

(Incorporated in Hong Kong with limited liability)

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

APPOINTMENT OF NON-EXECUTIVE DIRECTOR

The Company is pleased to announce that Mr. Yeung Ka Shing ("Mr. Yeung") has been appointed as a non-executive director of the Company with effect from 11th July, 2008.

Mr. Yeung, aged 26, holds a Bachelor of Political Science degree from The University of Victoria, Canada. He is the son of Mr. Yeung Bing Kwong, Kenneth (an executive director of the Company) and the nephew of Mr. Yeung Ping Leung, Howard (the Chairman and an executive director of the Company) and Mr. Wong Wei Ping, Martin (a non-executive director of the Company). Mr. Yeung is a director of a subsidiary of Yeung Chi Shing Estates Limited (a substantial shareholder of the Company). He has no interest in shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

Mr. Yeung does not have any service contract with the Company. He is not appointed for a specific term but is subject to retirement in annual general meetings of the Company in accordance with the Articles of Association of the Company. His remuneration will be determined by the Remuneration Committee of the Company before the end of each financial year with reference to the prevailing market rate.

Mr. Yeung confirms that save as disclosed above, there is no information which is required to be disclosed pursuant to Rule 13.51(2) of the Listing Rules.

By order of the Board Yeung Ping Leung, Howard Chairman

Hong Kong, 11th July, 2008

As at the date of this announcement, the executive directors 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 Mr. Wong Wei Ping, Martin, Mr. Ho Hau Hay, Hamilton, Mr. Sin Nga Yan, Benedict and Mr. Yeung Ka Shing and the independent non-executive directors are Mr. Lau To Yee, Mr. Cheng Kar Shing, Peter and Mr. Chan Chak Cheung, William.