



## Report of the Directors

The Directors submit their report together with the audited financial statements for the year ended 31 December 2006.

### PRINCIPAL ACTIVITIES

The principal activities of the Group consist of three major businesses: property, toll roads and newsprint. The principal activities of its principal subsidiaries, jointly controlled entities, associated entities are set out in the section headed “Group Structure” on pages 98 to 111.

An analysis of the Group’s performance for the year by business and geographical segments is set out in note 5 to the financial statements.

### RESULTS AND APPROPRIATIONS

The results of the Group for the year are set out in the consolidated income statement on page 35.

The Directors have declared an interim dividend of HK\$0.0189 per ordinary share, totalling HK\$127.84 million which was paid on 13 November 2006.

The Directors recommend the payment of a final dividend of HK\$0.023 per ordinary share, totalling HK\$156.78 million.

### RESERVES

Movements in the reserves of the Group and the Company during the year are set out in note 32 to the financial statements.

### DONATIONS

No charitable and other donations were made by the Group during the year.

### PROPERTY, PLANT AND EQUIPMENT

Details of the movements in property, plant and equipment of the Group and the Company are set out in note 17 to the financial statements.

### MAJOR PROPERTY PROJECTS

Details of the major property projects held for/under development, for sale and for investment purposes of the Group in Guangzhou Municipality are set out in the section headed “List of Major Property Projects in Guangzhou Municipality” on pages 113 to 117.

### SHARE CAPITAL

Details of the movements in share capital of the Company during the year are set out in note 30 to the financial statements.

### PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the Company’s Articles of Association and there is no restriction against such rights under the Hong Kong Companies Ordinance.

# Report of the Directors

## 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 below.

	Year ended 31 December				
	2006 HK\$'000	2005 HK\$'000	Restated 2004 HK\$'000	2003 HK\$'000	2002 HK\$'000
<b>Results</b>					
Profit/(loss) attributable to shareholders	<u>712,615</u>	<u>2,527,765</u>	<u>272,736</u>	<u>300,653</u>	<u>(960,230)</u>
	At 31 December				
	2006 HK\$'000	2005 HK\$'000	Restated 2004 HK\$'000	2003 HK\$'000	2002 HK\$'000
<b>Assets and liabilities</b>					
Total assets	<u>29,621,544</u>	<u>27,095,641</u>	<u>24,471,063</u>	<u>25,785,918</u>	<u>26,685,015</u>
Total liabilities	<u>(14,645,386)</u>	<u>(13,156,154)</u>	<u>(13,999,168)</u>	<u>(15,441,736)</u>	<u>(16,571,103)</u>
Minority interests	<u>(3,839,271)</u>	<u>(3,550,726)</u>	<u>(3,451,189)</u>	<u>(3,374,822)</u>	<u>(3,403,865)</u>
Shareholders' equity (excluding minority interests)	<u>11,136,887</u>	<u>10,388,761</u>	<u>7,020,706</u>	<u>6,969,360</u>	<u>6,710,047</u>

Comparative figures for the year ended 31 December 2004 have been restated to reflect the adoption of HKAS 16, HKAS 17, HK-Int 21 and HKFRS 2 which are effective for accounting periods commencing 1 January 2005. The comparative figures for the two years ended 31 December 2003 have not been restated as the directors are of the opinion that it is impracticable to do so.

## PURCHASE, SALE AND REDEMPTION OF THE COMPANY'S SHARES

The Company has not redeemed any of its shares during the year. Neither the Company nor any of its subsidiaries has purchased or sold any of the Company's shares during the year.

## INTEREST CAPITALISED

During the year, interest capitalised as development cost in respect of properties under development amounted to approximately HK\$70 million (2005: HK\$34 million).

## DISTRIBUTABLE RESERVES

As at 31 December 2006, the distributable reserves of the Company available for distribution amounted to HK\$2,740 million (2005: HK\$3,113 million).

### DIRECTORS

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

Mr Ou Bingchang	
Mr Liang Yi	
Mr Li Fei	
Mr Chen Guangsong	(resigned on 28 November 2006)
Mr Tang Shouchun	(appointed on 28 February 2006)
Mr Wang Hongtao	(appointed on 28 February 2006)
Mr Li Xinmin	(appointed on 15 September 2006)
Mr He Zili	(appointed on 15 September 2006)
Ms Zhou Jin	(appointed on 19 April 2007)
Mr Yu Lup Fat Joseph *	
Mr Lee Ka Lun *	
Mr Lau Hon Chuen Ambrose*	

\* *Independent non-executive directors*

Messrs Yu Lup Fat Joseph, Lee Ka Lun and Lau Hon Chuen Ambrose retire by rotation in accordance with Article 91 of the Company's Articles of Association at the forthcoming Annual General Meeting and, being eligible, offer themselves for re-election. Mr Li Xinmin, Mr He Zili and Ms Zhou Jin retire in accordance with Article 97 of the Company's Articles of Association at the forthcoming Annual General Meeting and, being eligible, offer themselves for re-election.

The Directors' Profiles are set out on pages 17 and 18.

### DIRECTOR'S SERVICE CONTRACTS

None of the directors of the Company has a service contract with the Company which is not determinable by the employer within one year without payment of compensation, other than statutory compensation.

### DIRECTOR'S INTEREST IN CONTRACTS

No contracts of significance in relation to the Group's business to which the Company, its subsidiaries or its fellow subsidiaries was a party and in which any 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

Significant related party transactions, which also constitute connected transactions under the Rules Governing the Listing of Securities ("Listing Rules") on The Stock Exchange of Hong Kong Limited ("Stock Exchange") required to be disclosed in accordance with the Listing Rules, are disclosed in note 41(b) to the financial statements. In respect of the lease and utility service transactions entered into between the Company and Guangzhou Paper Holdings Limited disclosed in note 41(b)(II) to the financial statements, Messrs Yu Lup Fat Joseph, Lee Ka Lun and Lau Hon Chuen Ambrose, the independent non-executive directors of the Company, have confirmed that the transactions have been entered into in accordance with the terms of the relevant agreements governing such transactions.

The auditors of the Company have performed certain agreed-upon procedures in respect of the lease and utility service transactions entered into between the Group and Guangzhou Paper Holdings Limited and reported their findings to the Directors that the transactions (i) have received the approval of the board of directors; (ii) have been entered into in accordance with the terms of the relevant agreements governing the transactions; and (iii) have not exceeded the cap for the transactions.

# Report of the Directors

## INTERESTS OF DIRECTORS

As at 31 December 2006, the interests and short positions of the directors of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (“SFO”)), which are required to be recorded in the register maintained by the Company under Section 352 of the SFO or notified to the Company and the Stock Exchange were as follows:

### 1. Long positions in shares of the Company:

Name of Director	Nature of interest	Beneficial interest in shares	Approximate % of interest
Mr Tang Shouchun	Personal	2,340,000	0.03
Mr Yu Lup Fat Joseph	Personal	3,500,000	0.05
Mr Lee Ka Lun	Personal	3,500,000	0.05

### 2. Long positions in underlying shares of equity derivatives of the Company:

Name of Director	Date of grant	Exercise price per share HK\$	Number of share options			
			outstanding as at 1 January 2006	exercised during the year	weighted average closing price (d) HK\$	outstanding as at 31 December 2006
Mr Ou Bingchang	02/06/2003 (a)	0.54	9,000,000	—	N/A	9,000,000
Mr Liang Yi	02/06/2003 (a)	0.54	7,000,000	—	N/A	7,000,000
Mr Li Fei	02/06/2003 (a)	0.54	7,000,000	—	N/A	7,000,000
Mr Tang Shouchun	23/06/2004 (b)	0.63	3,900,000(c)	(2,340,000)	1.45	1,560,000
Mr Wang Hongtao	23/06/2004 (b)	0.63	320,000(c)	(320,000)	1.50	—
Mr Yu Lup Fat Joseph	02/06/2003 (a)	0.54	3,500,000	(3,500,000)	1.34	—
Mr Lee Ka Lun	02/06/2003 (a)	0.54	2,450,000	(2,450,000)	1.35	—

#### Notes:

- The share options are exercisable from 2 June 2003 to 1 June 2013, of which a maximum of up to (i) 30 per cent; and (ii) 60 per cent (inclusive of any options exercised under (i)) are exercisable during the period (i) up to the first anniversary; and (ii) up to the second anniversary of the date of grant, respectively.
- The share options are exercisable from 23 June 2004 to 22 June 2014, of which a maximum of up to (i) 30 per cent; and (ii) 60 per cent (inclusive of any options exercised under (i)) are exercisable during the period (i) up to the first anniversary; and (ii) up to the second anniversary of the date of grant, respectively.
- Balance as at 28 February 2006, date of appointment of Mr Tang Shouchun and Mr Wang Hongtao as directors of the Company.
- The weighted average closing price per share immediately before the dates on which the options were exercised.

Save as disclosed herein, as at 31 December 2006, none of the directors of the Company had or was deemed to have any interest or short position in the shares, underlying shares or debentures of the Company or its associated corporations (within the meaning of Part XV of the SFO), which are required to be recorded in the register maintained by the Company pursuant to Section 352 of the SFO or notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies.

Save as disclosed herein, at no time during the year was the Company, its holding company, its subsidiaries, or its fellow subsidiaries a party to any arrangement to enable the directors of the Company (including their spouse and children under 18 years of age) to acquire benefits by means of acquisition of shares in, or debentures of, the Company or any other body corporate.

## DISCLOSEABLE INTERESTS OF SHAREHOLDERS UNDER THE SECURITIES AND FUTURES ORDINANCE

As at 31 December 2006, the following persons have an interest or short position in the shares or underlying shares of the Company which were recorded in the register required to be kept by the Company under Section 336 of the SFO:

Name	Capacity	Long position in shares	Approximate % of interest
Yue Xiu ( <i>Note</i> )	Interests of controlled corporations	3,077,935,248	45.24

*Note:*

The capacity of Yue Xiu in holding the 3,077,935,248 shares was attributable to interests of controlled corporations. Details of the breakdown of the shares held by Yue Xiu were as follows:

Name	Long position in shares
Yue Xiu	3,077,935,248
Excellence Enterprises Co., Ltd. ("Excellence")	3,068,548,981
Bosworth International Limited ("Bosworth")	2,173,846,821
Sun Peak Enterprises Ltd. ("Sun Peak")	565,683,000
Novena Pacific Limited ("Novena")	565,683,000
Shine Wah Worldwide Limited ("Shine Wah")	158,049,000
Morrison Pacific Limited ("Morrison")	158,049,000
Perfect Goal Development Co., Ltd. ("Perfect Goal")	135,737,000
Greenwood Pacific Limited ("Greenwood")	135,737,000
Seaport Development Limited ("Seaport")	35,233,160
Goldstock International Limited ("Goldstock")	35,233,160
Yue Xiu Finance Company Limited ("YXF")	9,386,267

- (i) 2,173,846,821 shares were held by Bosworth, which was wholly-owned by Excellence which was, in turn, wholly-owned by Yue Xiu.
- (ii) 565,683,000 shares were held by Novena, which was wholly-owned by Sun Peak which was, in turn, wholly-owned by Excellence.
- (iii) 158,049,000 shares were held by Morrison, which was wholly-owned by Shine Wah which was, in turn, wholly-owned by Excellence.
- (iv) 135,737,000 shares were held by Greenwood, which was wholly-owned by Perfect Goal which was, in turn, wholly-owned by Excellence.
- (v) 35,233,160 shares were held by Goldstock, which was wholly-owned by Seaport which was, in turn, wholly-owned by Excellence.
- (vi) 9,386,267 shares were held by YXF, which was wholly-owned by Yue Xiu.

## SHARE OPTIONS

### (i) The Company

On 26 June 2002, the shareholders of the Company approved the resolutions relating to the termination of an old share option scheme and the adoption of a new share option scheme ("2002 Share Option Scheme"). The 2002 Share Option Scheme complies with the amendments to Chapter 17 of the Listing Rules.

Pursuant to the 2002 Share Option Scheme, the Board may grant to any person being an employee, officer, director, agent, consultant or representative of Yue Xiu, the Company or any of their respective subsidiaries ("Participants") options to subscribe for shares in the Company. The purpose of the 2002 Share Option Scheme is to provide incentives to Participants to contribute to the Group and to enable the Group to recruit, retain and motivate high-calibre employees and attract human resources that are valuable to the Group. The total number of shares which may be issued upon exercise of all options to be granted under the 2002 Share Option Scheme is 10 per cent of the number of shares in issue as at the date of approval of the 2002 Share Option Scheme, but the Company may seek approval from its shareholders in a general meeting to refresh the 10 per cent limit.

On 2 June 2004, the shareholders of the Company approved the refreshment of the 10 per cent limit under the 2002 Share Option Scheme. The maximum number of shares which may be issued upon exercise of all outstanding options granted and yet to be exercised under the 2002 Share Option Scheme and any other schemes of the Company must not exceed 30 per cent of the shares of the Company in issue from time to time. The maximum entitlement of each Participant upon exercise of the options granted or to be granted within any 12-month period immediately preceding the proposed date of grant is limited to 1 per cent of the number of shares in issue as at the proposed date of grant. Any further grant of options in excess of this limit is subject to shareholders' approval in general meeting. The share options are exercisable from the commencement date of the option period (which shall be a period to be notified by the Board at the time of the grant of an option, such period to commence on the date of grant or such later date as the Board may decide and expire on the last day of the period, which in any event shall not exceed 10 years from the date of grant), of which a maximum of up to (i) 30 per cent; and (ii) 60 per cent (inclusive of any options exercised under (i)), of the options granted under the relevant grant are exercisable during the period (i) up to the first anniversary; and (ii) up to the second anniversary of the commencement date of the option period respectively. After the second anniversary of the commencement date of the option period the restrictions will cease. In respect of a Participant who is an employee of Yue Xiu, the Company or any of their respective subsidiaries, the same limits on the exercise of the share options as described above shall also apply, except that the periods referred to in (i) and (ii) above shall commence from the later of: (a) the date of completion by such Participant of one year of continuous employment as permanent member of the staff of Yue Xiu, the Company or any of their respective subsidiaries, as the case may be; and (b) the commencement date of the option period, and the date when the restrictions cease shall be modified accordingly. The exercise price is determined by the Board and must be at least the highest of (a) the closing price of the shares as stated in the Stock Exchange's daily quotation sheets on the date of grant; (b) the average closing price of the shares as stated in the Stock Exchange's daily quotation sheets for the five business days immediately preceding the date of grant; and (c) the nominal value of the shares. The cash consideration to be paid for each grant of option is HK\$10, with full payment of the exercise price to be made upon exercise of an option.

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Movements during the year of the options granted under the share option schemes of the Company to the employees of the Group other than the directors of the Company as disclosed on page 28 were as follows:

Number of share options			Exercise price per share HK\$	Date of grant	Exercisable period	Weighted average closing price (c) HK\$
outstanding as at 1 January 2006	exercised during the year	outstanding as at 31 December 2006				
33,510,000	(21,080,000)	12,430,000	0.4100	02/05/2003	02/05/2003 - 01/05/2013 (b)	1.34
29,232,000	(22,232,000)	7,000,000	0.5400	02/06/2003	02/06/2003 - 01/06/2013 (b)	1.48
11,224,000	(8,104,000)	3,120,000	0.8140	27/10/2003	27/10/2003 - 26/10/2013 (b)	1.41
99,266,000	(80,546,000)	18,720,000	0.8460	23/12/2003	23/12/2003 - 22/12/2013 (b)	1.43
218,612,000	(144,030,000)	74,582,000	0.6300	23/06/2004	23/06/2004 - 22/06/2014 (b)	1.42

Notes:

- (a) No options have been granted or cancelled during the year.
- (b) The options are exercisable in 3 tranches.
- (c) The weighted average closing price per share immediately before the dates on which the options were exercised.

### (ii) GZT

Pursuant to the share option scheme ("GZT Scheme") approved by shareholders of GZT on 3 January 1997, the board of directors of GZT ("GZT Board") may, at their discretion, grant to directors and employees of GZT or any of its subsidiaries options to subscribe for ordinary shares in GZT. The GZT Scheme is designed to act as an incentive to employees and executives of GZT and its subsidiaries.

On 25 June 2002, the shareholders of GZT approved the resolutions relating to the termination of the GZT Scheme and the adoption of a new share option scheme ("2002 GZT Scheme"). Upon termination of the GZT Scheme, no further share options will be granted thereunder but all the outstanding share options granted prior to such termination continue to be valid and exercisable in accordance therewith, and only those provisions of the GZT Scheme which are required to give effect to the outstanding share options continue to remain in force for such purpose. The 2002 GZT Scheme complies with the amendments to Chapter 17 of the Listing Rules.

Pursuant to the 2002 GZT Scheme with terms and conditions substantially the same as those under the 2002 Share Option Scheme, the GZT Board may grant to any person being an employee, officer, director, agent, consultant or representative of the Company, Yue Xiu, GZT or any of their respective subsidiaries options to subscribe for shares in GZT.



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Movements during the year of the options granted under the GZT Scheme to the employees of the Group were as follows:

Number of share options			Exercise price per share HK\$	Date of grant	Exercisable period
outstanding as at 1 January 2006	lapsed during the year	outstanding as at 31 December 2006			
230,000	(230,000)	—	0.7520	07/04/2000	07/04/2001 - 06/04/2006 (b)

*Note:*

- (a) No options have been granted, exercised or cancelled during the year.
- (b) All options are exercisable in 3 tranches.

### INDEPENDENT NON-EXECUTIVE DIRECTORS' FEES

Three independent non-executive directors of the Company each received HK\$125,000 as directors' fees for the year ended 31 December 2006.

### 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.

### PUBLIC FLOAT

Based on the information that is publicly available to the Company as at the date of this report and within the knowledge of the Directors, there was a sufficiency of public float of the Company's securities as required under the Listing Rules.

### MAJOR CUSTOMERS AND SUPPLIERS

No disclosures with regard to the Group's major customers and suppliers are made since the aggregate percentages of sales and purchases attributable to the Group's five largest customers and suppliers are less than 30 per cent of the Group's total sales and purchases respectively.

### EVENTS AFTER THE BALANCE SHEET DATE

Details of the events after the balance sheet date is set out in note 42 to the financial statements.

### AUDITORS

The financial statements have been audited by PricewaterhouseCoopers who retire and, being eligible, offer themselves for re-appointment.

On behalf of the Board  
**Ou Bingchang**  
*Chairman*

Hong Kong, 19 April 2007