

SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SHARE CAPITAL

As at 30th June, 2005, the following substantial shareholders (as defined in the Listing Rules) (not being a Director or chief executive of the Company) had an interest or short position in the shares and underlying shares of the Company as recorded in the register required to be kept under section 336 of the SFO:

Name of Substantial Shareholder	Number of Issued Ordinary Shares Held	Number of Underlying Ordinary Shares (Unissued) Held	Total number of Ordinary Shares (Issued and Unissued) Held	Approximate percentage of the Issued Ordinary Shares as at 30th June, 2005
CCIHL (Note i)	3,763,511,610	369,805,453	4,133,317,063	49.18%
Century City BVI Holdings Limited (Note ii)	3,763,511,610	369,805,453	4,133,317,063	49.18%
Almighty International Limited (Note ii)	3,763,511,610	369,805,453	4,133,317,063	49.18%
PHL (Note iii)	3,763,511,610	369,805,453	4,133,317,063	49.18%
Paliburg Development BVI Holdings (Note iv)	3,763,511,610	369,805,453	4,133,317,063	49.18%
Guo Yui Investments Limited (Note iv)	908,041,333	74,833,333	982,874,666	11.69%
Paliburg International Holdings Limited (Note iv)	2,390,392,820	239,039,281	2,629,432,101	31.29%
Paliburg BVI Holdings Limited (Note iv)	2,390,392,820	239,039,281	2,629,432,101	31.29%
Taylor Investments Ltd. (Note iv)	1,402,111,870	140,211,187	1,542,323,057	18.35%
Glaser Holdings Limited (Note iv)	533,480,286	53,348,028	586,828,314	6.98%
Clovinger Enterprise Limited ("CEL") (Note v)	-	800,000,000	800,000,000	9.52%



**Notes:**

- (i) The interests in ordinary shares held by CCIHL were included in the corporate interests of Mr. Lo Yuk Sui in the Company as disclosed under the section headed "Directors' Interests in Share Capital" above.
- (ii) These companies are wholly owned subsidiary companies of CCIHL and their interests in the ordinary shares of the Company are included in the interests held by CCIHL.
- (iii) PHL is a listed subsidiary company of CCIHL, which held 54.71% shareholding interests in PHL, and PHL's interests in the ordinary shares of the Company are included in the interests held by CCIHL.
- (iv) These companies are wholly owned subsidiary companies of PHL and their interests in the ordinary shares of the Company are included in the interests held by PHL.
- (v) The interests in unissued ordinary shares held by CEL were duplicated in the corporate interests of Dr. Francis Choi Chee Ming in the Company as disclosed under the section headed "Directors' Interests in Share Capital" above.

Save as disclosed herein, there is no person who, as at 30th June, 2005, had an interest or short position in the shares and underlying shares of the Company which are recorded in the register required to be kept under section 336 of the SFO.