

SHARE OPTION SCHEME

The Company adopted a share option scheme (the "Scheme") on September 17, 2004. Under the scheme, the directors of the Company may grant options as incentives to any directors or full-time employees of the Company or any of its subsidiaries for the shares in the Company within a period of ten years commencing from September 17, 2004. No options have been granted under the Scheme since its adoption.

DIRECTORS' INTERESTS IN SHARES AND UNDERLYING SHARES

As at 30 September, 2005, the interests of the directors and their associates in the shares of the Company and its associated corporations (within the meaning of the Securities and Futures Ordinance ("SFO")) as recorded in the register maintained 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:

Long position

1. Ordinary shares of HK\$0.01 each of the Company

Director	Holding capacity	Number of ordinary shares held	% of 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%
		<hr/> 71,268,658	<hr/> 42.7%
Kong Ho Pak	Beneficial owner	6,647,530	4.0%
Pang Hon Chung	Beneficial owner	2,748,000	1.6%
Ng Tze Kin, David *	Beneficial owner	507,000	0.3%
Chau Wai Yin, Jonathan*	Beneficial owner	10,000	0.01%

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*