



FAR EAST CONSORTIUM INTERNATIONAL LIMITED

(Incorporated in the Cayman Islands with limited liability)

Website: <http://www.fareastconsortium.com.hk>

Stock Code: 35

ANNOUNCEMENT OF RESULTS FOR THE YEAR ENDED 31ST MARCH, 2004

RESULTS

The Board of Directors of Far East Consortium International Limited (the "Company") is pleased to announce that the audited consolidated results of the Company and its subsidiaries (the "Group") for the year ended 31st March, 2004 together with the comparative figures for the previous year are as follows:

CONSOLIDATED INCOME STATEMENT

For the year ended 31st March, 2004

	Notes	2004 HK\$'000	2003 HK\$'000
Turnover	2	819,859	796,057
Cost of sales		(521,842)	(655,948)
Gross profit		298,017	140,109
Other operating income		23,846	10,229
Selling and distribution expenses		(9,900)	(2,554)
Administrative expenses		(129,092)	(137,424)
Other operating expenses		–	(5,147)
Loss on disposal of investment properties		–	(22,590)
Impairment losses reversed (recognised) on properties		13,002	(13,602)
Revaluation increase (decrease) on hotel properties		5,369	(5,540)
Loss on disposal of other assets		(1,815)	–
Unrealised holding gain (loss) on investments in securities		3,443	(2,000)
Amortisation of goodwill arising on acquisition of associates		(582)	–
Amortisation of negative goodwill		7,693	–
Profit on disposal of subsidiaries		5,690	890
Profit on deemed disposal of a subsidiary		11,514	–
Gain (loss) on disposal of an associate		36,422	(1,708)
Share of results of associates		(23,687)	(45,050)
Share of results of a jointly controlled entity		(332)	9,583
Finance costs		(34,376)	(41,743)
Profit (loss) before taxation		205,212	(116,547)
Taxation	3	(53,219)	(17,809)
Profit (loss) before minority interests		151,993	(134,356)
Minority interests		(2,983)	10,154
Profit (loss) for the year		149,010	(124,202)
Dividend	4	58,265	19,703
Earnings (loss) per share – basic	5	14.3 cents	(12.7 cents)

Notes:

1. Basis of presentation

The audited financial statements have been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and with the Statements of Standard Accounting Practice ("SSAP") issued by Hong Kong Society of Accountants.

In the current year, the Group has adopted, for the first time, Statement of Standard Accounting Practice No. 12 "Income taxes" ("SSAP (Revised)") issued by the Hong Kong Society of Accountants. The principal effect of the implementation of SSAP 12 (Revised) is in relation to deferred tax. In previous years, partial provision was made for deferred tax using the income statement liability method, i.e. a liability was recognised in respect of timing differences arising, except where those timing differences were not expected to reverse in the foreseeable future. SSAP 12 (Revised) requires the adoption of a balance sheet liability method, whereby deferred tax is recognised in respect of all temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, with limited exceptions. In the absence of any specific transitional requirements in SSAP 12 (Revised), the new accounting policy has been applied retrospectively. Comparative amounts have been restated accordingly.

2. Turnover and segment information

Business segments

For management purposes, the Group is currently organised into five operating divisions – property development and investment, hotel operations, securities investment, industrial, and treasury. These divisions are the basis on which the Group reports its primary segment information.

Principal activities are as follows:

Property development and investment	–	properties development, letting and sale
Hotel operations	–	hotel operation and management
Securities investment	–	investment and trading in securities
Industries	–	manufacturing and sale of boiler products
Treasury	–	loan financing

	Property development and investment HK\$'000	Hotel operations HK\$'000	Securities investment HK\$'000	Industrial HK\$'000	Treasury HK\$'000	Other operations HK\$'000	Eliminations HK\$'000	Consolidated HK\$'000
TURNOVER								
External sales	713,170	36,095	10,805	24,686	35,103	–	–	819,859
Inter-segment sales	30,887	–	–	–	–	–	(30,887)	–
Total turnover	744,057	36,095	10,805	24,686	35,103	–	(30,887)	819,859
Inter-segment sales are charged at prevailing market rates.								
RESULT								
Segment results	166,491	(4,910)	(18,195)	(3,333)	30,786	(3,002)	–	167,837
Other operating income	20,791	719	376	553	(2,771)	4,178	–	23,846
Impairment losses reversed on properties	13,002	–	–	–	–	–	–	13,002
Loss on disposal of other assets	–	–	–	–	–	–	–	(1,815)
Amortisation of goodwill arising on acquisition of associates	–	–	–	–	–	–	–	(582)
Amortisation of negative goodwill	–	–	–	–	–	–	–	7,693
Profit on disposal of subsidiaries	5,690	–	–	–	–	–	–	5,690
Profit on deemed disposal of a subsidiary	11,514	–	–	–	–	–	–	11,514
Gain on disposal of an associate	–	–	–	–	–	–	–	36,422
Share of results of associates	–	–	–	–	–	–	–	(23,687)
Share of results of a jointly controlled entity	–	–	–	–	–	–	–	(332)
Finance costs	–	–	–	–	–	–	–	(34,376)
Profit before taxation								205,212
Taxation								(53,219)
Profit before minority interest								151,993

Segment information about these businesses is presented below.

2003

	Property development and investment HK\$'000	Hotel operations HK\$'000	Securities investment HK\$'000	Industries HK\$'000	Treasury HK\$'000	Other operations HK\$'000	Eliminations HK\$'000	Consolidated HK\$'000
TURNOVER								
External sales	687,024	42,076	40,257	26,700	–	–	–	796,057
Inter-segment sales	27,560	–	–	–	–	–	(27,560)	–
Total turnover	714,584	42,076	40,257	26,700	–	–	(27,560)	796,057
Inter-segment sales are charged at prevailing market rates.								
RESULT								
Segment results	21,880	1,771	(2,168)	(3,881)	(20,091)	(6,264)	–	(8,753)
Other operating income	2,732	1,438	486	2,166	(1,661)	5,068	–	10,229
Unallocated corporate expenses	–	–	–	–	–	–	–	(3,803)
Loss on disposal of investment properties	(22,590)	–	–	–	–	–	–	(22,590)
Impairment losses recognised on properties	(13,602)	–	–	–	–	–	–	(13,602)
Profit on disposal of a subsidiary	890	–	–	–	–	–	–	890
Loss on disposal of an associate	–	–	–	–	–	–	–	(1,708)
Share of results of associates	–	–	–	–	–	–	–	(45,050)
Share of results of a jointly controlled entity	–	–	–	–	–	–	–	9,583
Finance costs	–	–	–	–	–	–	–	(41,743)
Loss before taxation								(116,547)
Taxation								(17,809)
Loss before minority interest								(134,356)

3. Taxation

	2004 HK\$'000	2003 HK\$'000
The charges (credit) comprise		
Current year		
Hong Kong	3,594	411
Other regions in the PRC	48,438	2,426
Other jurisdictions	413	2,482
	52,445	5,319
Prior years		
Hong Kong	2,155	15,680
Other regions in the PRC	–	4,183
Other jurisdictions	59	594
	2,214	20,457
Deferred taxation	(1,612)	(7,515)
Taxation attributable to the Company and its subsidiaries	53,047	18,261
Share of taxation attributable to associates	172	(452)
	53,219	17,809

Hong Kong Profits Tax is calculated at 17.5% (2003: 16%) of the estimated assessable profit for the year. Taxation arising in other regions in the PRC or other jurisdictions is calculated at the rates prevailing in the relevant jurisdictions.

4. Dividend

Script dividend alternatives were offered in respect of the 2003 and 2002 final dividend. These scrip dividend alternatives were accepted by the majority of shareholders, as follows:

	2004 HK\$'000	2003 HK\$'000
Dividend paid:		
Final dividend in respect of 2003 – HK2 cents (2002: HK2 cents):		
Cash	8,471	12,558
Share alternative under scrip dividend scheme	<u>11,232</u>	<u>6,797</u>
	<u>19,703</u>	<u>19,355</u>
Interim dividend in respect of 2004 – HK2 cents (2003: Nil):		
Cash	9,458	–
Share alternative under scrip dividend scheme	<u>13,754</u>	<u>–</u>
	<u>23,212</u>	<u>–</u>
	<u>42,915</u>	<u>19,355</u>

The final dividend in respect of 2004 of HK3 cents (2003: HK2 cents) per share, amounting to HK\$35,053,000 has been proposed by the directors and is subject to approval by the shareholders in general meeting.

5. Earnings (Loss) per share

The calculation of basic earnings (loss) per share is based on the profit for the year of HK\$149,010,000 (2003: Loss of HK\$124,202,000) and on the weighted average number of 1,043,767,000 (2003: 976,466,000) ordinary shares in issue during the year.

DIVIDEND

The directors recommend a final dividend for the year ended 31st March, 2004 of HK3 cents (2003: HK2 cents) per share to shareholders whose names appear on the Company's Register of Members on 25th August, 2004 amounting to HK\$35,053,000. The final dividend will take the form of a scrip dividend with shareholders being given an option to elect to receive cash in lieu of all or part of their scrip dividend entitlements ("Scrip Dividend Scheme").

The Scrip Dividend Scheme will be subject to (i) the approval of the proposed final dividend at the annual general meeting to be held on 25th August, 2004; and (ii) The Stock Exchange of Hong Kong Limited (the "Stock Exchange") granting listing of and permission to deal in the new shares to be allotted thereunder. For the purpose of determining the number of new shares to be allotted, the market value of new shares will be calculated as the average of the closing prices of the existing shares of the Company on the Stock Exchange for the five trading days prior to and including 25th August, 2004. Full details of the Scrip Dividend Scheme will be set out in a circular to shareholders together with a form of election on or about 2nd September, 2004. Dividends warrants or new shares certificates will be posted on or about 28th September, 2004.

BOOK CLOSE

The register of members of the Company will be closed from 23rd August, 2004 to 25th August, 2004, both days inclusive, during which period no transfer of shares will be effected. In order to qualify for the proposed final dividend, all transfers accompanied by the relevant share certificates must be lodged with the Company's share registrars, Standard Registrars Limited of G/F BEA Harbour View Centre, 56 Gloucester Road, Wanchai, Hong Kong for registration not later than 4:00 p.m. on 20th August, 2004.

REVIEW OF OPERATIONS, OUTLOOK AND STRATEGY

Turnover for the financial year ended 31st March, 2004 was HK\$819 million against of HK\$796 million for the financial year 2003. Profit before taxation was HK\$205 million as compared to loss before taxation of HK\$117 million for the financial year of 2003. Profit attributable to shareholders was HK\$149 million as compared to loss of HK\$124 million for the financial year 2003.

BUSINESS REVIEW

1. Property Division

Hong Kong

Bakewell, Hung Hom – a 32-storey commercial-residential development with a total gross floor area of approximately 55,000 sq.ft. comprises of 104 residential units, 26 car-parks and 2 floors of shopping units was completed with the occupancy permit obtained in late November 2002. As of the date of this report, approximately 70% of the units have been sold.

Clear Water Bay Knoll, Sai Kung – a 15 detached house development with a total gross floor area of approximately 18,000 sq.ft. built on a 30,000 sq.ft. site. Construction was completed in late 2003 and the occupancy permit has been obtained. The sale was launched at the first quarter of 2004.

Art Del Sol, Sai Kung – a proposed development of 24 houses with a total gross floor area of approximately 53,000 sq.ft. Building work on phase 1 has completed and the group has recently been issued the certificate of compliance. The pre-sales were launched in the last quarter of 2003. Development for other phases will depend on government approval therefor.

Terra Nova, Sai Kung – a 10 detached house development with a total gross floor area of approximately 12,000 sq.ft. built on a 30,000 sq.ft. site. Site formation and building works are currently in progress and completion is expected in the last quarter of 2004.

Tan Kwai Tsuen, Yuen Long – this project is a 4-storey apartment development with 104 units with a total gross floor area of approximately 52,000 sq.ft. The group is in the process of applying land exchange and access road formation.

Hung Shui Kiu, Yuen Long – a 7-storey residential development project with a total gross floor area of approximately 38,000 sq.ft. The group is currently in the process of applying for land exchange. The construction work is scheduled to commence by the beginning of 2005.

Fung Lok Wai, Yuen Long – This is a joint venture project with Cheung Kong (Holdings) Ltd. and Sun Hung Kai & Co. Limited for residential estate development with a total area of approximately 8,610,000 sq.ft. No definite plan for this development at present. During the year, the Group has acquired an additional interest of 3.67% in this project. The group currently holds 25.33% beneficial interest in this project.

China

Regarding our property developments in China, we will continually assess property investment opportunities in major cities of the mainland. The middle class market is our principal focus and townhouses and low-rise condominiums are our primary products.

California Garden, Shanghai – a residential development with a land area of approximately 14.5 million sq.ft. with an approved built-up area of approximately 12.4 million sq.ft. Upon full completion of the development, this project will boost a total of approximately 8,000 units of a mixture of residential and commercial properties with more than 97% are residential units. Prior to this year, a total of 2,400 units of residential and commercial development have been built with over 99% sold since its first phase of development in the late 90's. For the financial year ended 31st March, 2004, the company has completed 400 units and sold. The balances of approximately 5,200 units are scheduled for completion over the next 4 to 5 years with an average of 1,300 units a year. This project will be the main profit source of the Group in the future.

New Time Plaza, Guangzhou – during the year, the Group increase its stake of this development from 45% to 50%. It comprises of an auxiliary building with 8,000 sq.m. and a proposed 29-storey residential tower with a gross floor area of approximately 27,000 sq.m. Construction work is expected to commence in late 2004

Huadiwan, Guangzhou – the Group owns 100% of this development comprises of 2 blocks of 32– storey residential building with a total gross floor area of approximately 43,000 sq.m. comprises of 40,000 sq.m. of residential, 2,000 sq.m. of commercial and 1,000 sq.m. of car park. Currently the development is at the planning stage, the construction is expected to start in late 2004 and is expected to complete by the end of 2006.

Australia

Flinder Wharf, Melbourne – the Group owns 50% of this high-class residential development – with 301 units apartments with gross floor area of approximately 54,000 sq.m. It is located opposite to the Melbourne Exhibition and Convention Centre and The Crown Casino. The construction commenced in February 2002 and completed in November 2003. Approximately 90% of the project has been sold as of today.

Royal Domain Tower, Melbourne – this is a 42 level high rise complex comprised of 137 units luxury residential apartments with gross floor area of approximately 65,000 sq.m. Each of the luxurious standard apartments is costing more than A\$1 million. The project is located along St. Kilda Road in the City overseeing the Melbourne Botanical Gardens. Upon the completion, this will be one of the tallest prestige residential buildings in Melbourne. The construction commenced in early 2003 and with completion schedule expected in late 2005.

Hotel Division

In the first quarter of FY2004, our hotel operations were severely affected by the spread of SARS in Hong Kong. In the midst of SARS, our average occupancy had fallen to single digit level. But, as the SARS being controlled and the relaxation of tourist visa approvals for the mainland's travelers under CEPA, we quickly resumed the profitability of our hotel operations. This reflected our ability to capture the opportunity on mainland's visitors and our competitiveness in the 3-star hotel market.

Dorsett Garden Hotel and Dorsett Seaview Hotel, Yau Ma Tei – the Group operates two 3-star hotels in Hong Kong with a total of 368 rooms. The SARS outbreak from April to July this year had affected the operation of the hotels. However, the occupancy rate and the room rate have rebounded since August 2003 and the two hotels continue to provide steady income to the Group.

Dorsett Regency Hotel, Kuala Lumpur – this 320-room hotel is located right at the Central Business District of the busy Kuala Lumpur. The operation of the hotel was affected during the SARs outbreak. However the room rate and the occupancy were back to normal since August and the situation continues to improve since then. The group expects the hotel to maintain its status as one of the top performing 4-star hotel in Kuala Lumpur.

Cosmopolitan Hotel, Causeway Bay, – this hotel is scheduled to complete its refurbishment work and commence operation before the end of 2004. The hotel is converted into a hotel from the “old” New China News Agency Building in Causeway Bay. It is designed to be a 4-star hotel with a total of 455 rooms.

Dorsett Olympia Hotel, Tai Kok Tsui – a 21-storey hotel development with approximately 142 rooms with a gross floor area of 46,000 sq.ft. The construction is expected to be completed in late 2004 and is scheduled to open for business in the first quarter of 2005.

Kau U Fong, Central – a hotel development site for approximately 162 rooms in a 34-storey building with a total gross floor area of approximately 63,000 sq.ft. Building plans had been approved by government and the expected completion date for this hotel is scheduled for the financial year 2005.

Dallas Grand Hotel, Dallas, USA – the Group has decided to review the feasibility studies of different development proposals. The group is expected to make a final decision on the hotel in the next twelve months.

Recurrent Income

The Group's rental income derives mainly from four commercial/office buildings in Hong Kong. The occupancy rate with the exception of Mongkok building, which had completed its renovation by March 2004, maintains at an average of approximately 90% during the year.

Corporate Overview

The property development in Shanghai continues to perform well during the year. Total sales for the financial year ended 31st March, 2004 were 400 units approximately. With the strong GDP and population growth as well as the strong emergence of affluent middle class in Shanghai, the group is optimistic that the strong demand for middle-ranged low-density houses market will continue in Shanghai. The group has targeted to fully develop the balance of approximately 5,200 units of its existing Shanghai project over the next 4 to 5 years with an immediate plan to develop approximately 1,300 units in the next financial year.

The group is planning to replicate the success of its Shanghai project in other major cities in China and signed a memorandum of understanding with the Chengdu district government for a similar project in late 2003. We plan to develop a residential community with a land area of 1,200mu or 800,000square meters. The project will be consisted of a number of phases with an overall development period of six years. Due to the introduction of austerity measures, our negotiations with the local government have been taken longer than expected. However, we are confident that we can finalize all the necessary authority approvals within the next few months.

Amidst the SARS epidemics from April to July 2003 this year that badly affected the tourism industry in Hong Kong, the hotel division of the group achieved satisfactory performance during the year. The tourism industry enjoyed a strong rebound since August 2003 attributable to the strong tourism promotion by Hong Kong government, the introduction of CEPA and the lifting of travel restriction on the individual traveler from mainland China. The increases of visitors from China in particular benefit the 3-star hotel in Hong Kong. The group's hotels enjoyed an average occupancy rate of over 95% since August 2003. With the 3 hotels under development, which will bring in additional 759 rooms to the group's portfolio over the next 2 years, we are optimistic that the hotel division will contribute satisfactory return to the group in the ensuing years.

With the positive efforts made by the Hong Kong government to stabilise the property market, the Hong Kong property market has shown signs of improvement. During the year, the group has achieved total sales of HK\$51 million sales for its Bakerview project. The construction for Clear Water Bay Knoll and the Art Del Sol projects have been completed and launched for sale.

Our group will continue to focus on our principle activities to enhance the profitabilities and returns to our shareholders in the following area:

- a) continue to build townhouses and low-rise condominiums in major cities in China; and
- b) continue to improve the occupancy, room rates and the profitabilities of 3 and 4 star hotels in Hong Kong.

Our group will also achieve the following objectives on timely basis:-

- a) continue to dispose of non-core and overseas assets; and
- b) to dispose of all marketable securities held in our books for trading or investment purposes. Thereafter, we will not be holding any security trading position in the accounts of the group.

FINANCIAL RESOURCES AND LIQUIDITY

Borrowings and charge on Group assets

The business activities of the Group are funded by bank borrowing, unsecured loans and cash generated from operating activities. The Group's total bank and other borrowings amount to approximately HK\$1,667 million as at 31st March, 2004 (31/3/2003: HK\$1,594 million), in which HK\$462 million was payable within one year and HK\$1,205 million was payable after one year. HK\$1,435 million of the borrowings was secured while the remaining HK\$232 million was unsecured. The Group's borrowings are primarily denominated in Hong Kong dollars.

Placement of shares and increase of Issued and Paid Up Share Capital

Refer to the announcement dated 5th September, 2003, the company placed out a total of 165 million shares with a placing price of HK\$1.20. The net proceeds of the placement after deducting relevant expenses is approximately HK\$193 million.

Zero Coupon Bonds

As announced in the announcement dated 11th March, 2004, the Company entered into the Subscription Agreement with Deutsche Bank on 10th March, 2004 whereby Deutsche Bank agreed to subscribed for the Firm Bonds to be issued at par by the Company in an initial aggregate principal amount of US\$60,000,000 (approximately HK\$467,538,000). In addition, the Company has granted to Deutsche Bank an option to require the Company to issue the Optional Bonds up to a further aggregate principal amount of US\$6,989,000 (approximately HK\$54,460,385) at par.

The Firm Bonds were fully subscribed and on 13 April 2004, Deutsche Bank exercised the option to require the Company to issue the Option Bonds in the aggregate principal amount of US\$6,989,000 (approximately HK\$54,460,385) at par.

Contingencies and commitments

Contingencies

For the year ended 31st March, 2004, the Group has given guarantee in respect of mortgage loans provided to the home buyers of a property in the PRC. At 31st March, 2004, the total amount of mortgages outstanding which are subject to these guarantees was HK\$36 million (2003: HK\$28 million).

Commitments

At the balance sheet date, the Group had capital commitments contracted but not provided for property development projects of approximately HK\$561 million (2003: HK\$507 million) and the capital commitments authorised but not contracted for property development projects, hotel refurbishment and upgrade and jointly controlled property development project of approximately HK\$346 million (2003: HK\$160 million).

Gearing ratio

The gearing ratio (total bank and other borrowings to shareholders' equity) for 31st March, 2004 was 61% (2003: 69%).

Current ratio

The current ratio as at 31st March, 2004 was 1.40 (2003: 1.30). The Group has maintained sufficient liquid assets to finance its operation.

Exchange rate

The Group was not exposed to material exchange rates fluctuations during the year.

Pledge of assets

As at 31st March 2004, the Group's properties, bank deposits and securities with an aggregate net book value of approximately HK\$2,603 million (2003: HK\$2,204 million) HK\$5 million (2003: HK\$19 million) and HK\$2 million (2003: HK\$1 million) respectively, together with properties of associates and third parties were mortgaged or pledged to the Group's bankers and loan creditors to secure banking and loan facilities to the Group and its associates to the extent of approximately HK\$2,021 million and HK\$5 million (2003: HK\$1,987 million and HK\$5 million) respectively.

The group's listed investment of approximately HK\$38 million (2003: HK\$20 million) were pledged to the Group's financial institutions to secure margin trading facilities granted to the Group in respect of securities transactions to the extent of approximately HK\$8 million (2003: HK\$8 million), of which HK\$2 million (2003: HK\$5 million) were utilised.

Material acquisitions and disposals of subsidiaries and associated companies

On 24 December 2003, the Directors jointly announced with the board of directors of Far East Technology International Limited ("FET") that the Sale and Purchase Agreement was entered into between, inter alia, Smartland Assets Limited ("Smartland"), the Company and FET and Mr. Dennis Chiu on 22 December, 2003 whereby FET and Mr. Dennis Chiu have conditionally agreed to sell to Smartland and Smartland has conditionally agreed to purchase the Tang City Properties Limited ("TCPL") Shares, which represents 100% of the issued share capital of TCPL for a total consideration of SGD1 (equivalent to approximately HK\$4.50) in cash in kind by procuring the Refinancing of SDG24 million (equivalent to approximately HK\$112.5 million) by way of term loan.

Save as disclosed above, there was no material acquisition and disposal of subsidiaries and associated companies by the Group during the year.

EMPLOYEES AND REMUNERATION POLICIES

The number of employees of the Group as at 31st March, 2004 was approximately 1,500. Employees are remunerated according to nature of the job and market conditions. The Group has not adopted any training scheme for the employees during the year. Details of share option scheme will be disclosed in the Company's annual report for the year ended 31st March, 2004.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES IN THE COMPANY

During the year, the Company and its subsidiaries have not purchased, sold or redeemed any of the securities in the Company.

BOARD OF DIRECTORS

As at the date of this announcement, the Board of Directors of the Company comprises executive directors namely Mr. Deacon Te Ken Chiu, Dato' David Chiu, Mr. Craig Grenfell Williams, Mr. Dennis Chiu; non-executive directors of Mr. Ching Lan Ju Chiu, Mr. Dick Tat Sang Chiu, Mr. Daniel Tat Jung Chiu and independent non-executive directors namely Datuk Kee Leong Chee and Mr. David Kwok Kwei Lo.

PUBLICATION OF ANNUAL RESULTS ON THE WEBSITE OF THE STOCK EXCHANGE OF HONG KONG LIMITED

A detailed annual results containing the information required by paragraphs 45(1) to 45(3) of Appendix 16 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited will be released on the Stock Exchange's website in due course.

On behalf of the Board
DAVID CHIU
Deputy Chairman

Hong Kong, 15th July, 2004