The Directors submit their report together with the audited accounts for the year ended 31 December 2005.

PRINCIPAL ACTIVITIES AND GEOGRAPHICAL ANALYSIS OF OPERATIONS

The principal activity of the Company is investment holding. The activities of the principal subsidiaries are set out in note 3 to the accounts.

An analysis of the Group's performance for the year by business and geographical segments is set out in note 12 to the accounts.

RESULTS AND APPROPRIATIONS

The results of the Group for the year are set out in the consolidated profit and loss account on page 41.

The Directors recommend payment of final dividend in the amount of HK\$0.02 per ordinary share for the year ended 31 December 2005. (2004: HK\$0.02 per ordinary share for final dividend and bonus issue of warrants as set out in the Company's announcement dated 25 April 2005)

RESERVES

Movements in the reserves of the Group and of the Company during the year are set out in note 30 to the accounts.

FIXED ASSETS

Details of the movements in fixed assets of the Group are set out in note 13 to the accounts.

PRINCIPAL PROPERTIES

Details of the principal properties held for investment purposes are set out in page 138.

SHARE CAPITAL

Details of the movements in share capital of the Company are set out in note 30 to the accounts.

DISTRIBUTABLE RESERVES

Details of the distributable reserves of the Company as at 31 December 2005 are set out in note 30 to the accounts.

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Company's Articles of Association and there are no restrictions against such rights under the laws in the Cayman Islands.

FIVE YEAR FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on page 136 to 137.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

During the year, the Company repurchased a total of 6,204,000 of its ordinary shares of HK\$0.10 each on the Stock Exchange. Details of the repurchases are set out in note 30 to the accounts.

BANK LOANS, OVERDRAFTS AND OBLIGATIONS UNDER FINANCE LEASES

The Group's bank loans, overdrafts and obligations under finance leases as at 31 December 2005 are repayable over the following periods:

	Bank loans and	Obligations under finance	
	overdrafts	leases	Total
	HK\$'000	HK\$'000	HK\$'000
Within one year	120,315	18	120,333
In the second year	58,750	58	58,808
	179,065	76	179,141

CONVERTIBLE BONDS

There was no convertible bonds outstanding as at 31 December 2005.

SHARE OPTIONS

Pursuant to an ordinary resolution passed at an extraordinary general meeting of the Company held on 20 December 2001, the share option scheme adopted by the Company on 28 November 2000 (the "Old Scheme") was terminated and another share option scheme (the "New Scheme") was adopted. Upon termination of the Old Scheme, no further options can be granted thereunder but in all other respects, the provisions of the Old Scheme remain in force and all share options granted prior to such termination continue to be valid and exercisable in accordance therewith. As at 31 December 2005, there were 122,447,000 share options granted which remained outstanding under the New Scheme. Details of the New Scheme are as follows:

(a) Purpose

The Company operates the New Scheme for the purpose of providing incentives and rewards to eligible participants who contribute to the success of the Group's operations.

(b) Eligible participants

Eligible participants of the New Scheme include the Company's Directors, including the Non-executive Directors and Independent Non-executive Directors, other employees of the Group, suppliers of goods or services to the Group, customers of the Group, any minority shareholders of the Company's subsidiaries and any other person or entity determined by the Directors as having contributed or may contribute to the development and growth of the Group.

(c) Maximum number of issuable share options

The maximum number of unexercised share options currently permitted to be granted under the New Scheme is an amount equivalent, upon their exercise, to 10% of the shares of the Company in issue at any time. At 31 December 2005, the number of shares issuable pursuant to the grant of further options under the New Scheme was 328, which was governed by the latest 10% general limit refreshed and approved by the shareholders in a general meeting.

(d) Maximum entitlement of each eligible participant

The maximum number of shares issued and to be issued upon exercise of the share options granted to each eligible participant under the New Scheme in any 12-month period is limited to 1% of the shares of the Company in issue. Any further grant of share options in excess of this limit is subject to shareholders' approval in a general meeting.

Share options granted to a Director, Chief Executive or substantial shareholder of the Company, or to any of their associates, are subject to approval by the Independent Non-executive Directors of the Company. In addition, any share options granted to a substantial shareholder or an Independent Non-executive Director of the Company, or to any of their associates, in excess of 0.1% of the shares of the Company in issue at any time or with an aggregate value (based on the closing price of the Company's shares at the date of the grant) in excess of HK\$5 million, in any 12-month period, are subject to shareholders' approval in a general meeting.

(e) Exercisable period

The exercisable period of the share options granted is determined by the Directors, and commences after a certain vesting period, if any, and ends on a date which is not later than 10 years from the date of the offer. The share options which are granted and remain unexercised immediately prior to the end of the expiry date of the New Scheme shall continue to be exercisable in accordance with their terms of grant, notwithstanding the expiry of the New Scheme.

(f) Payment on acceptance of option

The offer of a grant of share options shall deemed to be accepted when the acceptance letter is duly signed by the grantee and the nominal consideration for the grant of HK\$1 is received by the Company within 28 days from the date of the offer.

(g) Basis of determining the exercise price

The exercise price of the share option is determined by the Directors, but not less than the highest of (i) the closing price of the Company's shares as stated in the daily quotations sheet of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") on the date of the offer of the grant, which must be a trading day; (ii) the average closing price of the Company's shares as stated in the Stock Exchange's daily quotations sheet for the five trading days immediately preceding the date of the offer of the grant; and (iii) the nominal value of the Company's shares.

(h) Remaining life of the scheme

The New Scheme became effective on 20 December 2001 and, unless otherwise cancelled or amended, will remain in force for 10 years from that date.

As at 31 December 2005, there was no outstanding share options which have been granted under the Old Scheme.

Details of the share options outstanding as at 31 December 2005 which have been granted under the New Scheme are as follows:

				l Granted	Number of sha Exercise	are options Expired		Company's	share price ⁽³⁾
Prticipant	Date of grant(1)	Exercise price HK\$ ⁽²⁾	1 January 2005	during the period	during the period	during the period	30 June 2005	At date of grant HK\$ ⁽²⁾	At date of exercise HK\$
Executive Directors									
Ms. Wong Wai Kwan, Connie Wong Ying Yin Ms. Wong Wai Kwan, Connie Wong Ying Yin	7 June 2004	0.63 0.63 0.80 0.80	250,000 60,000 	- 300,000 300,000	(250,000) (60,000) _ 	- - -	- 300,000 300,000	0.63 0.63 0.80 0.80	0.87 0.84 N/A N/A
			310,000	600,000	(310,000)		600,000		
Ex-Directors									
Mr. Choi Woon Man Mr. Yip Wai Leung, Jerry Mr. Yip Wai Leung, Jerry	7 June 2004 7 June 2004 13 June 2005	0.63 0.63 0.80	_ 150,000 	200,000	-	-	- 150,000 200,000	0.63 0.63 0.80	N/A N/A N/A
			150,000	200,000			350,000		
Suppliers of goods or services, customers and others									
In aggregate	22 March 2002 29 July 2002 8 January 2003 9 June 2003 7 June 2004 13 June 2005	1.33 1.50 1.23 1.15 0.63 0.80	1,200,000 10,300,300 5,882,000 9,486,000 32,700,000	- - - 73,000,000	- - - (29,700,000) -	(1,200,000) (10,300,300) - - - - -	5,882,000 9,486,000 3,000,000 73,000,000	1.35 1.44 1.23 1.15 0.63 0.80	N/A N/A N/A 0.67 N/A
			59,568,300	73,000,000	(29,700,000)	(11,500,300)	91,368,000		
Other employees									
In aggregate	8 January 2003 9 June 2003 7 June 2004 13 June 2005	1.23 1.15 0.63 0.80	498,000 892,000 15,340,000 	- - 19,709,000	- (6,310,000) 		498,000 892,000 9,030,000 19,709,000	1.23 1.15 0.63 0.80	N/A N/A 0.85 N/A
			16,730,000	19,709,000	(6,310,000)		30,129,000		
Share options granted under the New Schem	e		76,758,300	93,509,000	(36,320,000)	(11,500,300)	122,447,000		

Notes:

- (1) The exercisable period of the above share options is 3 years from the date of the grant as determined by the Directors.
- (2) For the options granted during 2001 and 2002, the exercise price and the Company's share price as at the date of grant have been adjusted following a board resolution passed on 27th August 2002 for the bonus issue of ordinary shares to the shareholders of the Company.
- (3) The price of the Company's shares disclosed as at the date of the grant of the share options is the Stock Exchange's closing price on the trading day immediately prior to the date of the grant of the options. The price of the Company's shares disclosed as at the date of the exercise of the share options is the weighted average closing price of the shares immediately before the dates on which share options were exercised.

Summary of details of the Company's share option schemes are also set out in note 28 to the accounts.

The financial impact of options granted is not recorded in the Company's and Group's accounts until such time as the options are exercised. Upon the exercise of the options, the resulting shares issued are recorded by the Company as additional share capital at the nominal value of the shares, and the excess of the exercise price per share over the nominal value of the shares is recorded by the Company in the share premium account. Options which lapsed, if any, prior to their exercise date are deleted from the outstanding options.

The Directors do not consider it appropriate to state the value of the options granted during the year as a number of variables which are crucial for the calculation of the options value have not been determined. The Directors believe that any calculation of the value of the options based on a great number of speculative assumptions would not be meaningful and would be misleading.

DIRECTORS

The Directors who held office during the year and up to the date of this report were:

Executive Directors

Mr. Lau Jin Wei, Jim Ms. Wong Wai Kwan, Connie Mr. Wong Ying Yin

Independent Non-executive Directors

Mr. Ou Ying Ji Mr. Lin Jian Mr. Lee Pak Chung

In accordance with the Company's Articles of Association, Ms. Wong Wai Kwan, Connie and Ou Ying Ji will retire by rotation and, being eligible, offer themselves for re-election at the forthcoming annual general meeting.

The Directors of the Company are subject to retirement by rotation and re-election at the annual general meetings of the Company in accordance with the provisions of the Company's Articles of Association. The Independent Non-executive Directors are not appointed for specific terms, but are subject to retirement by rotation in accordance with the Company's Articles of Association.

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Brief biographical details of Directors and senior management are set out from page 12 to page 15.

DIRECTORS' SERVICE CONTRACTS

Each of the Executive Directors has entered into a service contract with the Company for a term of one year commencing from 1 January 2005 (the "Previous Contracts"). Upon the expiry of the Previous Contracts, each of the existing Executive Directors has renewed the service contract with the Company for a term of one year commencing from 1 January 2006 (the "New Contracts"). The New Contracts continue thereafter until terminated by either party giving not less than one month's notice in writing to the other party.

None of the Directors who are proposed for re-election at the forthcoming annual general meeting has a service contract with the Company which is not determinable within one year without payment of compensation, other than statutory compensation.

DIRECTORS' INTERESTS IN CONTRACTS

No other contracts of significance in relation to the Group's business to which the Company or its subsidiaries was a party, and in which a Director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

CONNECTED TRANSACTIONS

No significant connected transactions were entered into by the Group during the year ended 31 December 2005, which constitute connected transactions under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

Significant related party transactions entered into by the Group during the year ended 31 December 2005, which do not constitute connected transactions under the Listing Rules, are disclosed in note 33 to the accounts.

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS IN EQUITY OR DEBT SECURITIES

At 31 December 2005, the interests (which are all long positions) of the Directors and Chief Executives in the ordinary shares and underlying shares of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO") (including interest which they are deemed or taken to have under such provisions of the SFO)), as recorded in the register required to be kept under Section 352 of the SFO or as otherwise notified to the Company were as follows:

	Number of ordinary shares/ underlying shares held					
	Personal	Corporate	Family	Percentage of		
Name of Director	interests	interests	interests	shareholding		
Mr. Lau Jin Wei, Jim	5,400,000	-	80,712,000	9.21%		
	(note (a))		(note (b))			
Mr. Choi Woon Man	860,200	79,668,000	-	8.61%		
	(note (c))	(note (d))				
Mr. Li Kwong Mo, Peter	6,860,000	_	-	0.73%		
	(note (e))					
Ms. Wong Wai Kwan, Connie	300,050	_	-	0.03%		
	(note (f))					
Mr. Yip Wai Leung, Jerry	470,000	_	_	0.05%		
	(note (g))					
Mr. Wong Ying Yin	300,000	_	_	0.03%		
	(note (h))					

Notes:

- (a) The personal interest of Mr. Lau Jin Wei, Jim comprises 5,400,000 ordinary shares of the Company.
- (b) There are 80,712,000 ordinary shares of the Company as shown above held by MWC, a company incorporated in the British Virgin Islands. The entire share capital of MWC is owned by Mr. Lau Ru Dong, the father of Mr. Lau Jin Wei, Jim.
- (c) The personal interest of Mr. Choi Woon Man comprises 860,200 ordinary shares of the Company. Mr. Choi Woon Man resigned as Director of the Company on 30 September 2004.
- (d) There are 79,668,000 ordinary shares of the Company as shown above held by IFL, a company incorporated in the British Virgin Islands. The entire share capital of IFL is owned by Mr. Choi Woon Man.
- (e) The personal interest of Mr. Li Kwong Mo, Peter comprises 6,860,000 ordinary shares of the Company. Mr. Li Kwong Mo, Peter resigned as Director of the Company on 31 December 2004.
- (f) The personal interest of Ms. Wong Wai Kwan, Connie comprises 50 ordinary shares of the Company and 300,000 underlying shares in respect of share options granted to her by the Company, the details of which are stated in the above section "Share options".
- (g) The personal interest of Mr. Yip Wai Leung, Jerry comprises 120,000 ordinary shares and 350,000 underlying shares in respect of share options granted by the Company to him, the details of which are stated in the above section "Share options".
- (h) The personal interest of Mr. Wong Ying Yin comprises 300,000 underlying shares in respect of share options granted by the Company to him, the details of which are stated in the above section "Share options". Mr. Wong Ying Yin was appointed as Director of the Company on 31 December 2005.

Save as disclosed above, no directors, chief executives or their associates had any interest or short position in the shares or underlying shares of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under 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.

DIRECTORS' INTEREST IN WARRANTS

Pursuant to an ordinary resolution passed in the annual general meeting of the Company held on 10 June 2005, the Company granted bonus issue of warrants of the Company to its shareholders on the basis of one 2007 Warrant and one 2008 Warrants for every 10 existing ordinary shares of HK\$0.10 each in the issued share capital of the Company held by the shareholders whose name appeared on the register of members of the Company at the close of business on 6 June 2005. Based on the issued share capital of the Company at that date, approximately 93,481,328 2007 Warrants and 93,481,328 2008 Warrants were issued. Each of the 2007 Warrant entitles the holder thereof to subscribe for one ordinary share at an initial subscription price of HK\$0.9654 per share, payable in cash and subject to adjustment, at any time during the period from 8 July 2005 to 7 July 2007 (both dates inclusive). Each of the 2008 Warrant entitles the holder thereof to subscribe for one ordinary share at an initial subscription price of HK\$1.3 per share, payable in cash and subject to adjustment, at any time during the period from 8 July 2005 to 7 July 2008 (both dates inclusive). Any shares falling to be issued upon the exercise of the subscription rights attaching to the 2007 Warrants and 2008 Warrants rank pari passu in all respects with the existing fully- paid ordinary shares in issue on the relevant subscription date.

The exercise in full of the outstanding 2007 Warrants and 2008 Warrants at the subscription price of HK\$0.9654 per share and HK\$1.3 per share respectively at the balance sheet date would, under the present capital structure of the Company, result in the issue of approximately 186,962,656 additional ordinary shares of the Company and the cash proceeds to the Company are approximately HK\$211 million before any related expenses.

	Number of 2007 Warrants granted				
	Personal	Corporate	Family		
Name of Director	interests	interests	interests		
Mr. Lau Jin Wei, Jim	540,000	_	6,020,000		
	(note (a))		(note (b))		
Mr. Choi Woon Man	46,920	7,200,000	-		
	(note (c))	(note (d))			
Ms. Wong Wai Kwan, Connie	25,000	-	-		
	(note (e))				

	Number o	f 2008 Warran	ts granted
	Personal	Corporate	Family
Name of Director	interests	interests	interests
N 4 1 1 N 4 7 1 1	F (0, 000		
Mr. Lau Jin Wei, Jim	540,000	-	6,020,000
	(note (a))		(note (b))
Mr. Choi Woon Man	46,920	7,200,000	-
	(note (c))	(note (d))	
Ms. Wong Wai Kwan, Connie	25,000	_	-
	(note (e))		

Notes:

- (a) The personal interest of Mr. Lau Jin Wei, Jim comprises 540,000 2007 Warrants and 540,000 2008 Warrants of the Company.
- (b) There are 6,020,000 2007 Warrants and 6,020,000 2008 Warrants of the Company held by MWC, a company incorporated in the British Virgin Islands. The entire share capital of MWC is owned by Mr. Lau Ru Dong, the father of Mr. Lau Jin Wei, Jim.
- (c) The personal interest of Mr. Choi Woon Man comprises 46,920 2007 Warrants and 46,920 2008 Warrants of the Company. Mr. Choi Woon Man resigned as Director of the Company on 30 September 2004.
- (d) There are 7,200,000 2007 Warrants and 7,200,000 2008 Warrants of the Company held by IFL, a company incorporated in the British Virgin Islands. The entire share capital of IFL is owned by Mr. Choi Woon Man.
- (e) The personal interest of Ms. Wong Wai Kwan, Connie comprises 25,000 2007 Warrants and 25,000 2008 Warrants of the Company.

SUBSTANTIAL SHAREHOLDERS

At 31 December 2005, the register of substantial shareholders maintained under Section 336 of the SFO showed that, the Company had been notified of the following substantial shareholders' interests, being 5% or more of the Company's issued share capital:

Name of shareholder	Number of ordinary shares	Percentage of the Company's share capital
MWC	80,712,000	8.63%
IFL	79,668,000	8.52%

All the interests disclosed above represent long positions in the shares of the Company.

Save as disclosed above, the Company has not been notified by any other person (other than a director of the Company disclosed above) who has an interest or short position in the shares or underlying shares of the Company pursuant to Section 336 of the SFO as at 31 December 2005.

MANAGEMENT CONTRACTS

No contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed during the year.

MAJOR SUPPLIERS AND CUSTOMERS

The percentages of purchases and sales for the year attributable to the Group's major suppliers and customers are as follows:

Purchases

 the largest supplier 	10%
 five largest suppliers combined 	29%
Sales	
 the largest customer 	14%
 – five largest customers combined 	47%

None of the Directors, their associates or any shareholder (which to the knowledge of the Directors owns more than 5% of the Company's share capital) had an interest in the major suppliers or customers noted above.

COMPLIANCE OF CODE OF CORPORATE GOVERNANCE PRACTICE OF LISTING RULES

Information on the Company's compliance of the Code of Corporate Governance Practice ("CG Code") as set out in Appendix 14 of the Listing Rules and deviations from certain code provisions of the CG Code for the year is set out in the Corporate Governance Report in this annual report."

AUDIT COMMITTEE

The Company's Audit Committee comprises three Independent Non-executive Directors, namely Mr. Ou Ying Ji, Mr. Lin Jian and Mr. Lee Pak Chung.

The written terms of reference which describe the authority and duties of the Audit Committee were prepared and adopted with reference to "A Guide for The Formation of An Audit Committee" published by the Hong Kong Institute of Certified Public Accountants. The principal activities of the Audit Committee include the review and supervision of the Group's financial reporting process and internal controls.

The Audit Committee met twice during the year of 2005 in conjunction with the auditors to review the internal controls, interim results and final accounts of the Group prior to recommending them to the Board for approval.

DIRECTORS' INTEREST IN COMPETING BUSINESS

None of the directors have an interest in any business constituting a competing business to the Group.

PENSION SCHEME ARRANGEMENTS

On 1 December 2000, the Group set up a Mandatory Provident Fund Scheme (the "MPF Scheme") in accordance with the Mandatory Provident Fund Schemes Ordinance (Chapter 485 of the Laws of Hong Kong). The assets of the MPF Scheme are held separately from those of the Group and under control of an independent trustee.

Both the Group and its employees located in Hong Kong are required to contribute 5% of the employees' monthly salaries. The mandatory contributions required to be made by the Group and an employee are capped at HK\$1,000 per month. Members are entitled to 100% of the employers' mandatory contributions as soon as they are paid to the relevant MPF Scheme but all benefits derived from the mandatory contributions must be preserved until the employee reaches the retirement age of 65 or in accordance with the rules of the MPF Scheme.

Pursuant to the relevant regulations of the government of the People's Republic of China (the "PRC"), a subsidiary of the Company operates a local municipal government retirement benefits scheme (the "PRC Scheme") for its employees located in the PRC. The subsidiary is required to make contributions to the PRC Scheme at rates specified by the local practice and regulations and the local municipal government undertakes to assume the retirement benefits obligations of all existing and future retired employees of the subsidiary. The only obligation of the Group is to make the ongoing required contributions to the PRC Scheme.

The Group's retirement benefit costs are charged to the consolidated profit and loss account when incurred and the aggregate contributions paid or payable by the Group was approximately HK\$538,000 for the year ended 31 December 2005 (2004: HK\$514,000). There were no provisions under the Group's retirement schemes whereby forfeited contributions may be used to reduce future contributions.

SUBSEQUENT EVENTS

An aggregate of 27,640,000 ordinary shares were issued subsequent to the balance sheet date upon the exercise of the outstanding share options at an average exercise price of HK\$0.80 each. Total cash proceeds received thereon before any related expenses was approximately HK\$22.11 million.

An aggregate of 6,000 ordinary shares were issued subsequent to the balance sheet date upon exercise of the outstanding warrants at an average exercise price of HK\$1.13 each. Total cash proceeds received thereon before any related expenses was approximately HK\$7,000.

AUDITORS

The financial statements for the year ended 31 December 2005 were audited by CCIF CPA Limited. A resolution will be submitted to the forthcoming annual general meeting of the Company to re-appoint CCIF CPA Limited as auditors of the Company."

On behalf of the Board Lau Jin Wei, Jim Chairman

Hong Kong, 27 April 2006