

PARTICULARS OF INVESTMENT PROPERTIES

Particulars of the investment properties held by the Group as at 31 December 2003 are as follows:

	Property	Use	Group's interest	Category of lease
1.	Portion on Level 1 of Dormitory Building Whole Bright Factory Complex (Factory No. 1) Chuangxin Road Dapandi Industrial Zone Daning Management District Humen Town, Dongguan City Guangdong Province The People's Republic of China	Industrial	100%	Medium term lease
2.	Level 1 of Dormitory A Bright Yin Huey Factory Complex (Factory No. 2) Pujiang Road Dapandi Industrial Zone Daning Management District Humen Town, Dongguan City Guangdong Province The People's Republic of China	Industrial	100%	Medium term lease
3.	Level 1 of Dormitory B, Phase 3 Bright Yin Huey Factory Complex (Factory No. 2) Pujiang Road Dapandi Industrial Zone Daning Management District Humen Town, Dongguan City Guangdong Province The People's Republic of China	Industrial	100%	Medium term lease