

## DIRECTORS INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURE

As at 30 September 2005, the interests and short positions of the Directors in the Shares or underlying Shares of the Company or its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (“SFO”) which were required (a) 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 SFO; or (b) to be entered into the register maintained by the Company pursuant to section 352 of the SFO; or (c) to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies (the “Model Code”) were as follows:

Name	Number of Shares Corporate Interest	Approximate Shareholding
Mr. Liu Xue Lin	Long position – 200,000,000*	18.84%
	Short position – 50,360,000*	4.71%

\* The above Shares are held through Open Mission Assets Limited, which is beneficially owned by Mr. Liu Xue Lin.

## INTERESTS AND SHORT POSITION OF SUBSTANTIAL SHAREHOLDERS DISCLOSEABLE UNDER THE SFO

As at 30 September 2005, so far as was known to the Directors, the following persons (other than the Directors or the chief executive of the Company) had interests or short positions in the Shares or underlying Shares which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or who were, directly or indirectly interested in 5% or more of the nominal value of any class of share capital carrying rights to vote in the circumstances at general meetings of any member of the Group or had any options in respect of such capital:

Name	Notes	Nature of interest	Number of underlying shares	Number of Existing Shares		Percentage of issued share capital
				Long position	Short position	
Kevin Charles McCabe	1	Corporate interest	250,036,000*	–	–	23.55%
Scarborough Property Group plc	1	Interest of controlled corporation	250,036,000*	–	–	23.55%
Scarborough Property Company plc	1	Interest of controlled corporation	250,036,000*	–	–	23.55%

**INTERESTS AND SHORT POSITION OF SUBSTANTIAL SHAREHOLDERS DISCLOSEABLE UNDER THE SFO (Continued)**

Name	Notes	Nature of interest	Number of underlying shares	Number of Existing Shares		Percentage of issued share capital
				Long position	Short position	
SPC Group plc	1	Interest of controlled corporation	250,036,000*	–	–	23.55%
Scarborough Developments (China) Limited	1	Interest of controlled corporation	250,036,000*	–	–	23.55%
Skywill Agents Limited	1	Interest of controlled corporation	250,036,000*	–	–	23.55%
Scarborough Holdings Limited	1	Interest of controlled corporation	250,036,000*	–	–	23.55%
Top Flying Investment Limited	1	Security Interest	250,036,000*	–	–	23.55%
Open Mission Assets Limited	1	Beneficial owner	–	200,000,000#		18.84%
		Beneficial owner			50,360,000#	
Mr. Siu Ting	2	Beneficial owner	–	84,000,000	–	7.9%

- \* These shares represent the same security interest held by Top Fly Investment Limited.

# The shareholding is duplicated in the section headed "Directors Interests and Short Positions in Shares, Underlying Shares and Debenture" disclosed above.
- The Shares are held in the name of HKSCC Nominees Limited.

Save as disclosed above and in the section headed "Directors Interests and Short Positions in Shares, Underlying Shares and Debentures" and so far as was known to the Directors, as at 30 September 2005, there were no other persons who had interests or short positions in the Shares or underlying Shares which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or who were, directly or indirectly interested in 5% or more of the nominal value of any class of share capital rights to vote in all circumstances at general meetings of any member of the Group or had any options in respect of such capital.