## ISSUE OF GUARANTEED CONVERTIBLE BONDS DUE 2011 11TH MONTHLY ANNOUNCEMENT

Reference is made to the Company's circular dated 13th December 2006. The Company made this announcement as per the requirements of the listing approval granted by the Stock Exchange in respect of the Shares to be issued and allotted upon the conversion of the Convertible Bonds.

Reference is made to the Company's circular dated 13th December 2006 (the "Circular"). The Company made this announcement as per the requirements of the listing approval granted by the Stock Exchange in respect of the Shares to be issued and allotted upon the conversion of the Convertible Bonds. Unless the context herein otherwise requires, terms used in this announcement shall have the same meanings as in the Circular.

The Company would like to report that no conversion of the Convertible Bonds was made by the Bondholders during the month of November 2007. The outstanding Convertible Bonds thus remained at HK\$100,000,000 as at 30<sup>th</sup> November 2007. Since no share was issued during the month pursuant to other transactions, the total issued share capital of the Company as at the commencement and the last day of the month remained the same at 913,938,748 Shares.

This announcement is only released through the website of the Stock Exchange and no publication in the newspaper is made.

As at the date of this announcement, the executive directors of the Company are Mr. Lam Sai Wing, Ms. Chan Yam Fai, Jane, Ms. Ng Yee Mei, Mr. Yeung Hon Yuen and Mr. Kuang Hao Kun, Giovanni, the non-executive director is Mr. Wong Kwong Chi and the independent non-executive directors are Mr. Lee Kok Keung, Mr. Liu Ngai Wing, Mr. Lui Sun Wing and Mr. Lou Ping Ho.

By Order of the Board **Lam Sai Wing** Chairman

Hong Kong, 6<sup>th</sup> December 2007

\* For identification purpose only