

(incorporated in Bermuda with limited liability)

(the "Company")

(Stock Code: 620)

VOTING RESULTS OF ANNUAL GENERAL MEETING HELD ON 30TH DECEMBER, 2005

The Company is pleased to announce the voting results of the Annual General Meeting ("AGM") of the Company held on 30th December, 2005. Poll voting was demanded by the Chairman of the AGM for all the proposed resolutions. Tengis Limited, the Company's share registrar, was appointed by the Company as the scrutineer for the vote-taking.

The total number of shares entitling the holder to attend and vote for or against all the resolutions at the AGM was 989,222,302 shares. There were no restrictions on any shareholders casting votes on any of the proposed resolutions at the AGM.

All resolutions were approved by the shareholders and the voting details were as follows:

	Resolutions	No. of Votes (%)	
		For	Against
1.	To receive and consider the audited consolidated financial statements and the reports of the Directors and of the Auditors of the Company for the year ended 31st July, 2005.	574,461,287 (99.999%)	6,000 (0.001%)
2.	(a)(i) To re-elect Mr. Lee Ka Lun, Stephen as a Director of the Company.	574,461,287 (89.48%)	67,559,097 (10.52%)
	(a)(ii) To re-elect Mr. Pao Ping Wing, JP, as a Director of the Company.	574,461,287 (89.48%)	67,559,097 (10.52%)
	(b) To fix Directors' remuneration	574,461,287 (89.48%)	67,559,097 (10.52%)
3.	To re-appoint CCIF CPA Limited as Auditors of the Company and authorise the Board of Directors to fix their remuneration.	574,461,287 (99.999%)	6,000 (0.001%)
4.	To grant a general mandate to the Board of Directors to repurchase shares in the Company, not exceeding 10% of the issued share capital of the Company as at the date of passing this Resolution.	574,461,287 (89.48%)	67,559,097 (10.52%)
5.	To grant a general mandate to the Board of Directors to allot, issue and deal with additional shares in the Company, not exceeding 20% of the aggregate nominal amount of the issued share capital of the Company as at the date of passing this Resolution.	574,461,287 (89.48%)	67,559,097 (10.52%)
6.	Conditional on the passing of Resolutions 4 and 5, to extend the general mandate granted by Resolution 5 by adding thereto the shares repurchased pursuant to the general mandate granted by Resolution 6.	574,461,287 (89.48%)	67,559,097 (10.52%)
	As more than 50% of the votes were cast in favour of each of the resolutions, the resolutions were du	ly passed as ordinary	y resolutions.

Shareholders may refer to the Circular dated 5th December, 2005 for details of the above resolutions. The Circular may be viewed and downloaded from the website of Hong Kong Exchanges and Clearing Limited at www.hkex.com.hk.

By Order of the Board Leung Yu Oi Ling, Irene Chairman

Hong Kong, 30th December, 2005

As at the date of this announcement, the Board comprises three executive directors namely Mrs. Leung Yu Oi Ling, Irene, Ms. Leung Chi Yin, Gillian, Mr. Lee Ka Lun, Stephen and three independent non-executive directors, namely Mr. Pao Ping Wing, JP, Professor Yuen Ming Fai, Matthew and Ms. Tse Mei Ha.

"Please also refer to the published version of this announcement in The Standard."