

REPORT OF THE DIRECTORS

The Directors have pleasure in presenting their report together with the audited financial statements for the year ended 31st December, 2006.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. Its subsidiaries, associates and jointly controlled entities are principally engaged in investment holding, property investment and development, operation of department stores, food businesses, property management, fund management, underwriting, corporate finance, securities broking, securities investment, treasury investment, money lending, banking and other related financial services.

The activities and other particulars of the principal subsidiaries, principal associates and principal jointly controlled entities are set out in the financial statements on pages 111 to 120, pages 121 to 122 and page 123, respectively.

There were no significant changes in the nature of these activities during the year.

SEGMENT INFORMATION

An analysis of the Group's turnover and results by principal activity and geographical area for the year ended 31st December, 2006 is set out in Note 4 to the financial statements.

RESULTS AND DIVIDENDS

The results and details of cash flows of the Group for the year ended 31st December, 2006 and the state of affairs of the Group and the Company as at 31st December, 2006 are set out in the financial statements on pages 37 to 123.

An interim dividend of HK0.2 cent per share (2005 – HK0.2 cent per share) for the six months ended 30th June, 2006 was paid on 27th October, 2006. The Directors have resolved to recommend the payment of a final dividend of HK0.4 cent per share for the year ended 31st December, 2006 (2005 – HK0.2 cent per share). Total dividends for the year ended 31st December, 2006 will be HK0.6 cent per share (2005 – HK0.4 cent per share) amounting to approximately HK\$55,206,000 (2005 – HK\$36,804,000).

SUMMARY OF GROUP FINANCIAL INFORMATION

A summary of the published results and of the assets, liabilities and minority interests of the Group for the last five financial years ended 31st December, 2006 is set out on page 131.

GOODWILL

Details of movements in goodwill during the year are set out in Note 16 to the financial statements.

FIXED ASSETS

Details of movements in the fixed assets during the year are set out in Note 17 to the financial statements.

INVESTMENT PROPERTIES

Details of movements in the investment properties during the year are set out in Note 18 to the financial statements.

BANK LOANS

Details of bank loans are summarised in Note 29 to the financial statements.

SHARE CAPITAL

Details of the share capital of the Company are set out in Note 33 to the financial statements.

SHARE OPTION SCHEME

Details of the share option scheme of the Company are set out in Note 34 to the financial statements.

RESERVES AND DISTRIBUTABLE RESERVES

Details of movements in the reserves during the year and details of the distributable reserves are set out in Note 35 to the financial statements and in the consolidated summary statement of changes in equity, respectively.

POST BALANCE SHEET EVENTS

Details of the significant post balance sheet events of the Group are set out in Note 45 to the financial statements.

SUBSIDIARIES

Particulars of the Company's principal subsidiaries are set out in the financial statements on pages 111 to 120.

DONATIONS

Charitable and other donations made by the Group during the year amounted to HK\$8,228,000 (2005 – HK\$20,160,000). In addition, during the year, the Group donated 2,380,000 shares in Auric Pacific Group Limited, a former subsidiary of the Company, to a PRC university (the "Donation"). Further details of the Donation are set out in Note 20 to the financial statements.

DIRECTORS

The Directors of the Company during the year were:

Non-executive Directors

Dr. Mochtar Riady (*Honorary Chairman*)

Mr. Ning Gaoning

Mr. Leon Nim Leung Chan

Executive Directors

Mr. James Riady (*Chairman*)

Mr. Stephen Riady (*Deputy Chairman, Managing Director and Chief Executive Officer*)

Mr. John Luen Wai Lee, J.P.

Independent non-executive Directors

Mr. Edwin Neo

Mr. King Fai Tsui

Mr. Victor Ha Kuk Yung

In accordance with Article 120 of the Company's Articles of Association, Messrs. James Riady, Ning Gaoning and King Fai Tsui will retire from office by rotation and, being eligible, will offer themselves for re-election at the forthcoming annual general meeting.

The Company has received from each independent non-executive Director an annual confirmation of his independence pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Company considers such Directors to be independent.

BRIEF BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Dr. Mochtar Riady (also known as Dr. Lee Man Tjin), aged 77, is the founder and the Chairman of the group of companies controlled by the Riady family. Dr. Riady is the father of Messrs. James Riady and Stephen Riady. Dr. Riady has over 30 years' banking and financial institution experience in Indonesia, Hong Kong, Singapore, Taiwan and the United States of America. He was appointed the Honorary Chairman of the Company in 1992. He is also the Chairman of Hongkong Chinese Limited ("HCL") and a director of Lippo Cayman Limited ("Lippo Cayman") and Lippo Capital Limited ("Lippo Capital"). Details of the interests of Dr. Mochtar Riady in the Company are disclosed in the section headed "Directors' and chief executive's interests and short positions in shares, underlying shares and debentures of the Company and associated corporations".

Mr. James Riady, aged 50, is the Deputy Chairman of the group of companies controlled by the Riady family. Mr. Riady is a son of Dr. Mochtar Riady and a brother of Mr. Stephen Riady. He holds a Bachelor of Commerce degree from the University of Melbourne, Australia. He was appointed the Chairman of the Company in 1992. Details of the interests of Mr. James Riady in the Company are disclosed in the section headed "Directors' and chief executive's interests and short positions in shares, underlying shares and debentures of the Company and associated corporations".

Mr. Stephen Riady, aged 46, has been the Deputy Chairman and Managing Director of the Company since 1992. He is also the Chief Executive Officer of the Company. Mr. Riady is a son of Dr. Mochtar Riady and a brother of Mr. James Riady. He is also the Chairman of Lippo Limited ("Lippo") and a director of HCL, Lanius Limited, Lippo Cayman, Lippo Capital, First Tower Corporation ("First Tower") and Skyscraper Realty Limited. Mr. Riady is also a director of Overseas Union Enterprise Limited, Robinson and Company, Limited and Auric Pacific Group Limited, all are public listed companies in Singapore. He is a graduate of the University of Southern California and holds an Honorary Degree of Doctor of Business Administration from Napier University in the United Kingdom. He is one of the first Honorary University Fellows installed by the Hong Kong Baptist University in September 2006. Mr. Riady is a banker by profession, with over 15 years' experience in retail, commercial and merchant banking in North America and in the Southeast Asian region. Details of the interests of Mr. Stephen Riady in the Company are disclosed in the section headed "Directors' and chief executive's interests and short positions in shares, underlying shares and debentures of the Company and associated corporations".

Mr. Ning Gaoning, aged 48, was appointed a Director of the Company in December 1998. He has a Bachelor of Arts degree in Economics from Shandong University in China and a Master of Business Administration degree in Finance from the University of Pittsburgh in the United States of America. Mr. Ning is currently the non-executive director and Chairman of China Agri-Industries Holdings Limited, the Chairman of China Foods Limited (formerly known as COFCO International Limited) and COFCO Limited (formerly known as China National Cereals, Oils and Foodstuffs Corporation), and a director of BOC International Holdings Limited.

Mr. John Luen Wai Lee, J.P., aged 58, was appointed a Director of the Company in 1992. Mr. Lee is also the Managing Director and Chief Executive Officer of Lippo and a director of HCL and First Tower. He is an independent non-executive director of New World Development Company Limited and New World China Land Limited. He is a qualified accountant and was a partner of one of the leading international accounting firms in Hong Kong. He has extensive experience in corporate finance and capital markets. Mr. Lee serves as a member on a number of Hong Kong Government Boards and Committees including the Council of the City University of Hong Kong, the Solicitors Disciplinary Tribunal Panel, the Hospital Authority and Non-local Higher and Professional Education Appeal Board. He is also the Chairman of Hospital Governing Committee (Queen Elizabeth Hospital).

Mr. Leon Nim Leung Chan, aged 51, was appointed an independent non-executive Director of the Company in 1997 and was re-designated as a non-executive Director of the Company in September 2004. He is a practising lawyer and presently the principal partner of Messrs. Y.T. Chan & Co. He was admitted as a solicitor of the Supreme Court of Hong Kong in 1980 and is a member of the Solicitors Disciplinary Tribunal. Mr. Chan was also admitted as a solicitor in England in 1984 and in Victoria, Australia in 1985. He is also a non-executive director of Lippo and HCL.

BRIEF BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT *(Continued)*

Mr. Edwin Neo, aged 57, was appointed an independent non-executive Director of the Company in March 2002. He was admitted as a solicitor of the Supreme Court of Hong Kong in 1976 and of the Supreme Court of England and Wales in 1993. Mr. Neo is a practising lawyer and a notary public and is presently the sole proprietor of Hoosenally & Neo, Solicitors & Notaries. He is also an independent non-executive director of Lippo.

Mr. King Fai Tsui, aged 57, was appointed an independent non-executive Director of the Company in September 2004. Mr. Tsui is a director and senior consultant of a registered financial services company in Hong Kong. He has over 30 years of extensive experience in accounting, finance and investment management, particularly in investments in Mainland China. Mr. Tsui worked for two of the Big Four audit firms in the United States of America and Hong Kong and served in various public listed companies in Hong Kong in a senior capacity. He is a member of the Committee on Finance and Investment of the Construction Industry Training Authority in Hong Kong. He is a Fellow of the Hong Kong Institute of Certified Public Accountants, a member of the Institute of Chartered Accountants in Australia and a member of the American Institute of Certified Public Accountants. He graduated from the University of Houston, Texas, the United States of America and holds a Master of Science in Accountancy and a Bachelor of Business Administration with first class honours. Mr. Tsui is also an independent non-executive director of Lippo and HCL.

Mr. Victor Ha Kuk Yung, aged 53, was appointed an independent non-executive Director of the Company in September 2004. Mr. Yung is a professional accountant with over 30 years of working experience in the financial and accounting fields, and has served in management positions in various multinational companies in Hong Kong, Mainland China, Taiwan and Singapore. He has also sat on the boards of several listed companies in Hong Kong and Singapore as their independent director and member of the audit committees. He was appointed a member of the listings sub-committee of the Stock Exchange of Singapore from 1998 to 1999. Mr. Yung is a member of the Hong Kong Institute of Certified Public Accountants, the Institute of Certified Public Accountants of Singapore and the Association of Chartered Certified Accountants of the United Kingdom. He is also an independent non-executive director of Lippo and HCL.

BRIEF BIOGRAPHICAL DETAILS OF OTHER OFFICERS

Mr. Tai Chiu Ng, was appointed the qualified accountant of the Company in March 2006. He holds a master's degree in Business (Electronic Commerce) from Curtin University of Technology in Australia, a master's degree in International Banking and Financial Studies from the Heriot-Watt University in the United Kingdom and a doctor's degree in Business Administration from the University of Hull in the United Kingdom. Mr. Ng is a fellow member of each of the Hong Kong Institute of Certified Public Accountants, the Association of Chartered Certified Accountants and the Institute of Chartered Secretaries and Administrators. Mr. Ng has over 20 years' experience in the accounting and corporate finance field in Hong Kong.

Ms. Millie Yuen Fun Luk, was appointed the company secretary of the Company in December 1992. Ms. Luk is a fellow member of both the Institute of Chartered Secretaries and Administrators and the Hong Kong Institute of Chartered Secretaries. She has over 15 years' experience in the company secretarial field.

DIRECTORS' AND FIVE HIGHEST PAID EMPLOYEES' EMOLUMENTS

Details of the emoluments of the Directors and the five highest paid employees in the Group are set out in Notes 8 and 9 to the financial statements, respectively.

The emoluments of the Directors are determined by reference to the market terms and their duties and responsibilities within the Group.

REPORT OF THE DIRECTORS

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ASSOCIATED CORPORATIONS

As at 31st December, 2006, the interests or short positions of the Directors and chief executive of the Company in the shares and underlying shares of the Company or any of its associated corporations (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 under 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 under the Rules Governing the Listing of Securities on the Stock Exchange (the "Model Code"), were as follows:

1. Interests in shares of the Company and associated corporations

Name of Director	Personal interests (held as beneficial owner)	Family interests (interest of spouse)	Other interests	Total interests	Approximate percentage of total interests in the issued share capital
Number of ordinary shares of HK\$0.10 each in the Company					
Mochtar Riady	–	–	6,544,696,389 <i>Notes (i) and (ii)</i>	6,544,696,389	71.13
James Riady	–	–	6,544,696,389 <i>Notes (i) and (ii)</i>	6,544,696,389	71.13
Stephen Riady	–	–	6,544,696,389 <i>Notes (i) and (ii)</i>	6,544,696,389	71.13
Number of ordinary shares of HK\$0.10 each in Lippo Limited ("Lippo")					
Mochtar Riady	–	–	248,697,776 <i>Note (i)</i>	248,697,776	57.34
James Riady	–	–	248,697,776 <i>Note (i)</i>	248,697,776	57.34
Stephen Riady	–	–	248,697,776 <i>Note (i)</i>	248,697,776	57.34
John Luen Wai Lee	825,000	–	–	825,000	0.19
Number of ordinary shares of HK\$1.00 each in Hongkong Chinese Limited ("HCL")					
Mochtar Riady	–	–	973,240,440 <i>Notes (i), (ii) and (iii)</i>	973,240,440	72.26
James Riady	–	–	973,240,440 <i>Notes (i), (ii) and (iii)</i>	973,240,440	72.26
Stephen Riady	–	–	973,240,440 <i>Notes (i), (ii) and (iii)</i>	973,240,440	72.26
John Luen Wai Lee	200	200	–	400	0.00
King Fai Tsui	–	50,000	–	50,000	0.00

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ASSOCIATED CORPORATIONS *(Continued)*

1. Interests in shares of the Company and associated corporations *(Continued)*

Note:

- (i) As at 31st December, 2006, Lippo Cayman Limited ("Lippo Cayman"), an associated corporation (within the meaning of Part XV of the SFO) of the Company, and through its wholly-owned subsidiaries, Lippo Capital Limited, J & S Company Limited and Huge Returns Limited, was directly and indirectly interested in an aggregate of 248,697,776 ordinary shares of HK\$0.10 each in, representing approximately 57.34 per cent. of, the issued share capital of Lippo. Lanius Limited ("Lanius"), an associated corporation (within the meaning of Part XV of the SFO) of the Company, was the registered shareholder of 10,000,000 ordinary shares of US\$1.00 each in, representing 100 per cent. of, the issued share capital of Lippo Cayman. Lanius was the trustee of a discretionary trust, of which Dr. Mochtar Riady is the founder and in accordance with whose instructions Lanius was accustomed to act. Dr. Mochtar Riady did not have any interests in the share capital of Lanius. The beneficiaries of the trust included Dr. Mochtar Riady, Mr. James Riady, Mr. Stephen Riady and their respective family members including, inter alia, the minor child of each of Messrs. James Riady and Stephen Riady. Dr. Mochtar Riady, as the founder and beneficiary of the trust, and Messrs. James Riady and Stephen Riady (together with their minor children), as beneficiaries of the trust, were taken to be interested in Lippo Cayman under the SFO.
- (ii) As at 31st December, 2006, Lippo was indirectly interested in 6,544,696,389 ordinary shares of HK\$0.10 each in, representing approximately 71.13 per cent. of, the issued share capital of the Company.
- (iii) As at 31st December, 2006, the Company was directly and indirectly interested in an aggregate of 973,240,440 ordinary shares of HK\$1.00 each in, representing approximately 72.26 per cent. of, the issued share capital of HCL.

As at 31st December, 2006, Dr. Mochtar Riady, as the founder and beneficiary of the aforesaid discretionary trust, and Messrs. James Riady and Stephen Riady (together with their minor children), as beneficiaries of the aforesaid discretionary trust, through their interests in Lippo Cayman as mentioned in Note (i) above, were also taken to be interested in the share capital of the following associated corporations (within the meaning of Part XV of the SFO) of the Company:

Name of associated corporation	Class of shares	Number of shares interested	Approximate percentage of interest in the issued share capital
Abital Trading Pte. Limited	Ordinary shares	2	100
AcrossAsia Limited	Ordinary shares	3,669,576,788	72.45
		<i>(Note a)</i>	
Actfield Limited	Ordinary shares	1	100
Boudry Limited	Ordinary shares	1,000	100
CRC China Limited	Ordinary shares	1	100
Congrad Holdings Limited	Ordinary shares	1	100
Cyport Limited	Ordinary shares	1	100
East Winds Food Pte Ltd.	Ordinary shares	400,000	88.88
		<i>(Note b)</i>	
First Bond Holdings Limited	Ordinary shares	1	100
First Tower Corporation	Ordinary shares	1	100
		<i>(Note c)</i>	
Glory Power Worldwide Limited	Ordinary shares	1	100
Grand Peak Investment Limited	Ordinary shares	2	100
Grandhill Asia Limited	Ordinary shares	1	100
Honix Holdings Limited	Ordinary shares	1	100

REPORT OF THE DIRECTORS

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ASSOCIATED CORPORATIONS *(Continued)***1. Interests in shares of the Company and associated corporations** *(Continued)*

Name of associated corporation	Class of shares	Number of shares interested	Approximate percentage of interest in the issued share capital
Huge Returns Limited	Ordinary shares	1	100
J & S Company Limited	Ordinary shares	1	100
Lippo Assets (International) Limited	Ordinary shares	1,000,000	100
	Non-voting deferred shares	15,000,000	100
Lippo Capital Limited	Ordinary shares	705,690,000	100
Lippo Energy Company N.V.	Ordinary shares	6,000	100
Lippo Energy Holding Limited	Ordinary shares	1	100
Lippo Finance Limited	Ordinary shares	6,176,470	82.35
Lippo Holding America Inc.	Ordinary shares	1	100
Lippo Holding Company Limited	Ordinary shares	2,500,000	100
	Non-voting deferred shares	7,500,000	100
Lippo Investments Limited	Ordinary shares	2	100
Lippo Realty Limited	Ordinary shares	2	100
Multi-World Builders & Development Corporation	Ordinary shares	4,080	51
Nelton Limited	Ordinary shares	10,000	100
Pointbest Limited	Ordinary shares	1	100
SCR Ltd.	Ordinary shares	1	100
Sinotrend Global Holdings Limited	Ordinary shares	1	100
Skyscraper Realty Limited	Ordinary shares	10	100
		<i>(Note d)</i>	
The HCB General Investment (Singapore) Pte Ltd. ("HCB General")	Ordinary shares	70,000	70
Valencia Development Limited	Ordinary shares	800,000	100
	Non-voting deferred shares	200,000	100
Welux Limited	Ordinary shares	1	100

Note:

- The interests included 219,600,000 ordinary shares held by Mideast Pacific Strategic Holdings Limited in which Lippo Cayman controlled a 30 per cent. interest.
- The interests were held by HCB General, a 70 per cent. owned subsidiary of Lippo Cayman.
- The interest was held by Lippo, a 57.34 per cent. owned subsidiary of Lippo Cayman.
- The interests were held through Lippo, a 57.34 per cent. owned subsidiary of Lippo Cayman.

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ASSOCIATED CORPORATIONS *(Continued)*

1. Interests in shares of the Company and associated corporations *(Continued)*

As at 31st December, 2006, each of Messrs. James Riady and Stephen Riady, as beneficial owners, through their respective nominees, was interested in 5 ordinary shares of HK\$1.00 each in, representing 25 per cent. of, the issued share capital of Lanius which was the registered shareholder of 10,000,000 ordinary shares of US\$1.00 each in, representing 100 per cent. of, the issued share capital of Lippo Cayman. Lanius was the trustee of a discretionary trust, of which Dr. Mochtar Riady is the founder and beneficiary. The beneficiaries of the trust also included, inter alia, Messrs. James Riady and Stephen Riady and their minor children. Dr. Mochtar Riady did not have any interests in the share capital of Lanius but the shareholders of Lanius were accustomed to act in accordance with his instructions.

As at 31st December, 2006, Mr. John Luen Wai Lee, as a beneficial owner, was also interested in 230,000 ordinary shares of HK\$0.10 each in, representing approximately 0.0045 per cent. of, the issued share capital of AcrossAsia Limited, an associated corporation (within the meaning of Part XV of the SFO) of the Company.

2. Interests in underlying shares of the Company

Name of Director	Capacity and nature of interest	Number of underlying shares of HK\$0.10 each in respect of which options have been granted*	Approximate percentage of the issued share capital
John Luen Wai Lee	Personal (held as beneficial owner)	9,000,000	0.09

- * The options were granted on 23rd June, 1997 at a consideration of HK\$1.00 per grantee under the Share Option Scheme for Employees adopted by the Company (the "Share Option Scheme"). Such options vested after two months from the date when the options were deemed to be granted and accepted and are exercisable from 23rd August, 1997 to 23rd June, 2007 in accordance with the rules of the Share Option Scheme to subscribe for ordinary shares in the Company at an initial exercise price of HK\$5.30 per share (subject to adjustment). Pursuant to the bonus issue of new shares in the ratio of one for one in October 1997, the rights issue of new shares in July 1999 on the basis of one rights share for every one share held and the rights issue of new shares in November 2000 on the basis of one rights share for every two shares held, the holder of each option is entitled to subscribe for six ordinary shares of HK\$0.10 each in the Company at an exercise price of HK\$0.883 per share (subject to adjustment). None of the options were exercised by the above Director during the year and the quantity of options held by the above Director as at 1st January, 2006 and 31st December, 2006 remained unchanged.

The above interest in the underlying shares of the Company was held pursuant to unlisted physically settled equity derivatives. As at 31st December, 2006, none of the Directors or chief executive of the Company had any interests in the underlying shares in respect of cash settled or other equity derivatives of the Company or any of its associated corporations (within the meaning of Part XV of the SFO).

All the interests stated above represent long positions. Save as disclosed herein, as at 31st December, 2006, none of the Directors or chief executive of the Company had any interests or short positions in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were required to be recorded in the register kept by the Company under Section 352 of the SFO or which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

Save as disclosed herein, as at 31st December, 2006, none of the Directors or chief executive of the Company nor their spouses or minor children (natural or adopted) were granted or had exercised any rights to subscribe for any equity or debt securities of the Company or any of its associated corporations (within the meaning of Part XV of the SFO).

REPORT OF THE DIRECTORS

ARRANGEMENTS TO ACQUIRE SHARES OR DEBENTURES

Save as disclosed herein, at no time during the year was the Company or any of its subsidiaries, holding companies or fellow subsidiaries a party to any arrangements to enable a Director of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

INTERESTS AND SHORT POSITIONS OF SHAREHOLDERS DISCLOSEABLE UNDER THE SECURITIES AND FUTURES ORDINANCE

As at 31st December, 2006, so far as is known to the Directors of the Company, the following persons (other than the Directors or chief executive of the Company) had interests or short positions in the shares and underlying shares of the Company as recorded in the register required to be kept by the Company under Section 336 of the Securities and Futures Ordinance (the "SFO") as follows:

Interests of substantial shareholders in shares of the Company

Name	Number of ordinary shares of HK\$0.10 each	Approximate percentage of the issued share capital
Lippo Limited ("Lippo")	6,544,696,389	71.13
Lippo Cayman Limited ("Lippo Cayman")	6,544,696,389	71.13
Lanius Limited ("Lanius")	6,544,696,389	71.13
Madam Lidya Suryawaty	6,544,696,389	71.13

Note:

1. 6,544,696,389 ordinary shares of the Company were held by Skyscraper Realty Limited directly as beneficial owner which in turn was a wholly-owned subsidiary of First Tower Corporation ("First Tower"). First Tower was a wholly-owned subsidiary of Lippo. Lippo Cayman, and through its wholly-owned subsidiaries, Lippo Capital Limited (which owned approximately 50.47 per cent. interest of the issued share capital of Lippo), J & S Company Limited and Huge Returns Limited, was directly and indirectly interested in approximately 57.34 per cent. of the issued share capital of Lippo.
2. Lanius was the registered shareholder of the entire issued share capital of Lippo Cayman and was the trustee of a discretionary trust, of which Dr. Mochtar Riady is the founder and in accordance with whose instructions Lanius was accustomed to act. The beneficiaries of the trust included Dr. Mochtar Riady and his family members. Madam Lidya Suryawaty is the spouse of Dr. Mochtar Riady. Dr. Mochtar Riady was not the registered holder of any shares in the issued share capital of Lanius.
3. Lippo's interests in the shares of the Company were recorded as the interests of Lippo Cayman, Lanius and Madam Lidya Suryawaty. The above ordinary shares in the Company related to the same block of shares that Dr. Mochtar Riady, Messrs. James Riady and Stephen Riady were interested, details of which are disclosed in the above section headed "Directors' and chief executive's interests and short positions in shares, underlying shares and debentures of the Company and associated corporations".

All the interests stated above represent long positions. Save as disclosed herein, as at 31st December, 2006, none of the substantial shareholders or other persons (other than the Directors or chief executive of the Company) had any interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept by the Company under Section 336 of the SFO.

DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the year and up to the date of this report, none of the Directors are considered to have interests in any business which competes or is likely to compete, either directly or indirectly, with the businesses of the Group pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

CONNECTED TRANSACTIONS AND CONTINUING CONNECTED TRANSACTIONS

Connected transactions and continuing connected transactions disclosed in accordance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited are as follows:

- (A) On 10th January, 2005, a tenancy agreement was entered into between Superform Investment Limited ("Superform"), a wholly-owned subsidiary of the Company, and Lippo Limited ("Lippo"), an intermediate holding company of the Company, pursuant to which Lippo agreed to lease from Superform a portion of 24th Floor, Tower One, Lippo Centre, 89 Queensway, Hong Kong, with a gross floor area of approximately 11,028 square feet, for a term of two years from 1st January, 2005 to 31st December, 2006, both dates inclusive, at a monthly rental of HK\$248,100, exclusive of rates, service charges and all other outgoings, for office use. The rental was determined by reference to the then prevailing open market rentals.

The independent non-executive Directors have confirmed that the above tenancy has been entered into (i) in the ordinary and usual course of business of the Company; (ii) on normal commercial terms; and (iii) in accordance with the above tenancy agreement on terms that are fair and reasonable and in the interests of the shareholders of the Company as a whole. The auditors of the Company have also confirmed that (i) the above tenancy agreement has received the approval of the Board of Directors of the Company; (ii) the above tenancy is in accordance with the pricing policies stated in the financial statements of the Company (the "Pricing Policies"); (iii) the above tenancy was entered into in accordance with the terms of the above tenancy agreement; and (iv) the rental paid has not exceeded the estimated annual rental disclosed in the announcement dated 10th January, 2005:

- (B) As a result of the completion on 1st December, 2003 of the acquisition of (i) 70 per cent. of the total issued and paid up capital of each of Auric Chun Yip Sdn. Bhd. ("ACY", formerly known as Elegant Logistics Sdn. Bhd.) and Auric Pacific Food Processing Sdn. Bhd. (formerly known as Starry Delight Sdn. Bhd.) pursuant to the sale and purchase agreement dated 4th November, 2003 entered into between Chun Yip Trading Sdn. Bhd. ("CYT") and Sunbeam Food Sdn. Bhd. as the vendors and Auric Pacific (M) Sdn. Bhd, a wholly-owned subsidiary of Auric Pacific Group Limited ("APG") which in turn was a subsidiary of the Company, as the purchaser; and (ii) 75 per cent. of the total issued and paid up capital of Chunex Pte. Ltd. ("Chunex") pursuant to the sale and purchase agreement dated 4th November, 2003 entered into between Les Fromage Pte. Ltd. (formerly known as Chunex Trading Company Pte. Ltd. ("CTC")) as the vendor and APG Foods Pte. Limited, a wholly-owned subsidiary of APG, as the purchaser, the following agreements and/or transactions constituted continuing connected transactions of the Company:

- (1) (a) a tenancy agreement dated 4th November, 2003 was entered into between ACY as the tenant and Mr. Wong Ah Kwong (also known as Wong Choon Kong) ("Mr. Wong Senior") as the landlord (the "First ACY Tenancy Agreement") relating to the lease of a property located at 21 Jalan Mutiara Emas 7/2, Taman Mount Austin, 81100 Johor Bahru, Johor, Malaysia for use as a warehouse, with a gross floor area of approximately 2,400 square feet, for a period of three years commencing from 1st December, 2003 at a monthly rental of RM2,800 (equivalent to approximately HK\$5,600) with an option for ACY to renew the lease for a further three years after expiry of the initial three year term subject to rent payable at the prevailing market value of similar properties which shall not exceed 10 per cent. over and above the existing rent; and
- (b) a tenancy agreement dated 4th November, 2003 was entered into between ACY as the tenant and Chun Yip Realty Sdn. Bhd., a subsidiary of CYT, as the landlord (the "Second ACY Tenancy Agreement") relating to the lease of a property located at lot 35, Jalan Delima 1/3, Subang Hi-Tech Industrial Park, Batu Tiga, 40000 Shah Alam, Selangor, Malaysia for use as a factory with office premises, with a gross floor area of approximately 33,867 square feet, for a period of three years commencing from 1st December, 2003 at a monthly rental of RM37,253.70 (equivalent to approximately HK\$74,507) with an option for ACY to renew the lease for a further three years after expiry of the initial three year term subject to rent payable at the prevailing market value of similar properties which shall not exceed 10 per cent. over and above the existing rent.

CONNECTED TRANSACTIONS AND CONTINUING CONNECTED TRANSACTIONS *(Continued)*

The monthly rentals payable under the First ACY Tenancy Agreement and the Second ACY Tenancy Agreement were arrived at after arm's length negotiations between the relevant parties on normal commercial terms and was determined by reference to such negotiations and prevailing market rents in respect of similar properties in similar locations and uses as provided by independent property valuers.

- (2) Ongoing trading arrangements were entered into between (i) Hamildon Sdn. Bhd. ("HSB"), a subsidiary of CYT, Kungsing Pte. Ltd. ("KPL"), 27 per cent. and approximately 15.65 per cent. beneficially owned by CTC and Mr. Wong Senior respectively, Chun Yip Bakery Mart Sdn. Bhd. ("CYBM"), a subsidiary of CYT; and (ii) ACY, Chunex and Auric Pacific Marketing Pte. Ltd. ("APM(S)"), a wholly-owned subsidiary of APG (as the case may be) (the "Ongoing Arrangements"), details of which are as follows:

Ongoing Arrangements where subsidiaries of APG are buyers:

Parties		Description of Transactions	Products
Buyer	Seller		
ACY	HSB	ACY buys from HSB and resells to customers	Cake cases-packaging for cake and pastry items
ACY	KPL	KPL sells to ACY for resale	General foodstuff, mainly baking ingredients

Ongoing Arrangements where subsidiaries of APG are sellers:

Parties		Description of Transactions	Products
Buyer	Seller		
CYBM	ACY	ACY sells a range of baking ingredients to CYBM, a retailer in baking ingredients to housewives and petty traders	Comprehensive range of baking ingredients including cake mixes, sultanas, flavour and colours, dairy products, yeast and baking powder
KPL	ACY	ACY sells to KPL for resale	General foodstuff, mainly baking ingredients
KPL	Chunex	Chunex sells to KPL as it uses the latter as a wholesaler for its ingredient business	General foodstuff including baking powder, dried fruits, cherries and dairy products
KPL	APM(S)	APM(S) sells to KPL as it uses the latter as a wholesaler for its ingredient business	General foodstuff including baking powder, dried fruits, cherries and dairy products

CONNECTED TRANSACTIONS AND CONTINUING CONNECTED TRANSACTIONS *(Continued)*

A standard supply agreement has been entered into on 17th January, 2005 between each of the buying and selling parties set out above in relation to the Ongoing Arrangements for a fixed period of three years commencing on 1st December, 2003, unless terminated by the relevant parties by giving written notice to the other of the relevant agreement with varying written notice periods as regards each relevant supply agreement. The relevant buyer may provide the relevant seller with forecasts for a fixed period as to its requirements for each of the products specified under the relevant supply agreement on its date of commencement and on each anniversary of such date for information purposes only, where required to do so by the relevant seller. The relevant parties may by agreement in writing vary the products and its specifications under the standard supply agreement. Orders for the products will be placed on as "as needed" basis on standard terms and conditions of sale.

The price of the products are specified in each standard supply agreement and determined by reference to the quantity, price and specifications of the relevant products from time to time but may be changed upon mutual agreement between the relevant parties.

The aggregate values of transactions entered into in respect of the Ongoing Arrangements for the period (the "Period") from 1st January, 2006 to 23rd February, 2006, being the date when APG ceased to be a subsidiary of the Company, were as follows:

Ongoing Arrangements where subsidiaries of APG are buyers	equivalent to approximately HK\$33,000
Ongoing Arrangements where subsidiaries of APG are sellers	equivalent to approximately HK\$579,000

(First ACY Tenancy Agreement, Second ACY Tenancy Agreement and Ongoing Arrangements, collectively referred to as the "Aggregate Connected Transactions").

The independent non-executive Directors have confirmed that the Aggregate Connected Transactions for the Period have been entered into (i) in the ordinary and usual course of business of the Group; (ii) on normal commercial terms or on terms no less favourable to the Group than terms available to or from independent third parties; and (iii) in accordance with the above relevant agreements on terms that are fair and reasonable and in the interests of the shareholders of the Company as a whole. The auditors of the Company have also confirmed that (i) the Aggregate Connected Transactions have received the approval of the Board of Directors of the Company; (ii) the transactions pertaining to the Aggregate Connected Transactions were entered into in accordance with the terms of the respective agreements and, where applicable, the Pricing Policies; and (iii) the Aggregate Connected Transactions did not exceed the caps as disclosed in the announcement dated 25th January, 2005.

On 23rd February, 2006, APG ceased to be a subsidiary of the Company and has become an associate of the Company. The above agreements and/or transactions, therefore, ceased to constitute continuing connected transactions of the Company from 23rd February, 2006.

CONNECTED TRANSACTIONS AND CONTINUING CONNECTED TRANSACTIONS *(Continued)*

(C) On 24th July, 1996, the following lease agreements were entered into between the following companies:

- (1) a lease agreement (including all amendments and addenda) was entered into between PT Duta Wisata Loka ("DWL") and PT Matahari Putra Prima Tbk ("Matahari") pursuant to which DWL agreed to lease to Matahari the premises located at certain portions of the ground floor through the fourth floor, with a total area of 14,104.74 square metres, of Megamal Pluit (the "Mall"), a shopping mall in Indonesia, for a period from 8th June, 1996 to 7th June, 2006 (subject to an option of Matahari to renew the lease for another 10 years). Rental, service charges and outgoings for the period ended 7th June, 2006 were payable in cash and amounted to a total of approximately Rp1,211,563,000 (equivalent to approximately HK\$992,000) per month; and
- (2) two lease agreements (including all amendments and addenda) were entered into between DWL and PT Matahari Graha Fantasi ("Matahari Fantasi") pursuant to which DWL agreed to lease to Matahari Fantasi the premises located at certain portions of the fourth floor, with a total area of 923.3 square metres, of the Mall for a period both from 8th June, 1996 to 7th June, 2006 (but can be extended by Matahari Fantasi by giving a written notice to DWL prior to the expiry of the lease agreements). Rental, service charges and outgoings for the period ended 7th June, 2006 were payable in cash and amounted to a total of approximately Rp128,140,000 (equivalent to approximately HK\$105,000) per month.

Following the completion of the acquisition of a 50.89 per cent. effective interest in DWL, the owner of the Mall, by Auric Property Pte. Ltd., a wholly-owned subsidiary of APG, on 8th June, 2005, DWL became an indirect subsidiary of APG and, therefore, the above lease agreements constituted continuing connected transactions for the Company. Matahari Fantasi is a 50.01 per cent. owned subsidiary of Matahari which in turn is a 50.1 per cent. owned subsidiary of PT Multipolar Corporation Tbk, an indirect non-wholly owned subsidiary of Lippo Cayman Limited ("Lippo Cayman"). Lippo Cayman is wholly owned by Lanius Limited, the trustee of a trust, the beneficiaries of which include Dr. Mochtar Riady, Mr. James Riady and Mr. Stephen Riady and their respective family members.

The independent non-executive Directors have confirmed that the above lease agreements were entered into (i) in the ordinary and usual course of business; (ii) on normal commercial terms or on terms no less favourable to the Group than terms available to independent third parties; and (iii) in accordance with the above lease agreements on terms that are fair and reasonable and in the interests of the shareholders of the Company as a whole. The auditors of the Company have also confirmed that (i) the above lease agreements have received the approval of the Board of Directors of the Company; (ii) the above lease agreements were entered into in accordance with the terms of the lease agreements; and (iii) the above lease agreements have not exceeded the caps as disclosed in the announcement dated 7th July, 2005.

On 23rd February, 2006, APG ceased to be a subsidiary of the Company and has become an associate of the Company. The above lease agreements, therefore, ceased to constitute continuing connected transactions of the Company from 23rd February, 2006.

CONNECTED TRANSACTIONS AND CONTINUING CONNECTED TRANSACTIONS *(Continued)*

(D) The following option agreements were entered into during the year:

- (i) two option agreements both dated 24th July, 2006 were entered into between HKCL Investments Pte. Ltd. ("HKCL"), a wholly-owned subsidiary of the Company, and Mr. Thio Gim Hock ("Mr. Thio") and Mrs. Thio Su Mien ("Mrs. Thio") in joint names and Ms. Thio Liann ("Ms. Thio", together with Mr. Thio and Mrs. Thio, the "Thio Family") respectively, pursuant to which each of Mr. Thio and Mrs. Thio in joint names and Ms. Thio were granted an option by HKCL to purchase Flat No. #19-01, 19th Floor and Flat No. #17-04, 17th Floor (the "Thio Properties") of the housing project known as Newton One which is located at 1 Newton Road, Singapore (the "Project") in consideration for payment of S\$101,296.30 (equivalent to approximately HK\$494,000) and S\$62,795.50 (equivalent to approximately HK\$306,000) respectively, representing 5 per cent. of the sale prices payable for the respective Thio Properties. On 11th August, 2006, the Thio Family exercised their respective options by entering into formal sale and purchase agreements with HKCL respectively to purchase the Thio Properties at the aggregate sale price of S\$3,281,836 (equivalent to approximately HK\$16,179,000);
- (ii) an option agreement dated 24th July, 2006 was entered into between HKCL and Mr. Jonathan Miles Foxall ("Mr. Foxall"), pursuant to which Mr. Foxall was granted an option by HKCL to purchase Flat No. #28-01, 28th Floor of the Project (the "Foxall Property") in consideration for payment of S\$110,705 (equivalent to approximately HK\$539,000), representing 5 per cent. of the sale price payable for the Foxall Property. On 2nd August, 2006, Mr. Foxall exercised his option by entering into a formal sale and purchase agreement with HKCL to purchase the Foxall Property at the sale price of S\$2,214,093 (equivalent to approximately HK\$10,915,000);
- (iii) an option agreement dated 4th September, 2006 was entered into between HKCL and Mr. Yao Che Wan ("Mr. Yao"), pursuant to which Mr. Yao was granted an option by HKCL to purchase Flat No. #26-02, 26th Floor of the Project (the "Yao Property") in consideration for payment of S\$101,875.10 (equivalent to approximately HK\$504,000), representing 5 per cent. of the sale price payable for the Yao Property. On 15th September, 2006, Mr. Yao exercised his option by entering into a formal sale and purchase agreement with HKCL to purchase the Yao Property at the sale price of S\$2,037,502 (equivalent to approximately HK\$10,018,000); and
- (iv) an option agreement dated 4th September, 2006 was entered into between HKCL and Mr. Vincent Ong ("Mr. Ong"), pursuant to which Mr. Ong was granted an option by HKCL to purchase Flat No. #19-03, 19th Floor of the Project (the "Ong Property") in consideration for payment of S\$64,288.25 (equivalent to approximately HK\$318,000), representing 5 per cent. of the sale price payable for the Ong Property. On 12th September, 2006, Mr. Ong exercised his option by entering into a formal sale and purchase agreement with HKCL to purchase the Ong Property at the sale price of S\$1,285,765 (equivalent to approximately HK\$6,322,000).

Mr. Thio is a director of HKCL and certain subsidiaries of the Company. Mrs. Thio is the spouse of Mr. Thio and Ms. Thio is a daughter of Mr. Thio. Mr. Foxall, Mr. Yao and Mr. Ong are directors of certain subsidiaries of the Company.

The sale prices payable for the Thio Properties, the Foxall Property, the Yao Property and the Ong Property were determined with reference to the prevailing market conditions and market price.

Subsequent to the balance sheet date, on 29th January, 2007, a tenancy agreement was entered into between Superform and Lippo, pursuant to which Lippo agreed to lease from Superform a portion of 24th Floor, Tower One, Lippo Centre, 89 Queensway, Hong Kong, with a gross floor area of approximately 11,028 square feet, for a term of two years from 1st January, 2007 to 31st December, 2008, both dates inclusive, at a monthly rental of HK\$375,100, exclusive of rates, service charges and all other outgoings, for office use. The rental was determined by reference to the then prevailing open market rentals.

REPORT OF THE DIRECTORS

DIRECTORS' AND CONTROLLING SHAREHOLDERS' INTEREST IN CONTRACTS

Save as disclosed above and in Note 43 to the financial statements, there were no other contracts of significance in relation to the Company's business, to which the Company or any of its subsidiaries, holding companies or fellow subsidiaries was a party, subsisting at the end of the year or at any time during the year, and in which a Director or the controlling shareholders or any of their respective subsidiaries, directly or indirectly, had a material interest.

During the year, no contract of significance for the provision of services to the Group by a controlling shareholder or any of its subsidiaries has been made.

DIRECTORS' SERVICE CONTRACTS

No Director of the Company proposed for re-election at the forthcoming annual general meeting has a service contract with the Company or any of its subsidiaries, which is not determinable by the employing company within one year without payment of compensation (other than statutory compensation).

MANAGEMENT CONTRACTS

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

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

During the year, there was no purchase, sale or redemption of the Company's listed securities by the Company or any of its subsidiaries.

MAJOR SUPPLIERS AND CUSTOMERS

During the year, the percentage of purchases attributable to the Group's five largest suppliers combined and that of sales attributable to the Group's five largest customers combined were less than 30 per cent. of the Group's aggregate purchases and sales, respectively.

RETIREMENT BENEFITS SCHEMES

Details of the retirement benefits schemes of the Group and the employer's retirement benefits costs charged to the consolidated profit and loss account for the year are set out in Note 10 to the financial statements.

AUDIT COMMITTEE

The Company has established an audit committee (the "Committee"). The existing members of the Committee comprise three independent non-executive Directors, namely Mr. Victor Ha Kuk Yung (Chairman), Mr. Edwin Neo and Mr. King Fai Tsui and one non-executive Director, Mr. Leon Nim Leung Chan. The Committee has reviewed with the management of the Company the accounting principles and practices adopted by the Group and financial reporting matters including the review of the audited financial statements for the year ended 31st December, 2006.

CORPORATE GOVERNANCE

The Company is committed to maintaining a high standard of corporate governance practices. The Company's Corporate Governance Report is set out on pages 14 to 19.

SUFFICIENCY OF PUBLIC FLOAT

Based on information that is publicly available to the Company and within the knowledge of the Directors, as at the date of this report, the Company has maintained sufficient public float as required under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

AUDITORS

The financial statements for the year were audited by Ernst & Young who will retire at the conclusion of the forthcoming annual general meeting and, being eligible, will offer themselves for re-appointment.

On behalf of the Board

John Luen Wai Lee

Director

Hong Kong, 24th April, 2007