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ANNOUNCEMENT

The respective boards of directors of Century City and Paliburg refer to the joint announcement dated 2nd August, 2002 issued by Century City, Paliburg and Regal Hotels International Holdings Limited and the respective circulars issued by Century City and Paliburg dated 26th August, 2002 in respect of, among other things, the Paliburg Acquisition. On 29th January, 2004, VPI, being a wholly-owned subsidiary of Paliburg, exercised the LTH Option and completion of which will take place on 30th January, 2004. Upon completion of the Acquisition, Leading Technology will become a wholly-owned subsidiary of VPI and Paliburg.

The respective boards of directors of Century City International Holdings Limited (“Century City”) and Paliburg Holdings Limited (“Paliburg”) refer to the joint announcement (the “Joint Announcement”) dated 2nd August, 2002 issued by Century City, Paliburg and Regal Hotels International Holdings Limited and the respective circulars (the “Circulars”) issued by Century City and Paliburg dated 26th August, 2002 in respect of, among other things, the acquisition by Paliburg of the entire issued share capital of Venture Perfect Investments Limited (i.e. the Paliburg Acquisition as defined in the Joint Announcement and the Circulars). Capitalised terms used in this announcement shall have the same meanings as defined in the Joint Announcement, unless otherwise defined.

On completion of the Paliburg Acquisition in December 2002, VPI became a wholly-owned subsidiary of Paliburg and Leading Technology became a 50% owned subsidiary of VPI and Paliburg. As set out in the Joint Announcement and the Circulars, under the Paliburg Acquisition Agreement, VPI was granted the LTH Option which gives VPI the right to acquire the remaining 50% interest in Leading Technology from the First Vendor under certain terms and conditions (the “Acquisition”). On 29th January, 2004, VPI exercised the LTH Option and completion of which will take place on 30th January, 2004. Pursuant to the terms of the LTH Option, the consideration for the Acquisition is agreed to be for a nominal amount of HK\$1.00 in cash. Upon completion of the Acquisition, Leading Technology will become a wholly-owned subsidiary of VPI and Paliburg. The unaudited consolidated net profit of Leading Technology was approximately HK\$11.4 million for the year ended 31st December, 2002 and the unaudited consolidated net asset value of Leading Technology was approximately HK\$125 million as of 30th September, 2003. Shareholders of Century City and Paliburg may refer to the Joint Announcement and the Circulars for further information on Leading Technology. The directors of Century City (including independent non-executive directors) and the directors of Paliburg (including independent non-executive directors) consider that (i) the Acquisition pursuant to the terms of the LTH Option (as part of the Paliburg Acquisition) is on normal commercial terms and in the best interests of Century City and Paliburg respectively, and (ii) the terms of the Acquisition are fair and reasonable to the respective shareholders of Century City and Paliburg.

As the First Vendor is a company controlled by Mr. Lo and Mr. Lo is the controlling shareholder of Century City and the chairman of the board of directors of Century City and Paliburg, the First Vendor is a connected person of Century City and Paliburg. Pursuant to Rule 14.24(5) of the Listing Rules (in the case of Century City and Paliburg) and the modified concession granted to Century City (in the case of Century City), the Acquisition is exempted from the disclosure and shareholders’ approval requirements in respect of connected transactions under the Listing Rules. Save for the above, the Acquisition does not constitute any other type of notifiable transactions for Century City and Paliburg under the Listing Rules.

By order of the Board
Century City International Holdings Limited
Eliza Lam Sau Fun
Secretary

By order of the Board
Paliburg Holdings Limited
Eliza Lam Sau Fun
Secretary

Hong Kong, 29th January, 2004