

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

As at 30 September 2005, the interests and short positions of the directors and chief executives in the shares, underlying shares and debentures of the Company or any of its associated corporation (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")), as recorded in the register required to be 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 (the "Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code"), were as follows:

Long position in shares of the Company

(a) Interests in shares of the Company

Name of director	Capacity	Number of shares held and nature of interest		Total	Percentage of interest in the Company's issued share capital
		Personal interests	Other interests		
Mr. So Yuk Kwan	Founder of a discretionary trust	-	140,814,300 (Note)	140,814,300	34.76
Mr. Lee Jeong Kwan	Beneficial owner	1,000,000	-	1,000,000	0.24
Mr. So Chi On	Beneficiary of a trust	-	140,814,300 (Note)	140,814,300	34.76
Mr. Lai Yat Hung, Edmund	Beneficial owner	3,742,607	-	3,742,607	0.92

Note: B.K.S. Company Limited, which is a wholly-owned subsidiary of Credit Cash Limited, is the legal and beneficial owner of 140,814,300 shares of HK\$0.10 each in the issued share capital of the Company. The entire issued share capital of Credit Cash Limited is held by Trident Corporate Services (B.V.I.) Limited which is the trustee of a discretionary trust, the beneficiaries of which include Mr. So Chi On and other family members of Mr. So Yuk Kwan.

(b) Interests in underlying shares of the Company

The interests of the directors and chief executives in the share options of the Company are separately disclosed in the section "Share Option Scheme" below.

Save as disclosed above, as at 30 September 2005, none of the directors or chief executives had registered an interest or short position in the shares, underlying shares and debentures of the Company or any of its associated corporations that was required to be recorded pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.