(Incorporated in Hong Kong with limited liability)

(Stock code: 666)

As at 30th April, 2004, the unaudited consolidated net asset value per share of the company was approximately HK\$0.41.

By Order of the Board Peter FUNG Yiu Fai Managing Director

As at the date of announcement, the Board of Directors comprises Mr. Tony FUNG Wing Cheung, Mr. Peter FUNG Yiu Fai, Mr. Philippe DHAMELINCOURT, Mr. LI Shi Liang and Mr. Fabrice JACOB (alternative director to Mr. Philippe DHAMELINCOURT) as executive directors; Mr. LEE Seng Hui as non-executive director; Mr. Ambrose SO Shu Fai, Mr. Peter LEE Yip Wah, Mr. Alexander CHOW Yu Chun and Mr. Albert HO (alternative director to Mr. Ambrose SO Shu Fai) as independent non-executive directors.

Hong Kong, 14th May, 2004

Please also refer to the published version of this announcement in The Standard.