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JOINT ANNOUNCEMENT

The board of directors of Paliburg is pleased to announce that the principal terms of a proposal for the settlement of Paliburg's outstanding exchangeable bonds and convertible bonds have been formulated and will be put to the Bondholders for their approval as soon as practicable. Such Proposal has been formulated following protracted negotiations with the informal committee for the Bondholders. Certain major Bondholders have agreed to support the Proposal. Implementation of the Proposal will be conditional on, among others, settlement of definitive documentation and the obtaining of all necessary consents and approvals, including approval by the Bondholders, other relevant lenders, and the shareholders of Paliburg and Century City.

The boards of directors of Century City, Paliburg and Regal are also pleased to announce that negotiations with the lending banks of the residential development project at Wong Ma Kok Road, Stanley, Hong Kong for the resumption of draw down under the original construction facility have been successfully concluded. Construction works for this project recommenced in October 2001.

At the request of the companies, trading in the shares of Century City, Paliburg and Regal was suspended with effect from 10:00 a.m. on 14th November, 2001, pending the release of this announcement. Applications have been made for the resumption of trading in the shares of Century City, Paliburg and Regal with effect from 10:00 a.m. on 19th November, 2001.

In the meanwhile, shareholders and investors of Century City, Paliburg and Regal should exercise extreme caution when dealing in the shares of the companies.

Reference is made to the joint announcements dated 6th February, 8th June, 13th June, 23rd August and 5th November, 2001 made by Century City International Holdings Limited ("Century City"), Paliburg Holdings Limited ("Paliburg") and Regal Hotels International Holdings Limited ("Regal") regarding, amongst other things, negotiations between Paliburg and the representatives of certain of the holders (the "Bondholders") of its exchangeable bonds and convertible bonds (the "Bonds") in respect of the settlement proposal of the relevant indebtedness. The board of directors of Paliburg is pleased to announce that the principal terms of a proposal (the "Proposal") for the settlement of the Bonds have been formulated and will be put to the Bondholders for their approval as soon as practicable. Such Proposal has been formulated following protracted negotiations with the informal committee for the Bondholders. Certain major Bondholders have agreed to support the Proposal.

The Proposal involves, among others, the exchange and cancellation of the outstanding Bonds (with accrued interest, premium and principal outstanding of approximately HK\$3.7 billion) in return for (i) Paliburg's entire interests in Paliburg Plaza and Kowloon City Plaza (together with the securitised loan attached), (ii) the issue of 463,669,490 new shares of Paliburg, representing approximately 16.7% of the enlarged issued share capital of Paliburg, and (iii) the transfer of 1,432,798,472 existing shares held by Paliburg in Regal, representing approximately 36.4% of the existing issued share capital of Regal.

The Paliburg shares and the Regal shares to be issued and transferred will not immediately be released to the Bondholders but will, except in certain limited circumstances such as default or breach of covenants, be held in special purpose companies for a period of 12 months after completion of the Proposal. Thereafter, they will be released at the option of the Bondholders in four equal tranches quarterly. Such special purpose companies will be wholly owned by Mr. Y.S. Lo, the chairman of the boards of directors of Century City, Paliburg and Regal and the controlling shareholder of Century City, (or an entity nominated by Mr. Lo) and by Paliburg respectively. The voting rights in respect of these Paliburg shares and Regal shares will, except in certain limited circumstances such as default or breach of covenants, be vested in Mr. Lo (or an entity nominated by Mr. Lo) and Paliburg respectively until these shares are actually released to the Bondholders.

Currently, Century City together with Mr. Lo hold a 59.2% interest in Paliburg and Paliburg holds a 72.8% interest in Regal. On the basis of the existing shareholding structures of the companies concerned, it is expected that Century City (together with Mr. Lo or his nominee) will retain control of approximately 66.0% of the voting rights of Paliburg and Paliburg will retain control of approximately 72.8% of the voting rights of Regal for a period of 12 months after completion of the Proposal. Depending on the then shareholding structures of the companies concerned and if no new shares in the respective companies are issued prior to such release, Century City (together with Mr. Lo or his nominee) may retain control of approximately 49.4% of the voting rights of Paliburg and Paliburg may retain control of approximately 36.4% of the voting rights of Regal upon the full release

of the Paliburg shares and Regal shares to the Bondholders. Accordingly, Paliburg may then cease to be a subsidiary of Century City and Regal may cease to be a subsidiary of Paliburg and Century City.

Certain transactions contemplated under the Proposal may constitute notifiable transactions for Century City and Paliburg under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"). Century City and Paliburg will comply with all applicable requirements under the Listing Rules in this regard. The Proposal will also be implemented in compliance with all applicable requirements under the Hong Kong Code on Takeovers and Mergers.

Implementation of the Proposal will be conditional on, among others, settlement of definitive documentation and the obtaining of all necessary consents and approvals, including approval by the Bondholders, other relevant lenders, and the shareholders of Paliburg and Century City. There is no assurance that all the necessary consents and approvals will be obtained. A detailed proposal to Bondholders will be formulated and submitted to the Bondholders in due course. A further announcement will be issued at that time.

The boards of directors of Century City, Paliburg and Regal would also like to announce that Chest Gain Development Limited, which is the owner of the residential development site at Rural Building Lot No. 1138, Wong Ma Kok Road, Stanley, Hong Kong and is 40% owned by Paliburg and 30% owned by Regal, has successfully concluded its negotiations with the lending banks on the resumption of draw down under the original construction facility. Construction works for this project recommenced in October 2001.

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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

By order of the Board
Regal Hotels International
Holdings Limited
Eliza Lam Sau Fun
Secretary

Hong Kong, 16th November, 2001

The directors of Century City, Paliburg and Regal jointly and severally accept full responsibility for the accuracy of the information contained in this announcement and confirm, having made all reasonable inquiries, that to the best of their knowledge, opinions expressed in this announcement have been arrived at after due and careful consideration and there are no other facts not contained in this announcement, the omission of which would make any statement herein misleading.