



董事會報告

Report of the Directors

董事會謹此提呈彼等之報告及截至二零零六年十二月三十一日止年度之經審核財務報表。

主要業務

本集團之主要業務包括投資於上市及非上市證券及物業項目。

業績及分配

本集團截至二零零六年十二月三十一日止年度之業績載於財務報表第33頁至34頁之綜合損益賬。

本公司董事會(「董事會」)已議決不派發截至二零零六年十二月三十一日止年度之股息(二零零五年：每股普通股港幣2仙)。

儲備

有關本集團及本公司之儲備於本年度之變動情況載於財務報表附註31。

可供分派儲備

根據香港公司條例第79B條計算，本公司於二零零六年十二月三十一日之可供分派儲備為零港元(二零零五年：101,341,230港元)。

股本

有關本公司股本之變動情況載於財務報表附註30。

五年財政概要

有關本集團過去五個財政年度之業績及資產與負債概要載於第123頁。

董事

年內及截至本報告日期之董事如下：

馮永祥
馮耀輝
李華倫
李成輝
李業華
蘇樹輝
周宇俊
何振林
葉維義 (於二零零七年三月一日委任)
李世亮 (於二零零六年七月五日逝世)

The directors submit their report together with the audited financial statements for the year ended 31st December, 2006.

PRINCIPAL ACTIVITY

The principal activities of the Group include the investments in listed and unlisted securities and properties.

RESULTS AND APPROPRIATIONS

The results of the Group for the year ended 31st December, 2006 are set out in the consolidated income statement on pages 33 to 34 of the financial statements.

The board of directors of the Company (the "Board") have resolved not to declare a dividend for the year ended 31st December, 2006 (2005: HK2 cents per ordinary share).

RESERVES

Movements in the reserves of the Group and the Company during the year are set out in note 31 to the financial statements.

DISTRIBUTABLE RESERVES

Distributable reserves of the Company at 31st December, 2006, calculated under Section 79B of the Hong Kong Companies Ordinance, amounted to HK\$Nil (2005: HK\$101,341,230).

SHARE CAPITAL

Details of the movements in share capital of the Company are shown in note 30 to the financial statements.

FIVE YEAR FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on page 123.

DIRECTORS

The directors during the year and up to the date of this report were:

Fung Wing Cheung, Tony
Fung Yiu Fai, Peter
Lee Wa Lun, Warren
Lee Seng Hui
Lee Yip Wah, Peter
So Shu Fai, Ambrose
Chow Yu Chun, Alexander
Albert Ho
V-Nee Yeh (appointed on 1st March, 2007)
Li Shi Liang (deceased on 5th July, 2006)



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董事(續)

馮耀輝、周宇俊及何振林諸位先生將遵照本公司之公司組織章程細則第101條規定在即將舉行之股東週年大會上輪值退任，惟願膺選連任。

葉維義先生將遵照本公司組織章程細則第92條規定在即將舉行之股東週年大會上退任，惟願膺選連任。

本公司已取得全體獨立非執行董事之獨立確認書，並認為彼等乃獨立。

董事服務合約

有意於應屆股東週年大會上連任之董事均無與本公司訂有本公司不可於一年內免付補償(法例賠償除外)而終止之服務合約。

董事個人簡歷

各董事之簡歷載列如下：

執行董事

馮永祥，55歲，自一九九〇年本集團成立時加入，為本公司之主席。馮先生亦為禹銘投資管理有限公司(「禹銘投資管理」)之主席兼股東。彼於證券業務、物業發展及中國投資方面具備超過三十年之經驗，並於國際性金融、商品、直接投資及基金管理方面具有豐富專業知識。馮先生亦為香港總商會之常務委員。彼亦為本公司主要股東Megaland Development Limited之董事，彼於本公司股份之權益於「董事於本公司及相聯法團的股份、相關股份及債券之權益及淡倉」一節披露。

馮耀輝，60歲，自一九九〇年本集團成立時加入，為本公司之董事總經理。馮先生亦為禹銘投資管理之董事總經理兼股東。彼於投資銀行業務具備約三十年之經驗，並於香港及東南亞之策略性投資具備豐富專業知識。馮先生於一九六九年獲McGill University頒發理學士學位，並分別於一九七一年及一九七三年獲Northwestern University 頒發理科碩士及工商管理碩士學位。

DIRECTORS (continued)

In accordance with Article 101 of the Company's Articles of Association, Messrs. Fung Yiu Fai, Peter, Chow Yu Chun, Alexander and Albert Ho will retire by rotation and, being eligible, offer themselves for re-election at the forthcoming annual general meeting.

In accordance with Article 92 of the Company's Articles of Association, Mr. V-Nee Yeh will retire and, being eligible, offer himself for re-election at the forthcoming annual general meeting.

The Company has received confirmations of independence from all independent non-executive directors, and considers them to be independent.

DIRECTORS' SERVICE CONTRACTS

None of the directors who are proposed for re-election at the forthcoming annual general meeting has a service contract with the Company which is not determinable within one year without payment of compensation, other than statutory compensation.

BIOGRAPHICAL DETAILS OF DIRECTORS

The biographical details of the directors are set out below:

Executive Directors

Fung Wing Cheung, Tony, aged 55, joined the Group since its inception in 1990 and is chairman of the Company. Mr. Fung is also chairman and shareholder of Yu Ming Investment Management Limited ("YMIM"). He has over 30 years of experience in the securities business, property development and investment in China and has extensive exposure in international finance, commodities, direct investment and fund management. Mr. Fung is a General Committee Member of the Hong Kong General Chamber of Commerce. He is also a director of Megaland Development Limited, the substantial shareholder of the Company, whose interest in shares of the Company is disclosed in the section of "Directors' interests and short positions in shares, underlying shares and debentures of the Company and associated corporations".

Fung Yiu Fai, Peter, aged 60, joined the Group since its inception in 1990 and is managing director of the Company. Mr. Fung is also managing director and shareholder of YMIM. He has almost 30 years of experience in investment banking and has extensive exposure in strategic investments in Hong Kong and South East Asia. Mr. Fung received a BS degree from McGill University in 1969, and a MS and MBA degree from Northwestern University in 1971 and 1973 respectively.



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董事個人簡歷 (續)

執行董事 (續)

李華倫，43歲，於二零零四年出任本集團董事及禹銘投資管理之董事。李先生亦為Nam Tai Electronics, Inc. (紐約證券交易所上市公司) 之行政總裁、Nam Tai Electronic and Electrical Products Limited及J.I.C. Technology Company Limited (兩間公司均為香港聯合交易所有限公司 (「聯交所」) 主板上市公司) 之非執行董事。李先生於一九八六年畢業於英國The University of East Anglia並取得理學學士學位，以及於一九八八年取得倫敦The City University Business School之理學碩士學位。

非執行董事

李成輝，38歲，於一九九六年加入本集團。李先生畢業於悉尼大學法律學院，並持有榮譽學位。彼為聯合集團有限公司之行政總裁。在此之前，彼曾於麥堅時律師行及羅富齊父子 (香港) 有限公司工作。

李業華，65歲，於一九九八年加入本集團。彼為香港執業律師，李先生亦為數間上市公司之非執行董事包括招商局國際有限公司及深圳控股有限公司。李先生亦為本公司之秘書。

葉維義，48歲，於二零零七年加入本集團。彼為本公司之非執行董事。葉先生為美國律師。葉先生畢業於美國哥倫比亞大學法律學院後，於一九八四年成為加州律師公會會員。葉先生是Value Partners Limited的聯合創辦人，亦是多個重要委員會的成員，其中包括證券及期貨事務監察委員會的收購及合併委員會和收購上訴委員會。葉先生是新昌營造集團有限公司的主席。葉先生亦為Argyle Street Management Limited (「ASM」) 之非執行主席及Argyle Street Management Holdings Limited (「ASMH」) 之非執行董事。ASM及ASMH均擁有須根據證券及期貨條例 (「證券及期貨條例」) 第XV部第2及第3分部預予披露之本公司權益。

BIOGRAPHICAL DETAILS OF DIRECTORS (continued)

Executive Directors (continued)

Lee Wa Lun, Warren, aged 43, became a director of the Group in 2004 and is director of YMIM. Mr. Lee is also the Chief Executive Officer of Nam Tai Electronics, Inc. (a company listed on the New York Stock Exchange), a non-executive director of Nam Tai Electronic and Electrical Products Limited and J.I.C. Technology Company Limited (both listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). Mr. Lee graduated with a Bachelor of Science Degree from The University of East Anglia in England in 1986 and obtained a Master of Science Degree from The City University Business School in London in 1988.

Non-Executive Directors

Lee Seng Hui, aged 38, joined the Group in 1996. Mr. Lee graduated from the Law School of the University of Sydney with Honours. He is chief executive of Allied Group Limited. Previously he worked with Baker & McKenzie and N.M. Rothschild & Sons (Hong Kong) Limited.

Lee Yip Wah, Peter, aged 65, joined the Group in 1998. Mr. Lee is a practising solicitor in Hong Kong. He is also a non-executive director of a number of listed companies including China Merchants Holdings (International) Company Limited and Shenzhen Investment Limited. He is also the Secretary of the Company.

V-Nee Yeh, aged 48, join the Group in 2007. He is a non-executive director of the Company. He is a qualified US attorney-at-law. Following his graduation from Columbia University's School of Law in the USA, Mr. Yeh was admitted as a member of the California Bar Association in 1984. He is a co-founder of Value Partners Limited and sits on a number of prominent committees. These include the Takeovers and Mergers Panel and the Takeovers Appeal Committee of the Securities and Futures Commission. Mr. Yeh is the Chairman of Hsin Chong Construction Group Ltd. Mr. Yeh is also the non-executive chairman of Argyle Street Management Limited ("ASM") and non-executive director of Argyle Street Management Holdings Limited ("ASMH"). Both ASM and ASMH have interests in the shares of the Company which fall to be disclosed under the provisions of Divisions 2 and 3 of Part XV of the Securities and Futures Ordinance (the "SFO").



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董事個人簡歷(續)

獨立非執行董事

蘇樹輝，56歲，自一九九〇年本集團成立時加入，彼為香港上市公司信德集團有限公司之執行董事。蘇博士為中國人民政治協商會議第十屆全國委員會委員，香港大學校董會成員及教育發展研究基金會董事。

周宇俊，60歲，於一九九九年獲委任為本公司之董事。周先生為英國特許公認會計師公會資深會員及香港會計師公會會計師。彼於香港與中國之商業、金融及投資管理方面擁有三十年以上經驗。周先生亦為新世界中國地產有限公司、黛麗斯國際有限公司及彩星集團有限公司之董事。

何振林，49歲，於一九九九年加入本集團，為替任董事，並於二零零四年獲委任為獨立非執行董事，何先生畢業於澳洲悉尼麥克里大學，持有經濟學學士學位，並獲得香港大學工商管理學碩士學位。彼為香港會計師公會會計師及英國特許公認會計師公會資深會員。

董事之合約權益

本年度內，禹銘投資管理(馮永祥及馮耀輝均為該公司董事兼股東及李華倫為該公司董事)就本集團與禹銘投資管理簽訂之管理協議向本集團收取13,306,316港元之管理費用。

於截至二零零六年十二月三十一日止年度內，應收被投資之公司Hong Kong IEC Limited(「HKIEC」)(其中馮永祥先生乃HKIEC及本公司之董事)之股息及利息收入分別為86,462,629港元及2,268,949港元。

於截至二零零六年十二月三十一日止年度內，本集團擁有代表禹銘投資管理應收HKIEC之股息及利息分別為7,781,183港元及525,140港元。

除上文所披露者外，本年度內或年結時，本公司或其附屬公司概無簽訂任何涉及本集團之業務而本公司董事直接或間接在其中擁有重大權益之重要合約。

BIOGRAPHICAL DETAILS OF DIRECTORS (continued)

Independent Non-Executive Directors

So Shu Fai, Ambrose, aged 56, joined the Group since its inception in 1990, is an executive director of Shun Tak Holdings Limited, a listed company in Hong Kong. Dr. So is a committee member of the 10th National Committee of the Chinese People's Political Consultative Conference, a member of the Court at the University of Hong Kong and a director of the University of Hong Kong Foundation for Education Development and Research.

Chow Yu Chun, Alexander, aged 60, was appointed a director of the Company in 1999. He is a fellow of the Association of Chartered Certified Accountants and a CPA of the Hong Kong Institute of Certified Public Accountants ("HKICPA"). He has over 30 years of experience in commercial, financial and investment management in Hong Kong and China. Mr. Chow is also a director of New World China Land Limited, Top Form International Limited and Playmates Holdings Limited.

Albert Ho, aged 49, joined the Group as an alternate director in 1999 and became an independent non-executive director in 2004. Mr. Ho graduated from the Macquarie University, Sydney Australia with a Bachelor of Economics and MBA from the University of Hong Kong. He is a CPA of HKICPA and fellow member of the Association of Chartered Certified Accountants.

DIRECTORS' INTEREST IN CONTRACTS

During the year, YMIM, of which Fung Wing Cheung, Tony and Fung Yiu Fai, Peter are directors and shareholders and Lee Wa Lun, Warren is director, received from the Group management fee of HK\$13,306,316 in connection with a management agreement signed between the Group and YMIM.

During the year ended 31st December, 2006, dividend and interest income HK\$86,462,629 and HK\$2,268,949 respectively were receivable from an investee, Hong Kong IEC Limited ("HKIEC"), of which Mr. Fung Wing Cheung, Tony is the director of HKIEC and the Company.

During the year ended 31st December, 2006, the Group had dividend and interest receivable on behalf of YMIM from HKIEC amounted to HK\$7,781,183 and HK\$525,140 respectively.

Save as disclosed above, no other contracts of significance in relation to the Group's business to which the Company or its subsidiaries was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.



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董事於競爭業務上之權益

在截至二零零六年十二月三十一日止年度內，本公司下列董事透過下述公司、其附屬公司、聯營公司或其他投資形式而持有下列業務(本公司之業務除外)之權益，而該等業務被視為於年度內與本公司之主要業務有競爭或可能有直接或間接競爭，根據聯交所證券上市規則(「上市規則」)第8.10條所須披露之權益如下：

DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the year ended 31st December, 2006, the following directors of the Company had interests in the following businesses (apart from the Company's businesses) conducted through the companies named below, their subsidiaries, associated companies or other investment forms which are considered to compete or be likely to compete, either directly or indirectly, with the principal businesses of the Company conducted during the year required to be disclosed pursuant to rule 8.10 of Rules Governing the Listing of Securities ("Listing Rules") on the Stock Exchange:

Name of Directors 董事姓名	Name of company 公司名稱	Nature of interest 權益性質	Nature of competing business 競爭業務性質
Fung Wing Cheung, Tony 馮永祥	Friendex Limited 友仁有限公司	Shareholder 股東	Property 地產
Fung Yiu Fai, Peter 馮耀輝	Friendex Limited 友仁有限公司	Director and shareholder 董事及股東	Property 地產

馮永祥先生及馮耀輝先生分別擁有 Mega Top Investment Limited 之 75% 及 25% 權益，該公司擁有友仁有限公司之 42.5% 權益，後者則擁有旺角銀城廣場一樓多間商舖。本集團擁有銀城廣場二樓及三樓。銀城廣場一樓乃向賣方購入並訂立售後租回安排，商舖面積較小。銀城廣場二樓及三樓以「全層」方式購入，單位面積較大。

Messrs. Fung Wing Cheung, Tony and Fung Yiu Fai, Peter own 75% and 25% interests respectively in Mega Top Investment Limited, which owns 42.5% interest in Friendex Limited, which owns various shops located on the first floor of Ginza Plaza in Mongkok. The Group owns the second and third floors of Ginza Plaza. First floor of Ginza Plaza was acquired with a leased-back arrangement from the vendor, and shops were of small size. The second and third floors of Ginza Plaza were acquired "whole floor", and units are of sizeable area.



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董事於競爭業務上之權益(續)

董事會認為，本集團有能力獨立經營其物業投資業務。當對本集團的物業投資業務作出決策時，相關的董事已經並將繼續履行其作為本公司董事的職責，本著本集團的最佳利益行事。

關連交易

本集團於截至二零零六年十二月三十一日止年度進行之重大與有關連人士交易(即據上市規則而構成關連交易者)，乃載於財務報表附註37。

董事於本公司及相聯法團的股份、相關股份及債券之權益及淡倉

於二零零六年十二月三十一日，本公司董事於本公司及其相聯法團(定義見證券及期貨條例第XV部)之股份、相關股份及債券中擁有根據證券及期貨條例第XV部第7及第8分部須知會本公司及聯交所之權益及淡倉(包括根據證券及期貨條例之該等條文本公司董事及最高行政人員被視為或被當作擁有之權益及淡倉)，或須列入而已列入按證券及期貨條例第352條存置之登記冊內，或根據上市規則之上市發行人董事進行證券交易之標準守則(「標準守則」)須知會本公司及聯交所之權益及淡倉如下：

DIRECTORS' INTERESTS IN COMPETING BUSINESS (continued)

The Board is of the view that the Group is capable of carrying on its properties investment businesses independently. When making decisions on the properties investment business of the Group, the relevant directors, in the performance of their duties as directors of the Company, have acted and will continue to act in the best interests of the Group.

CONNECTED TRANSACTIONS

Significant related party transactions entered by the Group during the year ended 31st December, 2006, which constitutes connected transactions under the Listing Rules, is disclosed in note 37 to the financial statements.

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ASSOCIATED CORPORATIONS

As at 31st December, 2006, the interests and short positions of the directors of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO) which were notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which the directors and the chief executives of the Company were deemed or taken to have under such provisions of the SFO) or which were required to be and were recorded in the register required to be kept pursuant to Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") in the Listing Rules were as follows:



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董事於本公司及相聯法團的股份、相關股份及債券之權益及淡倉(續)

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ASSOCIATED CORPORATIONS (continued)

(a) 於本公司股份權益

(a) Interests in shares of the Company

Name of directors	Capacity	Personal interests	Family interests	Numbers of Shares			Total	% of total issued shares 佔已發行股份總數百分比
				Corporate interests	Other interests	股份數目		
董事姓名	身份	個人權益	家屬權益	法團權益	其他權益	總額		
Fung Wing Cheung, Tony 馮永祥	Interest of children under 18 18歲以下子女之權益	3,328,000	-	-	294,926,258 (Note 1) (附註1)	298,254,258	17.63%	
Lee Seng Hui 李成輝	Interest in controlled corporation 受控制公司的權益	-	-	379,291,800 (Note 2) (附註2)	-	379,291,800	22.42%	
Fung Yiu Fai, Peter 馮耀輝	Beneficial owner 實益擁有人	6,500,000	-	-	-	6,500,000	0.38%	
Lee Yip Wah, Peter 李業華	Beneficial owner 實益擁有人	1,550,000	-	-	-	1,550,000	0.09%	
Albert Ho 何振林	Beneficial owner 實益擁有人	572,000	-	-	-	572,000	0.03%	

附註1：Megaland Development Limited(「Megaland」)持有294,926,258股股份。Megaland亦由Oyster Unit Trust之信託人Oyster Services Limited全資擁有，因此Oyster Services Limited被視為擁有294,926,258股股份之權益。

Oyster Unit Trust之信託財產包括Megaland之全部已發行股本。Oyster Unit Trust之受益人為HSBC International Trustee Limited，其以信託方式代表The Alyssa Js 1 Trust之受益人持有信託財產(包括Oyster Unit Trust之實益權益)。The Alyssa Js 1 Trust之受益人為(其中包括)馮永祥18歲以下之子女。

因此，馮永祥被視為擁有294,926,258股股份之權益，而其18歲以下之子女則根據上述安排擁有該等股份之最終實益權益。

附註2：李成輝為Lee and Lee Trust(「LLT」)之其中一位信託人，LLT擁有聯合集團有限公司(「聯合集團」)之41.25%權益，聯合集團則持有本公司之379,291,800股股份。因此，李成輝及LLT均被視作於聯合集團擁有權益之上述股份中擁有權益。

Note 1: Megaland Development Limited ("Megaland") hold 294,926,258 shares. Megaland is also wholly-owned by Oyster Services Limited, the trustee of the Oyster Unit Trust, which in turn Oyster Services Limited is deemed to be interested in 294,926,258 shares.

The trust property of the Oyster Unit Trust comprises the entire issued capital of Megaland. The beneficiary of Oyster Unit Trust is HSBC International Trustee Limited which holds the trust property (including the beneficial interest under the Oyster Unit Trust) on trust for the beneficiaries of The Alyssa Js 1 Trust. The beneficiaries of The Alyssa Js 1 Trust are, inter alia, Fung Wing Cheung, Tony's children under 18.

As such, Fung Wing Cheung, Tony is deemed to be interested in 294,926,258 shares in which his children under 18 have ultimate beneficial interest under the above arrangement.

Note 2: Lee Seng Hui is one of the trustees of Lee and Lee Trust ("LLT") which owns 41.25% interests in Allied Group Limited ("AGL") which holds 379,291,800 shares of the Company. Accordingly, Lee Seng Hui and LLT are deemed to have an interest in the said shares in which AGL is interested.

董事會報告

Report of the Directors

董事於本公司及相聯法團的股份、相關股份及債券之權益及淡倉(續)

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ASSOCIATED CORPORATIONS (continued)

(b) 於相聯法團股份權益

(b) Interests in shares of associated corporations

Name of director 董事姓名	Name of corporations 法團名稱	Capacity 身份	Number of shares 股份數目				Total 總額
			Personal interests 個人權益	Family interests 家屬權益	Corporate interests 法團權益	Other interests 其他權益	
Fung Wing Cheung, Tony 馮永祥	Honnex Development Limited 康恩發展有限公司	Beneficial owner 實益擁有人	100,000 (10.20%)	-	-	-	100,000 (10.20%)
	Long Vocation Investments Limited	Beneficial owner 實益擁有人	5 (5.55%)	-	-	-	5 (5.55%)

除上述披露者外，於截至二零零六年十二月三十一日止年度內之任何時間，本公司、其附屬公司或其聯營公司概無訂立任何安排，令本公司之董事或主要行政人員可藉購入本公司或其他相聯法團之股份或債券而獲益。

Save as disclosed above, at no time during the year ended 31st December, 2006 was the Company, its subsidiaries or its associated companies a party to any arrangement to enable the directors or chief executives of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or its associated corporations.

除上文所披露者外，本公司各董事或主要行政人員並無於本公司或其相聯法團(定義見證券及期貨條例第十五部份)之股份、相關股份或債券擁有權益或淡倉，而須登記於根據證券及期貨條例第352條規定須存置之登記冊內，或根據上市規則所載標準守則須知會本公司及聯交所之任何權益及淡倉。

Save as disclosed above, none of the directors or the chief executives of the Company had or was deemed to have any interests or short positions in the shares, underlying shares or debentures of the Company or any associated corporation (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code contained in the Listing Rules.



董事會報告

Report of the Directors

主要股東

於二零零六年十二月三十一日，根據本公司按證券及期貨條例第XV部第336條規定而設置之主要股東權益及淡倉登記冊紀錄所顯示，以下人士或公司(除上述披露有關董事所持之權益外)持有本公司已發行股本及相關股份百分之五或以上之股份權益：

SUBSTANTIAL SHAREHOLDERS

As at 31st December, 2006, the following persons or corporations, other than the interest disclosed above in respect of the directors, interest in 5% or more in the shares and underlying shares of the Company have been notified to the Company and recorded in the register of substantial shareholders' interests in shares and short positions required to be kept under Section 336 of Part XV of the SFO:

Name of shareholders	Notes	Capacity	No. of shares	% of total issued shares
股東名稱	附註	身份	股份數目	佔已發行股份總數百分比
Sun Hung Kai Venture Capital Limited ("SHK Venture")	1	Beneficial owner/ Interest of controlled corporation 實益擁有人／受控制公司的權益	272,856,000	16.13%
Shipshape Investments Limited ("Shipshape")	1	Interest of controlled corporation 受控制公司的權益	272,856,000	16.13%
Sun Hung Kai & Co. Limited ("SHK & Co.") 新鴻基有限公司 (「新鴻基」)	1	Beneficial owner/ Interest of controlled corporation 實益擁有人／受控制公司的權益	379,291,800	22.42%
AP Emerald Limited ("AP Emerald")	2	Interest of controlled corporation 受控制公司的權益	379,291,800	22.42%
AP Jade Limited ("AP Jade")	2	Interest of controlled corporation 受控制公司的權益	379,291,800	22.42%
Allied Properties (H.K.) Limited ("APL") 聯合地產(香港)有限公司 (「聯地」)	2	Interest of controlled corporation 受控制公司的權益	379,291,800	22.42%
Allied Group Limited ("AGL") 聯合集團有限公司 (「聯集」)	2	Interest of controlled corporation 受控制公司的權益	379,291,800	22.42%
Lee Su Hwei 李淑慧	3	Interest of controlled corporation 受控制公司的權益	379,291,800	22.42%
Lee Seng Huang 李成煌	3	Interest of controlled corporation 受控制公司的權益	379,291,800	22.42%
Poly (Hong Kong) Investments Limited ("Poly") 保利(香港)投資有限公司 (「保利」)	4	Interest of controlled corporation 受控制公司的權益	119,380,000	7.05%
HSBC International Trustee Limited	5	Trustee 信託人	307,026,258	18.15%
ASM Asia Recovery (Master) Fund (the "Master Fund")	6	Beneficial Owner 實益擁有人	269,914,000	15.96%
Argyle Street Management Limited ("ASM")	6	Interest of controlled corporation 受控制公司的權益	314,900,000	18.62%
Argyle Street Management Holdings Limited ("ASMH")	6	Interest of controlled corporation 受控制公司的權益	314,900,000	18.62%
Chan Kin 陳健	6	Interest of controlled corporation 受控制公司的權益	314,900,000	18.62%



董事會報告

Report of the Directors

主要股東 (續)

附註：

1. SHK Venture乃Shipshape之全資附屬公司，而Shipshape則為新鴻基之全資附屬公司。因此，新鴻基及Shipshape均被視為擁有該等由SHK Venture擁有之股份權益。
2. 新鴻基乃AP Emerald擁有65.18%之附屬公司。AP Emerald乃AP Jade之全資附屬公司，而AP Jade則為聯地之全資附屬公司，而聯地為聯集擁有74.93%之附屬公司。因此，聯集、聯地、AP Jade及AP Emerald均被視為擁有該等由新鴻基所擁有之股份權益。
3. 李成輝先生(本公司董事)、李淑慧女士及李成煌先生均為全權信託Lee and Lee Trust(「LLT」)之信託人。彼等共同擁有聯集之41.25%權益及被視作於聯集擁有權益之上述股份中擁有權益。
4. 保利之權益乃透過多間全資附屬公司而持有。保利的前身為新海康航業投資有限公司。
5. 該等307,026,258股股份中，294,926,258股股份被視為Megaland擁有之權益。Megaland之全部已發行股本為Oyster Unit Trust之信託財產，其詳情載於「董事於本公司及相聯法團的股份、相關股份及債券之權益及淡倉」一節於本公司股份權益之附註1內。
6. ASM Hudson River Fund(「River Fund」)及Master Fund分別持有本公司之44,986,000股股份及269,914,000股股份，而彼等由ASM管理。ASM由ASMH全資擁有，而陳健擁有ASMH之44.45%權益。因此，陳健、ASMH及ASM均被視為擁有該等由River Fund及Master Fund擁有之股份權益。

除上文所披露者外，於二零零六年十二月三十一日，董事並不知悉有任何其他人士於本公司或任何相聯法團(定義見證券及期貨條例第XV部)之股份、相關股份股本衍生工具或債券中擁有根據證券及期貨條例第XV部，須向本公司披露之權益或淡倉。

SUBSTANTIAL SHAREHOLDERS (continued)

Notes:

1. SHK Venture is a wholly-owned subsidiary of Shipshape which in turn is wholly owned by SHK & Co.. Therefore SHK & Co. and Shipshape are deemed to have an interest in the shares in which SHK Venture is interested.
2. SHK & Co. is a 65.18% owned subsidiary of AP Emerald. AP Emerald is wholly owned by AP Jade which in turn is a wholly-owned subsidiary of APL. APL is a 74.93% owned subsidiary of AGL. Accordingly, AGL, APL, AP Jade and AP Emerald are deemed to have an interest in the shares in which SHK & Co. is interested.
3. Mr. Lee Seng Hui (Director of the Company), Ms. Lee Su Hwei and Mr. Lee Seng Huang are trustees of the Lee and Lee Trust, being a discretionary trust. They together owned 41.25% interest in AGL and are therefore deemed to have an interest in the said shares in which AGL is interested.
4. The interest of Poly was attributable on account through a number of wholly-owned subsidiaries. The Company was former known as Continental Mariner Investment Company Limited.
5. Out of these 307,026,258 shares, 294,926,258 shares are deemed to be interested by Megaland. The entire issued share capital of Megaland is the trust property of the Oyster Unit Trust. Details are set out in note 1 of interest in shares of the Company under the heading of "DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ASSOCIATED CORPORATIONS".
6. ASM Hudson River Fund (the "River Fund") and the Master Fund which hold 44,986,000 shares and 269,914,000 shares of the Company respectively, are managed by ASM. ASM is wholly owned by ASMH and Chan Kin owns 44.45% interests in ASMH. Therefore, Chan Kin, ASMH and ASM are deemed to have an interest in the shares in which the River Fund and the Master Fund are interested.

Save as disclosed above, as at 31st December, 2006, the directors are not aware of any other persons who have interests or short positions in the shares, underlying shares of equity derivatives or debentures of the Company or any associated corporations (within the meaning of Part XV of the SFO) which would be required to be disclosed to the Company pursuant to Part XV of the SFO.



董事會報告

Report of the Directors

管理協議

根據本集團與禹銘投資管理於一九九七年三月五日訂立並經股東於一九九七年三月二十七日批准之管理協議（「現行管理協議」），禹銘投資管理同意由一九九七年三月二十七日起計五年內協助董事會處理本集團之日常管理工作。禹銘投資管理有權收取投資管理費用，金額相等於每季最後一日之資產淨值之0.375%，以及獎金費用（如有），金額相等於各財政年度完結後之經審核之除稅前綜合溢利（未計獎金費用前）減去本集團於該年度之每月平均資產淨值6%後之超出數額之20%。而計算投資管理費用及獎金費用時，本公司之聯營公司將不會按權益會計法計算入每季及每月平均資產淨值及綜合除稅前溢利。

在二零零二年三月四日，獨立股東批准一份補充協議（「補充協議」）延長現行管理協議之到期日，直至二零零七年三月三十一日。補充協議中，管理費用維持不變。在補充協議中的有效期限內，如本集團錄得累計虧損時，禹銘投資管理將不收取獎金費用。因而，該項獎金費用金額為截至每年度十二月三十一日止經審核之除稅前綜合溢利（未計獎金費用前），扣除補充協議中的有效期限內之累計虧損後，如有溢利，再減本集團每月平均綜合資產淨值6%後超出數額之20%。而計算投資管理費用及獎金費用時，本公司之聯營公司將不會按權益會計法計算入每季及每月平均資產淨值及綜合除稅前溢利。

截至二零零六年十二月三十一日止年度，禹銘投資管理向本集團收取投資管理費用13,306,316港元。

根據上市規則第14A章，此項交易屬於關連交易，並須作出披露。

MANAGEMENT AGREEMENT

Under the management agreement (“Existing Investment Management Agreement”) approved by shareholders on 27th March, 1997 and dated 5th March, 1997 between the Group and YMIM, YMIM agreed to assist the board of directors with the day-to-day management of the Group for a period of five years commencing 27th March, 1997. YMIM will be entitled to a management fee equal to 0.375% of the net asset value on each quarter date and an incentive fee equal to 20% of such amount (if any) by which the audited consolidated profit before tax for each financial year completed (before adjusting for the incentive fee) exceeds such amount as is equal to 6% of average monthly net asset value of the Group for each such financial year. For the calculation of management fee and incentive fee, the associated companies of the Group will not be equity accounted for the purpose of calculating such quarterly and average monthly net asset value and consolidated profit before tax.

On 4th March, 2002, a supplemental agreement (“Supplemental Agreement”) was approved by independent shareholders to extend the expiry date of the Existing Investment Management Agreement to 31st March, 2007. Under the Supplemental Agreement, the management fee remains unchanged. Pursuant to the Supplemental Agreement, YMIM will not be entitled to the incentive fee if the Group reports an accumulated loss during the term of the Supplemental Agreement at the time of the incentive fee computation. Therefore, the incentive fee will be equivalent to 20% of the amount by which the audited consolidated profit before tax for each year ending 31st December (before adjusting for the incentive fee), and after offsetting the accumulated losses during the term of the Supplemental Agreement, if any, exceeds 6% of the average monthly net asset value of the Group for such financial year. For the calculation of management fee and incentive fee, the associated companies of the Group will not be equity accounted for the purpose of calculating such quarterly and average monthly net asset value and consolidated profit before tax.

For the year ended 31st December, 2006, YMIM received from the Group management fee of HK\$13,306,316.

This transaction constitutes a connected transaction and is required to be disclosed in accordance with Chapter 14A of Listing Rules.



董事會報告

Report of the Directors

管理協議(續)

除上文所披露者外，年內概無訂立或存在對本公司整體或任何重大部份業務之管理及行政有關之其他合約。

退休福利計劃

本集團根據強制性公積金計劃條例設立一項定額供款之強制性公積金退休福利計劃(「計劃」)。這計劃由二零零零年十二月一日起生效。供款乃按僱員之基本薪金以某個百分比計算，並根據這計劃之規則於損益賬中扣除須付之款項。這計劃之資產與本集團之資產分開處理，交由獨立管理基金持有。

審核委員會

本公司已遵照上市規則第3.21條成立審核委員會，現由二名獨立非執行董事周宇俊及何振林諸位先生及一名非執行董事李成輝先生組成。

審核委員會已與管理層檢討本集團所採用之會計政策及慣例，並商討內部監控及財務申報事宜。該審核委員會已經審閱截至二零零六年十二月三十一日止之年度業績。

薪酬委員會

本公司已成立薪酬委員會，以審議本集團董事及高級管理人員之薪酬。薪酬委員會由二名獨立非執行董事周宇俊先生及何振林先生以及一名非執行董事李成輝先生組成。

公眾持股量

根據本報告刊發日期本公司可供查閱之資料及就董事會所知悉，本公司於截至二零零六年十二月三十一日止年度一直遵守上市規則之公眾持股量規定。

MANAGEMENT AGREEMENT (continued)

Save as disclosed above, no other contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed during the year.

RETIREMENT BENEFITS SCHEME

The Group operates a defined contribution Mandatory Provident Fund retirement benefits scheme (the "Scheme") under the Mandatory Provident Fund Schemes Ordinance. The Scheme has operated since 1st December, 2000. Contributions are made based on a percentage of the employees' basic salaries and are charged to the income statement as they become payable in accordance with the rules of the Scheme. The assets of the Scheme are held separately from those of the Group in an independently administered fund.

AUDIT COMMITTEE

The Company has established an audit committee in accordance with rule 3.21 of the Listing Rules, and now comprising of two independent non-executive directors, namely Messrs. Chow Yu Chun, Alexander and Albert Ho and one non-executive director, namely Mr. Lee Seng Hui.

The audit committee has reviewed with management the accounting principles and practices adopted by the Group and discussed internal controls and financial reporting matters. The audit committee has reviewed the annual results for the year ended 31st December, 2006.

REMUNERATION COMMITTEE

A Remuneration Committee has been established by the Company to consider the remuneration of the directors and senior management of the Group. The Remuneration Committee comprises of two independent non-executive directors, namely, Mr. Chow Yu Chun, Alexander and Mr. Albert Ho and one non-executive director, Mr. Lee Seng Hui.

PUBLIC FLOAT

On the basis of information that is publicly available to the Company and within the knowledge of the directors as at the date of this report, the Company has complied with the public float requirements of the Listing Rules for the year ended 31st December, 2006.



董事會報告

Report of the Directors

購買、出售或贖回上市股份

本公司並無在本年度內贖回本身之證券。本公司及其附屬公司在本年度內概無購買或出售本公司任何股份。

核數師

於二零零五年內，前核數師羅兵咸永道會計師事務所辭任，而均富會計師行獲委任為本公司核數師。在過去三年並無其他核數師改變。

截至二零零六年十二月三十一日止年度之財務報表經由均富會計師行審核。均富會計師行服務期滿，惟將合資格重選並願意獲重新委任。關於其繼任本公司核數師之決議案將於本公司應屆股東週年大會上提呈。

承董事會命
秘書
李業華

香港，二零零七年三月二十八日

PURCHASE, SALE OR REDEMPTION OF LISTED SHARES

The Company has not redeemed any of its shares during the year. Neither the Company nor any of its subsidiaries has purchased or sold any of the Company's shares during the year.

AUDITORS

During 2005, the former auditors, Messrs. PricewaterhouseCoopers, Certified Public Accountants, resigned and Messrs Grant Thornton, Certified Public Accountants, appointed auditors of the Company. There have been no other changes of auditors in the past three years.

The accompanying financial statements for the year ended 31st December, 2006 was audited by Grant Thornton who retire and, being eligible, offer themselves for re-appointment. A resolution for their re-appointment as auditors of the Company will be proposed at the forthcoming annual general meeting of the Company.

By order of the Board
Lee Yip Wah, Peter
Secretary

Hong Kong, 28th March, 2007