

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*

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, 2005, none of the directors, chief executives nor their associates had or was deemed to have any interest or short position in the shares or underlying shares of the Company or its associated corporations as recorded in the register maintained under Section 352 of the SFO.

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS

As at 30 September 2005, the register of substantial shareholders maintained by the Company pursuant to Section 336 of the SFO shows that Mr. Ling Tai Yuk, John and his controlled corporation stated under paragraph headed "Directors' interests in shares and underlying shares" are the substantial shareholders of the Company.

Save as disclosed above, the Company has not been notified of any other relevant interests or short positions in the issued share capital of the Company as recorded in the register maintained under Section 336 of the SFO as at 30 September, 2005.