

Unusual Price and Volume Movements

This statement is made at the request of The Stock Exchange of Hong Kong Limited.

We have noted today's increases in the price and the trading volume of the shares of the Company and wish to state that we are not aware of any reasons for such increases.

We also confirm that, save and except for the Company's announcements dated 29 May 2007 and 12 June 2007 regarding the negotiations of proposed acquisitions of two pieces of lands in Macau which are ongoing, there are no negotiations or agreements relating to intended acquisitions or realisations which are discloseable under Rule 13.23 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), neither is the Board aware of any matter discloseable under the general obligation imposed by Rule 13.09 of the Listing Rules, which is or may be of a price-sensitive nature.

Made by the order of the Board of the Company, the directors of which individually and jointly accept responsibility for the accuracy of this statement.

By order of the Boad Chan Kin Wah, Billy Company Secretary

Hong Kong, 17 July 2007

As at the date of this statement, Mr. Heung Wah Keung, Ms. Chen Ming Yin, Tiffany are the executive directors of the Company and Mr. Tang Chak Lam, Gilbert, Mr. Ho Wai Chi, Paul and Mr. Lien Wai Hung are the independent non-executive directors of the Company.