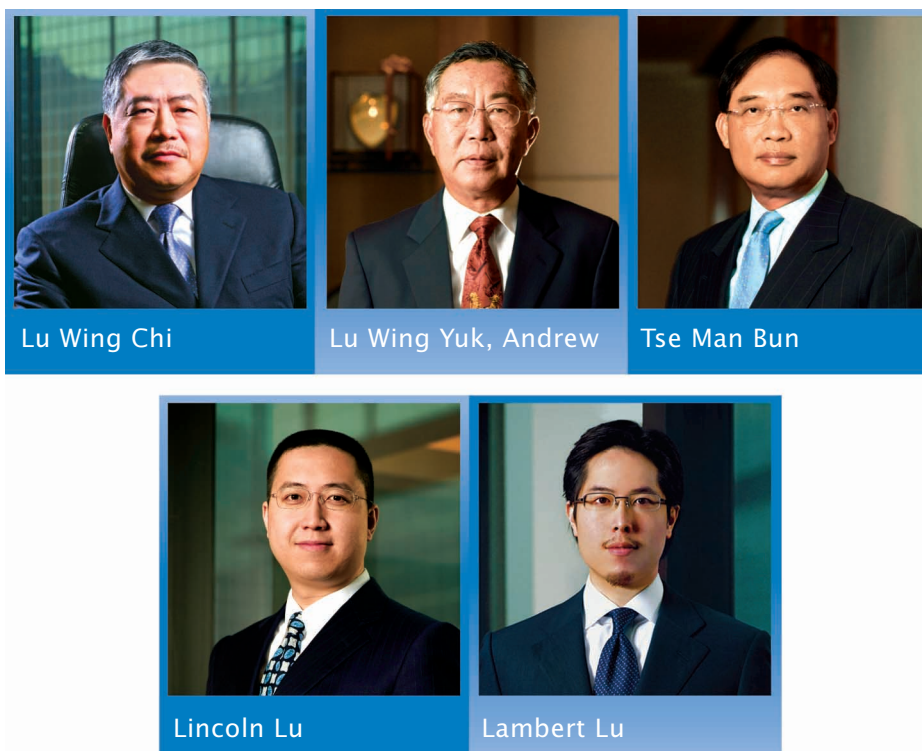


Directors' Biographical Information



Executive Directors

Mr. Lu Wing Chi, aged 60, joined the Group in 1969 and is the Chairman and Managing Director of the Company. Mr. Lu is also a director of Trans Tasman Properties Limited and Asian Growth Properties Limited, both the Company's subsidiaries listed in New Zealand and London respectively. He has over 40 years of experience in property development and investment in Hong Kong and overseas as well as godown and factory operations. To date, Mr. Lu continues to steer and chart the Group's development directions and strategies. He is the son of Mr. Lu Chu Mang, the founder of the Group, and the father of Mr. Lincoln Lu and Mr. Lambert Lu.

Mr. Lu Wing Yuk, Andrew, aged 60, joined the Group and has acted as Executive Director of the Company since 1992. Mr. Lu is also the Managing Director of Kian Nan Trading Company Limited. He has over 35 years of experience in the textile industry and international trading.

Mr. Tse Man Bun, aged 64, joined the Group in 2004 and has acted as an Executive Director of the Company since then. Mr. Tse has over 40 years of experience in the banking and finance industry. He is presently an independent non-executive director of HSBC Insurance (Asia) Limited, China Fishery Group Limited, Tysan Holdings Limited and Crystal International Limited.

Mr. Lincoln Lu, aged 32, joined the Group in 1998 and was appointed an Executive Director of the Company in 2003. Mr. Lu holds a Bachelor of Arts degree from the University of British Columbia and is primarily responsible for the Group's project management operations. He is a son of Mr. Lu Wing Chi and the elder brother of Mr. Lambert Lu.

Mr. Lambert Lu, aged 30, joined the Group in 1999 and was appointed an Executive Director of the Company in 2003. Mr. Lu is in charge of financial activities as well as corporate finance and investment of the Group. He also holds a number of directorships in the Company's Hong Kong and overseas subsidiaries. Mr. Lu gained his Bachelor's degree in Statistics and Economics from the University of British Columbia. He is a son of Mr. Lu Wing Chi and the brother of Mr. Lincoln Lu.

Directors' Biographical Information



Non-executive Director

Mr. Lam Sing Tai, aged 60, joined the Group in 1973 and was appointed a Non-executive Director of the Company in April 2006. Mr. Lam has over 30 years of solid experience in property development and investment. He is currently a Director and the General Manager of South-East Asia Investment And Agency Company, Limited, a subsidiary of the Company and is primarily responsible for the sales and marketing matters of the Group's properties in Hong Kong and mainland China.

Independent Non-executive Directors

Mr. Walujo Santoso, Wally, aged 53, has acted as an Independent Non-executive Director of the Company since 1994 and is also the Managing Director of Grand Ocean (International) Limited. Mr. Santoso holds a Diploma in Accounting and has over 30 years of experience in international trading and manufacturing.

Mr. Leung Hok Lim, *FCPA(Aust.), CPA(Macau), FCPA(Practising)*, aged 71, has acted as an Independent Non-executive Director of the Company since 1999 and is the founder and senior partner of PKF, Accountants and Business Advisers. Mr. Leung obtained his fellowship with the Hong Kong Institute of Certified Public Accountants (formerly Hong Kong Society of Accountants) in 1973. He is a non-executive director of Beijing Hong Kong Exchange of Personnel Centre Limited and a number of listed companies in Hong Kong.

Mr. Chung Pui Lam, *SBS, OBE, JP*, aged 66, has acted as an Independent Non-executive Director of the Company since 2004 and is a practising solicitor in Hong Kong. Mr. Chung is serving as members on several advisory committees of the Government of the Hong Kong Special Administrative Region. He is also a non-executive director of Chow Sang Sang Holdings International Limited and an independent non-executive director of Datronix Holdings Limited. Both are listed companies in Hong Kong.

The companies of which Messrs. Lu Wing Chi, Lu Wing Yuk, Andrew, Lincoln Lu and Lambert Lu are directors and having discloseable interests in the shares and underlying shares of the Company under the provisions of Part XV of the Securities and Futures Ordinance of Hong Kong are set out in the Directors' Report under the section headed "Substantial Shareholders' Interests in Securities" on page 35.