(Incorporated in Hong Kong with limited liability)

(the "Company") (Stock Code: 280)

Announcement

The Company announces that Mr. Cheng Kwai Yin, an independent non-executive director of the Company and a member of the audit committee, passed away on 4th May, 2006. Now the Company has 3 independent non-executive directors and complies with the requirements of Rule 3.10 of the Listing Rules. The Company will appoint another independent non-executive director to the audit committee to fill the vacancy left by Mr. Cheng as soon as possible.

Mr. Cheng made valuable contribution to the Company during his long tenure as director. He will be deeply missed.

By Order of the Board Yeung Ping Leung, Howard Chairman

Hong Kong, 12th May, 2006

As at the date of this announcement, the executive directors of the Company are Mr. Yeung Ping Leung, Howard, Mr. Tang Yat Sun, Richard, Mr. Cheng Ka On, Dominic, Mr. Yeung Bing Kwong, Kenneth and Ms. Fung Chung Yee, Caroline, the non-executive directors are Dr. Sin Wai Kin, Mr. Wong Wei Ping, Martin and Mr. Ho Hau Hay, Hamilton and the independent non-executive directors are Mr. Lau To Yee, Mr. Cheng Kar Shing, Peter and Mr. Chan Chak Cheung, William.