

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 110 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 35 to 123.

No interim dividend was declared for the year (2005 – Nil). The Directors have resolved to recommend the payment of a final dividend of HK4 cents per share for the year ended 31st December, 2006 (2005 – HK2 cents per share). Total dividends for the year ended 31st December, 2006 will be HK4 cents per share (2005 – HK2 cents per share) amounting to approximately HK\$17,349,000 (2005 – HK\$8,675,000).

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 a subsidiary 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 110 to 120.

DONATIONS

Charitable and other donations made by the Group during the year amounted to HK\$8,304,000 (2005 – HK\$20,206,000). 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.

HONORARY CHAIRMAN

On 25th April, 2003, the Directors of the Company appointed Dr. Mochtar Riady ("Dr. Riady") as Honorary Chairman of the Company in recognition of Dr. Riady's valuable contribution to the Company in the past. Dr. Riady was not appointed as a director or officer of the Company, has no executive or management function within the Company and will not attend or vote at meetings of Directors. He will not have any involvement in the day-to-day management, oversight or other operation of the Company.

DIRECTORS

The Directors of the Company during the year were:

Executive Directors

Mr. Stephen Riady (*Chairman*)

Mr. John Luen Wai Lee, J.P. (*Managing Director and Chief Executive Officer*)

Mr. Jark Pui Lee, S.B.S., O.B.E., J.P.

Mr. David T. Yeh (resigned on 1st June, 2006)

Non-executive Director

Mr. Leon Nim Leung Chan

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. Leon Nim Leung Chan 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

Mr. Stephen Riady, aged 46, has been the Chairman of the Company since 1991. He is also the Deputy Chairman, Managing Director and Chief Executive Officer of Lippo China Resources Limited ("LCR"), and a director of Hongkong Chinese Limited ("HCL"), Lanius Limited, Lippo Cayman Limited and Lippo Capital 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. John Luen Wai Lee, J.P., aged 58, has been the Managing Director of the Company since 1991. Mr. Lee is also the Chief Executive Officer of the Company and a director of LCR and HCL. 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. Jark Pui Lee, S.B.S., O.B.E., J.P., aged 67, was appointed a Director of the Company in 1992. Mr. Lee holds a Bachelor of Arts degree (Hons) from The University of Hong Kong. He worked for the Hong Kong Government and was the Secretary-General of The Chinese Manufacturers' Association of Hong Kong. He has served and contributed to the local community for over 30 years, and was Chairman of International Chamber of Commerce – Hong Kong, China, the Government's Social Welfare Advisory Committee, Hong Kong Council of Social Service, the Legal Aid Services Council and Po Leung Kuk. Mr. Lee is currently the Chairman of The Agency for Volunteer Service, the Hong Kong Council of Volunteering and General Support Programme Vetting Committee, Innovation and Technology Commission.

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 LCR and HCL.

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 LCR.

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

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 LCR 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 LCR 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.

Mr. Kwok Fai Lee, was appointed the company secretary of the Company in April 1991. Mr. Lee is an associate member of the Chartered Institute of Bankers and a fellow member of both the Institute of Chartered Secretaries and Administrators and the Hong Kong Institute of Chartered Secretaries. He has over 20 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 | | | | | |
| Stephen Riady | – | – | 248,697,776 <i>Note (i)</i> | 248,697,776 | 57.34 |
| Jark Pui Lee | – | 48 | – | 48 | 0.00 |
| John Luen Wai Lee | 825,000 | – | – | 825,000 | 0.19 |
| Number of ordinary shares of HK\$0.10 each in Lippo China Resources Limited ("LCR") | | | | | |
| Stephen Riady | – | – | 6,544,696,389 <i>Notes (i) and (ii)</i> | 6,544,696,389 | 71.13 |
| Number of ordinary shares of HK\$1.00 each in Hongkong Chinese Limited ("HCL") | | | | | |
| Stephen Riady | – | – | 973,240,440 <i>Notes (i), (ii) and (iii)</i> | 973,240,440 | 72.26 |
| Jark Pui Lee | 350 | 350 | – | 700 | 0.00 |
| John Luen Wai Lee | 200 | 200 | – | 400 | 0.00 |
| King Fai Tsui | – | 50,000 | – | 50,000 | 0.00 |

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 the Company. 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. The beneficiaries of the trust included, inter alia, Mr. Stephen Riady and his minor child. Mr. Stephen Riady together with his minor child, as beneficiaries of the trust, were taken to be interested in Lippo Cayman under the SFO.
- (ii) As at 31st December, 2006, the Company 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 LCR.
- (iii) As at 31st December, 2006, LCR 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.

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, Mr. Stephen Riady together with his minor child, 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 |
| 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 |
| First Bond Holdings Limited | Ordinary shares | 1 | 100 |
| 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 |
| 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 |
| The HCB General Investment (Singapore) Pte Ltd. | 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 |

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, Mr. Stephen Riady, as beneficial owner and through his nominee, 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, father of Mr. Stephen Riady, is the founder and the beneficiaries of the trust included, inter alia, Mr. Stephen Riady and his minor child.

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's associated corporation

| Name of Director | Capacity and nature of interest | Number of underlying shares of HK\$0.10 each in LCR 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 LCR (the "LCR 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 LCR Share Option Scheme to subscribe for ordinary shares in LCR 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 LCR 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 interests in the underlying shares of the Company's associated corporation were 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).

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 substantial shareholders (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules")) and other person, 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") and/or as notified to the Company as follows:

Interests of substantial shareholders (as defined under the Listing Rules) and other person in shares of the Company

| Name | Number of ordinary shares of HK\$0.10 each | Approximate percentage of the issued share capital |
|--|---|---|
| <i>Substantial shareholders:</i> | | |
| Lippo Capital Limited ("Lippo Capital") | 218,900,000 | 50.47 |
| Lippo Cayman Limited ("Lippo Cayman") | 248,697,776 | 57.34 |
| Lanius Limited ("Lanius") | 248,697,776 | 57.34 |
| Dr. Mochtar Riady | 248,697,776 | 57.34 |
| Madam Lidya Suryawaty | 248,697,776 | 57.34 |
| Sun Hung Kai & Co. Limited ("SHK") | 43,950,000 | 10.13 |
| Allied Properties (H.K.) Limited ("APL") | 43,950,000 | 10.13 |
| Allied Group Limited ("AGL") | 43,950,000 | 10.13 |
| Lee and Lee Trust | 43,950,000 | 10.13 |

Other person:

| | | |
|--------------------------------|------------|------|
| Upstand Assets Limited ("UAL") | 31,450,000 | 7.25 |
|--------------------------------|------------|------|

Note:

- 218,900,000 ordinary shares of the Company were owned by Lippo Capital directly as beneficial owner. Lippo Cayman, through its wholly-owned subsidiaries, Lippo Capital, J & S Company Limited and Huge Returns Limited, was indirectly interested in 237,335,144 ordinary shares of the Company. Together with 11,362,632 ordinary shares of the Company owned by Lippo Cayman directly as beneficial owner, Lippo Cayman was interested in an aggregate of 248,697,776 ordinary shares in, representing approximately 57.34 per cent. of, the issued share capital of the Company.
- 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.
- Lippo Cayman's interests in the ordinary shares of the Company were recorded as the interests of Lanius, Dr. Mochtar Riady and Madam Lidya Suryawaty. The above 248,697,776 ordinary shares in the Company related to the same block of shares that Mr. Stephen Riady was 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".

INTERESTS AND SHORT POSITIONS OF SHAREHOLDERS DISCLOSEABLE UNDER THE SECURITIES AND FUTURES ORDINANCE *(Continued)*

Interests of substantial shareholders (as defined under the Listing Rules) and other person in shares of the Company *(Continued)*

4. 31,450,000 ordinary shares of the Company were held by UAL directly as beneficial owner. SHK, through its wholly-owned subsidiaries, UAL, Cheeroll Limited ("Cheeroll") and Best Delta International Limited ("Best Delta"), was indirectly interested in an aggregate of 43,950,000 ordinary shares in, representing approximately 10.13 per cent. of, the issued share capital of the Company. Cheeroll was a wholly-owned subsidiary of Shipshape Investments Limited ("Shipshape") and Best Delta was a wholly-owned subsidiary of Sun Hung Kai Venture Capital Limited which in turn was a wholly-owned subsidiary of Shipshape. Shipshape was a wholly-owned subsidiary of SHK. SHK was a 65.18 per cent. owned subsidiary of AP Emerald Limited which in turn was wholly owned by AP Jade Limited. AP Jade Limited was a wholly-owned subsidiary of APL which in turn was a 74.93 per cent. owned subsidiary of AGL. Mr. Lee Seng Hui, Ms. Lee Su Hwei and Mr. Lee Seng Huang are the trustees of Lee and Lee Trust, being a discretionary trust, and they together owned 41.25 per cent. interest in AGL. Subsequent to the balance sheet date, SHK, through UAL, Cheeroll and Best Delta, disposed its interest in the Company in January 2007. Accordingly, the above parties ceased to have any notifiable interest in the Company pursuant to 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 substantial shareholders (as defined under the Listing Rules) 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) 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 Lippo China Resources Limited ("LCR"), 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

CONNECTED TRANSACTIONS AND CONTINUING CONNECTED TRANSACTIONS *(Continued)*

- (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.

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 LCR, 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 LCR and has become an associate of LCR. 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)*

(B) 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, inter alia, Mr. Stephen Riady and his 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 LCR and has become an associate of LCR. 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)*

(C) 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 LCR, 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.

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 comprises 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

Managing Director and Chief Executive Officer

Hong Kong, 24th April, 2007