

INTERIM DIVIDEND

The Directors do not recommend the payment of an interim dividend in respect of the six month period ended 30 September, 2004.

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS

As at 30 September, 2004, the interests and short positions of the directors and the chief executive of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of the Securities and Futures Ordinance ("SFO")) as recorded in the register kept by the Company pursuant to Section 352 of the SFO or as 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 were as follows:

1. Interests in shares of the Company

Director	Holding capacity	Number of shares held	% to the issued share capital of the Company
Ling Tai Yuk, John	Beneficial owner	26,563,336	15.9%
	Held by a controlled corporation (Note)	44,705,322	26.8%
Kong Ho Pak	Beneficial owner	3,342,200	2%
Pang Hon Chung	Beneficial owner	2,748,000	1.6%
Ng Tze Kin, David*	Beneficial owner	507,000	0.3%

Note: The shares are held by Accura Overseas Limited, a company incorporated in the British Virgin Islands, wholly and beneficially owned by Mr. Ling Tai Yuk, John.

* Non-executive Director

2. Interests in associated corporations Koniko Company Limited – an indirectly wholly owned subsidiary of the Company

Director	Holding capacity	Number of issued shares held
Ling Tai Yuk, John	Beneficial owner	1,550,010 non-voting deferred shares
Kong Ho Pak	Beneficial owner	664,290 non-voting deferred shares

The deferred non-voting shares practically carry no rights to dividends or to receive notice of or to attend or vote at any general meeting or to participate in any distribution on winding up.

Save as disclosed above, as at 30 September, 2004, none of the directors, chief executives or their associates had or was deemed to have any interest or short position in the shares, underlying shares and debentures of the Company or its associated corporations as recorded in the register kept under Section 352 of the SFO.