

SMART EXTRA HOLDINGS LIMITED
(incorporated in the British Virgin Islands with limited liability)

ANNOUNCEMENT - DESPATCH OF THE OFFER DOCUMENT

The Documents have been despatched to Shareholders on 17th June, 2003.
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Reference is made to the announcements issued by Smart Extra Holdings Limited dated 21st May, 2003, 10th June, 2003 and 16th June, 2003 in respect of a firm intention to make a mandatory 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 “Announcements”). Terms defined in the Announcements and the Documents (as defined below) shall have the same meanings when used herein unless the context requires otherwise.

It is announced that copies of the offer document together with the form of acceptance and transfer (the “Documents”) containing details of the Offer have been despatched to Shareholders on 17th June, 2003. For Shareholders who wish to tender their acceptance of the Offer, the forms of acceptance and transfer should be completed, signed and returned so as to be received by the Registrars by no later than 4:00p.m. on 16th July, 2003 (or such later time and/or date as may be announced by Smart Extra) instead of 15th July, 2003 as previously announced.

Under the Takeovers Code, Oxford is required to despatch an offeree document to Shareholders on or before 2nd July, 2003 (unless the consent of the Executive and Smart Extra has been obtained).

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

Hong Kong, 17th 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.