Mortgage and Assignment dated 15 January 1998 entered into between Always Full Investments Ltd as chargor and Ying Wong Finance Ltd as lender, further 40,520,00 shares in the capital of Righteous (Holdings) Ltd have been pledged by Always Full to Ying Wong Finance.
- N8** Acquisitions were made from 09/02/98 to 13/02/98 at prices ranging from \$0.25 to \$0.265 per share.
- N9** Cancellation of the share option 2,200,000 at HK\$1.840 granted on 27/06/97.
- N10** Cancellation of the share option 4,400,000 at HK\$1.840 granted on 27/06/97.
- N11** Cancellation of the share option 200,000 at HK\$1.840 granted on 27/06/97.
- N12** Cancellation of the share option 14,000,000 at HK\$1.840 granted on 27/06/97.