

SUPPLEMENTARY INFORMATION

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

At 30 June 2004, the interests and short positions of the directors of the Company and their associates in the shares and underlying shares of the Company which were required to be notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to Divisions 7 and 8 of Part XV of the Securities and Futures Ordinance ("SFO") (including interests and short positions which they were taken or deemed to have under such provisions of the SFO), or which were required to be recorded in the register kept by the Company pursuant to Section 352 of the SFO, or which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies ("Model Code") contained in the Listing Rules, were as follows:

Long position in the shares of the Company

Name of director	Capacity	Nature of Interest	Interests in shares	Interests in underlying shares (share options)	Approximate percentage of the issued capital	
Chan Ho Sing	<i>Note 1</i>	Founder of discretionary trust	Family	179,734,000	–	48.1%
Chan Ho Sing	<i>Note 2</i>	Interest of spouse	Family	–	5,500,000	1.5%
Chan Ho Sing		Beneficial owner	Personal	–	17,500,000	4.7%
Ko Pak On		Beneficial owner	Personal	400,000	1,800,000	0.6%

Note 1: These shares are owned by Man Yue Holdings Inc., a company incorporated in the Bahamas, the entire issued share capital of which is ultimately beneficially owned by the family trust of Chan Ho Sing.

Note 2: The interest of spouse represents share options held by Kee Chor Lin, the spouse of Chan Ho Sing.

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES (continued)

Long position in the shares of the Company (continued)

In addition to the above, Chan Ho Sing has non-beneficial personal equity interests in certain subsidiaries held for the benefit of the Company solely for the purpose of complying with the minimum company membership requirements.

Save as disclosed above, none of the directors or their associates had any interests or short positions in the shares, underlying shares and debentures of the Company or any of its associated corporations, which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO, or recorded in the register kept by the Company pursuant to Section 352 of the SFO or required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

DIRECTORS' RIGHTS TO ACQUIRE SHARES

Apart from as disclosed under the headings "Directors' Interests and Short Positions in Shares and Underlying Shares" above and "Share Option Scheme" below, at no time during the Period were rights to acquire benefits by means of the acquisition of shares in the Company granted to any director or their respective spouse or children under 18 years of age, or were any such rights exercised by them; or was the Company, or any of its subsidiaries a party to any arrangement to enable the directors to acquire such rights in any other body corporate.

SHARE OPTION SCHEME

Pursuant to the Company's share option scheme, the Company granted share options in favour of the following directors to subscribe for ordinary shares in the Company's share capital, the details of which are as follows:

Name of participant	Number of share options outstanding at 1 January 2004 and 30 June 2004	Date of grant of share options	Exercise period of share options	Price of Company's Shares	
				Exercise price of share options* HK\$	At grant date of options** HK\$
Directors					
Chan Ho Sing	11,000,000	30.12.1997	30.12.1997 to 12.2.2007	0.7856	1.02
	12,000,000	5.6.2000	5.6.2000 to 12.2.2007	0.432	0.60
	<u>23,000,000</u>				
Ko Pak On	1,500,000	30.12.1997	30.12.1997 to 12.2.2007	0.7856	1.02
	300,000	5.6.2000	5.6.2000 to 12.2.2007	0.432	0.60
	<u>1,800,000</u>				
Total	<u>24,800,000</u>				

* The exercise price of the share options is subject to adjustment in the case of rights or bonus issues, or other similar changes in the Company's share capital.

** The price of the Company's shares disclosed as at the date of the grant of the share options is the Stock Exchange closing price on the trading day immediately prior to the date of the grant of the options.

SUBSTANTIAL SHAREHOLDERS

At 30 June 2004, the following shareholders had interests in shares of the Company as recorded in the register required to be kept by the Company pursuant to Section 336 of Part XV of the SFO:

Name of shareholder		Interest in shares	Approximate percentage of the issued share capital
Man Yue Holdings Inc.	<i>Note 1</i>	179,734,000	48.1%
Li Tung Lok		47,760,000	12.8%

Note 1: Man Yue Holdings Inc. is ultimately beneficially owned by the family trust of Chan Ho Sing. Chan Ho Sing and his spouse Kee Chor Lin are deemed to be interested in 179,734,000 shares of the Company by virtue of their interests in Man Yue Holdings Inc.

Save as disclosed above, no person, other than the directors of the Company, whose interests are set out in the section "Directors' Interests and Short Positions in Shares and Underlying Shares" above, had registered an interest or short position in the shares and underlying shares of the Company that was required to be recorded pursuant to Divisions 2 and 3 of Part XV or the SFO.

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 Period.

DISCLOSURES UNDER RULES 13.18 AND 13.21 OF THE LISTING RULES

In accordance with the disclosure requirements of Rules 13.18 and 13.21 of the Listing Rules, the following disclosures are included in respect of certain of the Group's loan agreements, which contain covenants requiring performance obligations of the controlling shareholder of the Company. Pursuant to the loan agreements entered into between the Group and certain banks in October 2003 relating to a 36-month term loan facility of HK\$30,000,000 and a three-year term loan and revolving credit facility of HK\$150,000,000, a termination event would arise if:

- (a) Mr. Chan Ho Sing ("Mr. Chan") ceases to be the single largest beneficial shareholder of the Company;
- (b) Mr. Chan ceases to be the chairman of the Group; or
- (c) Mr. Chan and/or his family members, related trust and companies controlled by him, ceases to be the largest beneficial owner of more than 40% (in aggregate) of the Company's issued capital

COMPLIANCE WITH THE CODE OF BEST PRACTICE

None of the Directors is aware of any information which would indicate that the Company is not, or was not, in compliance with the Code of Best Practice (the "Code") as set out in Appendix 14 of the Listing Rules of the Stock Exchange of Hong Kong Limited at any time during the Period, except that the independent non-executive Directors of the Company are not appointed for specific terms as required by paragraph 7 of the Code, but are subject to retirement by rotation in accordance with the Company's Bye-laws.

AUDIT COMMITTEE

The Audit Committee comprising two independent non-executive Directors has reviewed with management the accounting principles and practices adopted by the Group and discussed internal control and financial reporting matters including a review of the unaudited interim accounts for the Period.

By order of the Board

CHAN Ho Sing

Chairman

Hong Kong, 23 September 2004