

# **SMART EXTRA HOLDINGS LIMITED**

*(incorporated in the British Virgin Islands with limited liability)*

## **ANNOUNCEMENT**

The despatch of the Document will be postponed. It is expected that the Document will be despatched to shareholders of Oxford on or before 20th June 2003.

Reference is made to the announcement issued by Smart Extra Holdings Limited dated 21st May 2003 in respect of a firm intention to make an unconditional cash general offer through its agents, Baron Capital Limited and Kim Eng Securities (Hong Kong) Limited, and an intended privatisation by way of a scheme of arrangement, by Smart Extra Holdings Limited both in respect of Oxford Properties & Finance Limited (the "Announcement"). Terms defined in the Announcement shall have the same meanings when used herein unless the context requires otherwise.

Pursuant to Rule 8.2 of the Takeovers Code, an offer document (the "Document") containing further details of the Offer is required to be despatched to the Shareholders within 21 days of the date of the Announcement, being not later than 11th June, 2003.

As additional time will be required for collating certain information for inclusion in the Document in order to comply with the requirements under the Takeovers Code, despatch of the Document will be accordingly postponed. It is expected that the Document will be despatched to the shareholders of Oxford on or before 20th June 2003. Smart Extra has applied to the Executive for an extension of time within which to despatch the Document by not later than 20th June, 2003.

By order of the Board of  
**Smart Extra Holdings Limited**  
**Lee William Teh Yee**  
*Sole Director*

Hong Kong, 10th June, 2003

*The sole director of Smart Extra accepts full responsibility for the accuracy of the information contained in this announcement and confirms, having made all reasonable enquiries, that to the best of his 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 in this announcement misleading.*

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