

## CLOSURE OF REGISTER

The Register of Members will be closed from 14th April, 2004 to 19th April, 2004, both dates inclusive, during which period no transfers of shares will be effected. The record date for the interim dividend is at the close of business on 19th April, 2004.

In order to qualify for the interim dividend, shareholders should ensure that all transfers, accompanied by the relevant share certificates, are lodged with the Company's Registrars, Friendly Registrars Limited, G/F., Bank of East Asia Harbour View Centre, 56 Gloucester Road, Wanchai, Hong Kong by not later than 4:00 p.m. on 13th April, 2004.

## PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SHARES

During the interim period, the Company and its subsidiary companies had not purchased, sold or redeemed any of the listed shares of the Company.

## DIRECTORS' INTERESTS IN SHARES AND DEBT SECURITIES OF THE COMPANY AND ITS ASSOCIATED CORPORATIONS

As at 31st December, 2003, the interests and short positions held by the Directors in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO")), as recorded in the register required to be kept by the Company under Section 352 of the SFO or otherwise notified to the Company and The Stock Exchange of Hong Kong Limited pursuant to the Model Code for Securities Transactions by Directors of Listed Companies (the "Model Code") contained in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("Listing Rules"), were as follows:

### (a) Long Positions in Shares of the Company

Name of Directors	Number of Ordinary Shares	Capacity and Nature of Interest	% of Issued Share Capital
Mr. Robert Ng Chee Siong	524,720	Beneficial owner	0.03%
Mr. Ronald Joseph Arculli, GBS, OBE, JP	60,000	Beneficial owner	≈ 0%
Mr. Paul Cheng Ming Fun, JP	—	—	—
Mr. Raymond Tong Kwok Tung	—	—	—

### (b) Long Positions in Shares of Associated Corporations

#### (i) Subsidiary Company

##### Sino Land Company Limited

Name of Directors	Number of Ordinary Shares	Capacity and Nature of Interest	% of Issued Share Capital
Mr. Robert Ng Chee Siong	2,595,971	Beneficial owner of 115,914 shares and spouse interest in 2,480,057 shares	0.06%
Mr. Ronald Joseph Arculli, GBS, OBE, JP	1,044,095	Beneficial owner	0.02%
Mr. Paul Cheng Ming Fun, JP	60,486	Beneficial owner	≈ 0%
Mr. Raymond Tong Kwok Tung	—	—	—

**DIRECTORS' INTERESTS IN SHARES AND DEBT SECURITIES OF THE COMPANY AND ITS ASSOCIATED CORPORATIONS (Continued)**

**(b) Long Positions in Shares of Associated Corporations (Continued)**

**(ii) Associated Companies**

Mr. Robert Ng Chee Siong was deemed to be interested in shares of the following companies through corporations controlled by him:

<b>Name of Associated Companies</b>	<b>Number of Ordinary Shares</b>	<b>% of Issued Share Capital</b>
Better Chief Limited	50 (Notes 1 & 2)	50%
Brighton Land Investment Limited	1,000,002 (Notes 1 & 3)	100%
Dramstar Company Limited	440 (Notes 1 & 4)	44%
Empire Funds Limited	1 (Notes 1 & 5)	50%
Erleigh Investment Limited	110 (Notes 1 & 5)	55%
Eternal Honest Finance Company Limited	1 (Notes 1 & 5)	50%
Famous Empire Finance Limited	5 (Notes 1 & 6)	50%
Famous Empire Properties Limited	5,000 (Notes 1 & 6)	50%
Island Resort Estate Management Company Limited	10 (Notes 1 & 5)	50%
Jade Result Limited	500,000 (Notes 1 & 5)	50%
Jumbo Funds Limited	1 (Notes 1 & 7)	50%
Kotachi Limited	2 (Notes 1 & 11)	100%
Murdoch Investments Inc.	2 (Notes 1 & 3)	100%
Perfect Finance Limited	1 (Notes 1 & 5)	50%
Real Maker Development Limited	20,000 (Notes 1 & 8)	10%
Rich Century Investment Limited	500,000 (Notes 1 & 5)	50%
Silver Link Investment Limited	10 (Notes 1 & 5)	50%
Sino Club Limited	2 (Note 9)	100%
Sino Parking Services Limited	450,000 (Note 10)	50%
Sino Real Estate Agency Limited	50,000 (Note 10)	50%

Notes:

1. Osborne Investments Ltd. ("Osborne") was a wholly-owned subsidiary of Seaview Assets Limited which was in turn 100% wholly-owned by Boswell Holdings Limited in which Mr. Ng Chee Siong had a 50% control.
2. The shares were held by Devlin Limited, a wholly-owned subsidiary of Osborne.
3. The shares were held by Erleigh Investment Limited, a company 55% controlled by Osborne.
4. The shares were held by Jade Result Limited, a wholly-owned subsidiary of Osborne.
5. The share(s) was(were) held by Osborne.
6. The shares were held by Standard City Limited, a wholly-owned subsidiary of Osborne.
7. The shares were held by Pure Win Company Limited, a wholly-owned subsidiary of Osborne.
8. The shares were held by Goegan Godown Limited, a wholly-owned subsidiary of Osborne.
9. The shares were held by Sino Real Estate Agency Limited, a company 50% controlled by Deansky Investments Limited in which Mr. Robert Ng Chee Siong had a 100% control.
10. The shares were held by Deansky Investments Limited in which Mr. Robert Ng Chee Siong had a 100% control.
11. The shares were held by Erleigh Property Limited, a wholly-owned subsidiary of Osborne.

**DIRECTORS' INTERESTS IN SHARES AND DEBT SECURITIES OF THE COMPANY AND ITS ASSOCIATED CORPORATIONS (Continued)**

**(c) Long Positions in Underlying Shares and Debentures  
Short Positions in Shares, Underlying Shares and Debentures**

There were no long positions in the underlying shares and debentures or any short positions in the shares, underlying shares and debentures of the Company and its associated corporations, which were recorded in the register as required to be kept under Section 352 of Part XV of the SFO or otherwise notified to the Company and The Stock Exchange of Hong Kong Limited pursuant to the Model Code contained in the Listing Rules.

**SUBSTANTIAL SHAREHOLDERS' AND OTHER SHAREHOLDERS' INTERESTS**

As at 31st December, 2003, the interests and short positions of the Substantial Shareholders and other shareholders in the shares and underlying shares of the Company as recorded in the register required to be kept under Section 336 of Part XV of the SFO were as follows:

**(a) Long Positions in Shares of the Company**

<b>Name of Substantial Shareholders</b>	<b>Number of Ordinary Shares</b>	<b>Capacity and Nature of Interest</b>	<b>% of Issued Share Capital</b>
Mr. Ng Teng Fong	981,026,085 <i>(Notes 1 &amp; 2)</i>	Beneficial owner of 77,674,173 shares, spouse interest in 60,758 shares and interest of controlled corporations in 903,291,154 shares	71.71%
Strathallan Investment Limited	249,522,382 <i>(Note 2)</i>	Beneficial owner	18.24%
Tamworth Investment Limited	372,353,652 <i>(Note 2)</i>	Beneficial owner	27.22%

  

<b>Name of Other Shareholders</b>	<b>Number of Ordinary Shares</b>	<b>Capacity and Nature of Interest</b>	<b>% of Issued Share Capital</b>
Fanlight Investment Limited	93,610,611 <i>(Note 2)</i>	Beneficial owner	6.84%
Nippomo Limited	126,867,860 <i>(Note 2)</i>	Beneficial owner	9.27%
Solid Construction Materials Company Limited	135,631,836	Security interest in 135,572,887 shares and beneficial owner of 58,949 shares	9.91%

*Notes:*

- 903,291,154 shares were held through companies which were 100% controlled by Mr. Ng Teng Fong – 93,610,611 shares by Fanlight Investment Limited, 126,867,860 shares by Nippomo Limited, 2,992,211 shares by Orient Creation Limited, 249,522,382 shares by Strathallan Investment Limited, 372,353,652 shares by Tamworth Investment Limited and 57,944,438 shares by Transpire Investment Limited.*
- The interests of Strathallan Investment Limited, Tamworth Investment Limited, Fanlight Investment Limited and Nippomo Limited were duplicated in the interests of Mr. Ng Teng Fong.*

**(b) Long Positions in Underlying Shares  
Short Positions in Shares and Underlying Shares**

There were no long positions in the underlying shares or any short positions in the shares and underlying shares of the Company, which were recorded in the register as required to be kept under Section 336 of Part XV of the SFO.