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晉利地產金融有限公司

OXFORD PROPERTIES & FINANCE LIMITED

(a company with limited liability duly incorporated and existing under the laws of the Hong Kong SAR)

The Company hereby wishes to urge Shareholders to have their names, their shareholdings in the Company and specifically their addresses entered in the Register by 4.00 p.m. on Wednesday, 19 November 2003.

Furthermore, the Company hereby wishes to urge members of the Company to up-date their particulars, specifically their addresses, with the Registrar of the Company by 4.00 p.m. on Wednesday, 19 November 2003.

Terms used herein shall have the same meanings as ascribed thereto in the Composite Document and/or in the Company's announcement dated 4 September 2003, unless the context otherwise requires.

Reference is made to the intended privatisation of the Company by way of a scheme of arrangement pursuant to section 166 of the Companies Ordinance to be formulated in accordance with the terms and conditions of the Scheme Proposal as has already been put forward by Smart Extra as previously announced.

Reference is further made to the Company's announcement dated 4 September 2003 and the Composite Document issued by the Company and dated 3 October 2003 whereby the Company took the opportunity to urge Scheme Shareholders to have their names together with their shareholdings in the Company entered in the Register as soon as possible.

The Company wishes to hereby draw to the particular attention of the Scheme Shareholders that:

1. the meeting(s) to be summoned, in the manner as the Court shall have directed pursuant to section 166 of the Companies Ordinance and any adjournment thereof, if any, in respect of, inter alia, the approval of the Scheme, shall be meetings of members or meetings of classes of members of the Company (in both cases, either in person or by proxy); and
2. in consideration of the cancellation and extinguishment of the Scheme Shares, Smart Extra shall, pursuant to the Scheme which shall have been duly approved by members of the Company within the meanings of Rule 2.10 of the Takeovers Code and as shall have been sanctioned by the Court, pay to the persons who, at the close of business on the business day immediately preceding the day on which the Scheme becomes effective (the "record date"), are, in accordance with the record as shall be appearing in the Register at the close of business on the record date, the registered holders of the number of Shares cancelled and extinguished as aforesaid, the sum of HK\$15.00 in respect of each Share held by them.

In order to enable the Company to duly and definitively determine the composition of the members of the Company (and such members will thereby constitute members of the Scheme Shareholders for all the purposes of the Court proceedings intended to be instituted shortly by the Company in respect of the privatisation of the Company as proposed by Smart Extra by way of a scheme of arrangement pursuant to section 166 of the Companies Ordinance), Shareholders of the Company are hereby urged to have their names together with their shareholdings entered in the Company's Register as soon as possible.

For the purposes of the Court proceedings intended to be instituted shortly by the Company in respect of the privatisation of the Company as proposed by Smart Extra by way of a scheme of arrangement pursuant to section 166 of the Companies Ordinance as aforesaid, including effecting services of the said Court proceedings and of the notice(s) of meetings of members or meetings of classes of members, as the case may be, as may be ordered to be summoned by the Court pursuant to section 166 of the Companies Ordinance and of the notice of the EGM to be convened, for the purposes of, inter alia, approving the Scheme pursuant to the Memorandum and Articles of Association of the Company, Shareholders are hereby notified that the Register will be closed immediately after 4.00 p.m. on Wednesday, 19 November 2003. Shareholders who will have failed or neglected to have their names and particulars duly entered in the Register by 4.00 p.m. on Wednesday, 19 November 2003 will be excluded and therefore services of, inter alia, the Court proceedings as aforesaid will not be effected on them. In that event, unregistered Shareholders will have to:

1. regarding attending and casting votes in respect of Shares held by them, resort to duly obtaining the Court documents and proxies specifically prepared in respect of each of such meetings from those members who have disposed of the Shares in question; and

2. regarding getting payment in respect of the Cancellation Price, resort to making due and prompt arrangements with those members who have disposed of the Shares in question

by making appropriate arrangements with their respective brokers, nominees or agents, or otherwise, as the case may be.

Should there be changes to any of the above arrangements, announcement published in the newspapers will be made in respect thereof as soon as practicable.

Shareholders are therefore hereby urged to ensure that their Shares are registered or lodged for registration in their names or in the names of their nominees with their up-to-date particulars, and specifically their addresses, by 4.00 p.m. on Wednesday, 19 November 2003.

Furthermore, members of the Company are hereby urged to up-date their particulars, specifically their addresses with the Registrar of the Company.

The Registrar of the Company is Sums Limited whose address is situate at 1601 Wing On Centre, 111 Connaught Road, Central, Hong Kong.

Should there be changes to the arrangements of registration for the purposes of establishing entitlements to the Cancellation Price under the Scheme as referred to above, announcement in the newspapers will be issued by the Company in respect thereof in due course.

The Company wishes to reiterate that members and Shareholders will be notified of the expected timetable in respect of the Scheme as soon as possible when the Company is in a position to give a genuine estimation of the same.

By order of the Board of
Oxford Properties & Finance Limited
司徒澤樺
Michael Seto Chak Wah
Chairman

Hong Kong, 4 November 2003

The directors of Oxford jointly and severally accept full responsibility for the accuracy of the information contained in this announcement and confirm, having made all reasonable enquiries, 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 in this announcement misleading.

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