

Appendix – Explanatory Statement to Repurchase Shares

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GENERAL MANDATE TO REPURCHASE SHARES

The following is the Explanatory Statement required to be sent to shareholders under the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”) in connection with the proposed general mandate for repurchase of shares to be granted to the Directors.

(a) Exercise of the repurchase mandate

Resolution no. 5(ii) set out in the Notice of Annual General Meeting will, if passed, give a general unconditional mandate to the Directors authorising the repurchase by the Company of up to 10% of the fully paid shares of HK\$1 each in the capital of the Company (“Share”) in issue at the date of the Annual General Meeting, at any time until the end of the Relevant Period as defined in Resolution no. 5(ii)(c) set out in the Notice for the Annual General Meeting to be held on 30 August 2001.

Accordingly, exercise in full of the repurchase mandate (on the basis of 135,000,000 shares in issue as at 20 July 2001, being the latest practicable date prior to the printing of this Appendix and assuming no shares are issued or repurchased prior to the date of the Annual General Meeting) would result in up to 13,500,000 Shares being repurchased by the Company during the Relevant Period.

(b) Reasons for repurchases

The Directors believe that it is in the best interests of the Company and its shareholders to have a general authority from shareholders to enable the Directors to repurchase Shares. Such repurchases may, depending on market conditions and funding arrangements at the time, lead to an enhancement of the net asset value per Share and/or its earning per Share and will only be made when the Directors believe that such repurchases will benefit the Company and its shareholders.

(c) Funding of repurchases

In repurchasing Shares, the Company may only apply funds legally available for such purpose in accordance with the laws of Hong Kong and the Memorandum and Articles of Association of the Company.

If the repurchase mandate were exercised in full, there could be a material adverse impact on the working capital or gearing position of the Company and its subsidiaries (the “Group”) (as compared with the position disclosed in the audited consolidated financial statements as at 31 March 2001). The Directors therefore do not propose to exercise the repurchase mandate to such an extent unless the Directors determined that such repurchases were, taking account of all relevant factors, in the best interests of the Group.

(d) Directors, their associates and connected persons

None of the Directors nor, to the best of their knowledge, having made all reasonable enquiries, any of their associates currently intends to sell any Shares to the Company or its subsidiaries under the repurchase mandate if such repurchase mandate is granted by shareholders.

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The Directors have undertaken to the Stock Exchange that, so far as the same may be applicable, they will exercise the repurchase mandate in accordance with the Listing Rules and the laws of Hong Kong.

If as a result of a share repurchase by the Company, a shareholder's proportionate interest in the voting rights of the Company increases, such increase will be treated as an acquisition for the purpose of the Hong Kong Code on Takeovers and Mergers (the "Takeovers Code"). Accordingly, a shareholder, or a group of shareholders acting in concert, could, depending upon the level of increase in shareholding interest(s), obtain or consolidate control of the Company and become obliged to make a mandatory offer in accordance with Rule 26 of the Takeovers Code. In the event that the Company exercises the repurchase mandate in full, the percentage of the votes attaching to the shares collectively owned by Mr. Lu Sin and Eaver Company Limited (currently holding collectively 49.30% of the issued shares of the Company) will increase by more than 5% to 54.77%. Accordingly Mr. Lu Sin and Eaver Company Limited jointly may be obliged to make a general offer for all of the issued shares of the Company not owned by them. However, the Directors have no current intention to exercise the repurchase mandate to such an extent as would give rise to this situation.

No other connected persons (as defined in the Listing Rules) have notified the Company that they have a present intention to sell Shares to the Company, or have undertaken not to do so, in the event that the repurchase mandate is approved by shareholders.

(e) Share prices

The Company has not repurchased any of the Shares (whether on the Stock Exchange or otherwise) in the six months preceding this Annual Report. The highest and lowest prices at which Shares of the Company have been traded on the Stock Exchange during each of the previous twelve months were as follows:

	Highest HK\$	Lowest HK\$
2000		
July	—*	—*
August	4.200	4.100
September	4.000	3.800
October	4.100	4.100
November	4.125	4.125
December	—*	—*
2001		
January	3.500	3.375
February	3.400	3.400
March	—*	—*
April	3.400	3.300
May	3.500	3.200
June	3.425	3.400

* There was no transaction during the month.