



# Water Oasis Group Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1161)

## INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS ENDED 31ST MARCH 2007

### HIGHLIGHTS

- Turnover increased by 14% to HK\$278 million
- Operating profit increased by 38% to HK\$12 million
- Turnover achieved a double digit growth and profit after tax achieved a record high in Mainland China
- Rapid expansion of ~H<sub>2</sub>O+ and Neutrogena outlets in Mainland China
- Launch of new ~H<sub>2</sub>O+ product Collagen 8000 and new advanced beauty equipment services unique to the market
- Integrated management of operations for all beauty services centres to achieve higher level of synergy
- Successfully opened the first beauty service centre in Beijing prime shopping area

The Board of Directors (the “Board”) of Water Oasis Group Limited (the “Company”) herein announces the unaudited consolidated results of the Company and its subsidiaries (collectively known as the “Group”) for the six months ended 31st March 2007.

The unaudited consolidated results have been reviewed by the Company’s audit committee and the Company’s auditor, PricewaterhouseCoopers, in accordance with Hong Kong Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”). The auditor, on the basis of their review, concluded that nothing has come to their attention that causes them to believe that the condensed consolidated interim financial information (“Interim Financial Information”) is not prepared, in all material respects, in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting”.

The Group recorded turnover of approximately HK\$278 million for the six months ended 31st March 2007, representing a growth of 14% as compared with the same period last year. Profit after taxation also increased by 53% to approximately HK\$10 million. An interim dividend of 4.0 HK cents per share and a special dividend of 1.0 HK cent per share have been declared and are payable to the equity holders.

### CONDENSED CONSOLIDATED INTERIM INCOME STATEMENT

		Unaudited Six months ended 31st March	
		2007	2006
	Notes	HK\$'000	HK\$'000
Turnover	2	278,142	243,583
Cost of inventories sold		(67,125)	(54,966)
Gross profit		211,017	188,617
Other income	2	3,104	1,647
Operating expenses		(202,064)	(181,549)
Operating profit	2, 3	12,057	8,715
Taxation	4	(1,951)	(2,115)
Profit after taxation		10,106	6,600
Attributable to:			
Equity holders of the Company		9,359	6,179
Minority interests		747	421
		10,106	6,600
Dividends	5	17,454	10,269
Earnings per share for profit attributable to the equity holders of the Company during the period			
– Basic	6	2.7 HK cents	1.8 HK cents
– Diluted	6	2.7 HK cents	1.8 HK cents

**CONDENSED CONSOLIDATED INTERIM BALANCE SHEET**

	<i>Notes</i>	<b>Unaudited As at 31st March 2007 HK\$'000</b>	<b>Audited As at 30th September 2006 HK\$'000</b>
<b>Non-current assets</b>			
Intangible assets		414	516
Investment properties		28,000	27,000
Property, plant and equipment		27,010	33,374
Rental deposits and prepayments		14,516	13,212
Deferred tax assets		5,833	5,025
		75,773	79,127
<b>Current assets</b>			
Inventories		32,700	45,343
Financial assets at fair value through profit and loss		57,972	9,615
Accounts receivable	7	50,997	39,732
Prepayments		21,822	17,865
Other deposits and receivables		13,961	7,320
Tax recoverable		51	232
Bank balances and cash		110,797	130,293
		288,300	250,400
<b>Current liabilities</b>			
Accounts payable	8	4,427	6,231
Accruals and other payables		60,396	63,189
Receipts in advance		127,290	103,604
Taxation payable		5,906	3,572
Dividend payable		17,454	–
		215,473	176,596
Net current assets		72,827	73,804
Total assets less current liabilities		148,600	152,931
<b>Financed by:</b>			
Share capital		34,909	34,242
Reserves		111,512	117,163
Total capital and reserves attributable to equity holders of the Company		146,421	151,405
Minority interests		1,500	847
Total equity		147,921	152,252
<b>Non-current liabilities</b>			
Pension obligations		529	529
Deferred tax liabilities		150	150
		148,600	152,931

**Notes:**
**1. Basis of preparation and principal accounting policies**

This Interim Financial Information have been prepared in accordance with the disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") and HKAS 34 "Interim Financial Reporting" issued by the HKICPA.

The Interim Financial Information should be read in conjunction with the annual financial statements of the Group for the year ended 30th September 2006.

The accounting policies and methods of computation used in the preparation of the Interim Financial Information are consistent with those used in the annual financial statements for the year ended 30th September 2006 and the newly adopted accounting policies for the period ended 31st March 2007 are set out below:

The following new standards, amendments to standards and interpretations are mandatory and relevant for financial year ending 30th September 2007.

- Amendment to HKAS 19, 'Actuarial gains and losses, group plans and disclosures', effective for annual periods beginning on or after 1st January 2006. The Group decided to retain its former accounting policy regarding the recognition of actuarial gains and losses;
- Amendment to HKAS 39, 'The fair value option', effective for annual periods beginning on or after 1st January 2006. This amendment does not have any impact on the classification and valuation of the Group's financial instruments classified as at fair value through profit or loss prior to 1st January 2006 as the Group is able to comply with the amended criteria for the designation of financial instruments at fair value through profit and loss;

- Amendment to HKAS 21, 'Net investment in a foreign operation', effective for annual periods beginning on or after 1st January 2006. This amendment does not have any significant financial impact to the Group;
- HK(IFRIC)-Int 8, 'Scope of HKFRS 2', effective for annual periods beginning on or after 1st May 2006. There is no significant financial impact to the Group;
- HK(IFRIC)-Int 9, 'Reassessment of Embedded Derivatives', effective for annual periods beginning on or after 1st June 2006. Management believes that this interpretation should not have a significant impact on the reassessment of embedded derivatives as the Group already assess if embedded derivative should be separated using principles consistent with HK(IFRIC)-Int 9.

Certain new standards, amendments and interpretations to existing standards have been published that are mandatory for the Group's accounting periods beginning on or after 1st October 2007 or later periods. The Group has already commenced an assessment of their impact when they become effective and does not expect this will result in substantial changes to the Group's principal accounting policies.

## 2. Turnover and segment information

The Group is principally engaged in the retail sales of skin-care products, provision of beauty-salon, spa and other related services. An analysis of the Group's turnover and contribution to operating profit for the period by business segments is as follows:

### (a) Primary reporting format – business segments

	Retailing		Services		Elimination		Group	
	2007	2006	2007	2006	2007	2006	2007	2006
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Sales to external customers	199,596	167,930	78,546	75,653	–	–	278,142	243,583
Inter-segment sales	13,347	10,445	–	–	(13,347)	(10,445)	–	–
Total	<u>212,943</u>	<u>178,375</u>	<u>78,546</u>	<u>75,653</u>	<u>(13,347)</u>	<u>(10,445)</u>	<u>278,142</u>	<u>243,583</u>
Segment results	<u>22,742</u>	<u>16,116</u>	<u>5,908</u>	<u>11,461</u>	<u>–</u>	<u>–</u>	<u>28,650</u>	<u>27,577</u>
Other income							3,104	1,647
Unallocated corporate expenses							(19,697)	(20,509)
Operating profit							<u>12,057</u>	<u>8,715</u>

### (b) Secondary reporting format – geographical segments

The geographical analysis of the Group's turnover for the period is as follows:

	Turnover Six months ended 31st March	
	2007 HK\$'000	2006 HK\$'000
Hong Kong and Macau	138,069	133,285
Mainland China	110,948	71,466
Taiwan	24,577	34,232
Singapore	4,548	4,600
	<u>278,142</u>	<u>243,583</u>

## 3. Operating profit

Operating profit is stated after crediting and charging the following:

	Six months ended 31st March	
	2007 HK\$'000	2006 HK\$'000
<b>Crediting</b>		
Interest income on bank deposit	861	379
Interest income on financial assets at fair value through profit and loss	1,395	–
Gain arising from change in fair value of investment properties	1,000	–
Gross rental income from investment properties	<u>482</u>	<u>1,035</u>
<b>Charging</b>		
Amortization of intangible assets	102	700
Depreciation	11,524	9,342
Loss on disposals of property, plant and equipment	–	71
Staff costs	86,755	74,899
Interest expenses on bank loan	<u>–</u>	<u>421</u>

#### 4. Taxation

	Six months ended	
	31st March	
	2007	2006
	HK\$'000	HK\$'000
Hong Kong profits tax	1,048	1,106
Overseas taxation	1,711	1,162
Overprovision in prior years	-	(500)
Deferred taxation	(808)	347
	<u>1,951</u>	<u>2,115</u>

Hong Kong profits tax has been provided at the rate of 17.5% (2006: 17.5%) on the estimated assessable profit for the period, after setting off available tax losses brought forward from prior years. Taxation on overseas profits has been calculated on the estimated assessable profit for the period at the rates of taxation prevailing in the territories in which the Group operates.

#### 5. Dividends

At the Board meeting held on 18th June 2007, the directors declared an interim dividend of 4.0 HK cents per share (2006: 2.0 HK cents per share) and a special dividend of 1.0 HK cent per share (2006: 1.0 HK cent per share) (collectively the "Interim Dividend"). This proposed Interim Dividend is not reflected as a dividend payable in the Interim Financial Information.

#### 6. Earnings per share

The calculation of basic earnings per share is based on the profit attributable to equity holders of approximately HK\$9,359,000 (2006: HK\$6,179,000) and the weighted average number of 344,523,198 (2006: 342,116,000) ordinary shares in issue during the six months ended 31st March 2007.

The calculation of the diluted earnings per share for the period ended 31st March 2007 is based on profit attributable to equity holders of approximately HK\$9,359,000 (2006: HK\$6,179,000) and the weighted average number of 344,523,198 (2006: 342,116,000) ordinary shares in issue during the period plus the weighted average number of 4,885,015 (2006: nil) ordinary shares, deemed to be issued at no consideration based on the assumption that all outstanding share options granted had been exercised at the beginning of the period or at the date of grant of the options if later.

#### 7. Accounts receivable

Details of the ageing analysis are as follows:

	As at 31st March 2007 HK\$'000	As at 30th September 2006 HK\$'000
0 to 30 days	42,025	34,263
31 days to 60 days	6,086	4,431
61 days to 90 days	1,073	921
Over 90 days	1,813	117
	<u>50,997</u>	<u>39,732</u>

Credit terms generally range from 30 days to 90 days.

The fair value of accounts receivable approximates its carrying amount.

#### 8. Accounts payable

Details of the ageing analysis are as follows:

	As at 31st March 2007 HK\$'000	As at 30th September 2006 HK\$'000
0 to 30 days	4,427	6,231

The fair value of accounts payable approximates its carrying amount.

### BUSINESS REVIEW

During the period under review, the Group experienced strong growth, especially in its various Mainland China businesses, and achieved positive returns. Its turnover maintained double-digit growth as compared with the same period last year. Sales from its Hong Kong beauty services operations grew by 4% when compared with the previous period's figures. Its Mainland China operations, which included both ~H<sub>2</sub>O+ and Neutrogena outlets, achieved profit after tax that was a record high for the Group, and was more than double what was achieved for the same period last year. Even excluding gain arising from change in fair value of investment properties, profit attributable to equity holders achieved good growth as compared with the same period last year.

#### ~H<sub>2</sub>O+ Business

##### Mainland China

In the six months since last Annual Result was published, expansion of the Group's ~H<sub>2</sub>O+ presence in Mainland China has continued apace. As at the end of May 2007, the Group had a total of 145 ~H<sub>2</sub>O+ outlets in operation in Mainland China. By comparison with the situation in May 2006, when 115 outlets were operating, the Group has successfully added an extra 30 outlets over the intervening 12-month period. This is growth reflecting both the strong market enthusiasm for ~H<sub>2</sub>O+ products and the increasing spending power of urban Mainland Chinese.

Given the success of the Group's Mainland China expansion programme, which has been pursued determinedly over the past few years, Mainland China will be the primary focus of the Group's plans for future growth and development.

## *Hong Kong*

~H<sub>2</sub>O+ sales in Hong Kong over the period remained similar to those of the same period last year, on the back of a stable and loyal customer base boosted by large numbers of Mainland China tourists to Hong Kong who purchase ~H<sub>2</sub>O+ products while visiting. The Group has, however, had to face the effects of rising rents and increasing labour costs on its Hong Kong results. With the Hong Kong property market once again on the rise and several ~H<sub>2</sub>O+ stores coming up for lease renewal during the year, the Group has been proactively introducing cost-controls measures to soften the impact of inevitable rent increases, and maintain its overall profitability. These measures have included strategies for making more efficient and cost-effective use of in-store space, as well as negotiation of longer-term rental deals for its most profitable stores, which should provide the Group with greater rental stability over a longer period.

The Group has also launched a variety of new products to further broaden its business. One new development that will shortly impact positively on ~H<sub>2</sub>O+ sales is the launch of a new ~H<sub>2</sub>O+ collagen health drink under the product name Collagen 8000. Launched in May 2007, this exciting product has been heavily promoted, and the Group is confident of its appeal to the market. Initially being sold in Hong Kong and Taiwan, the Group plans to extend sales to the Mainland China once the necessary authorisations have been obtained.

## *Taiwan, Singapore*

With political turmoil and uncertainty having a direct impact on the economic situation in Taiwan and hence on the retail environment there, the Group's Taiwan business has been only one of many that have experienced a downturn. As a result, the Group's focus has been on consolidating its business resources to ensure that its returns are in line with costs. In the period under review, this has involved reducing the number of its Taiwan outlets to 13.

Although the Group's Singapore operations are operating in a stable environment, its 3 Singapore outlets have yet to flourish. As a result, the Group's aim of balancing costs and returns may see some further consolidation in this market over the next few months.

## **Neutrogena Business**

Since its beginnings a year ago, the Group's Neutrogena distribution business has harnessed and combined the strengths of Neutrogena's famous brand manufacturer Johnson & Johnson and the Group's own distribution networks. Consequently, though still relatively young, the Group's Neutrogena business has been pushing ahead with great vigour. In addition, the first franchised Neutrogena store was successfully opened in December 2006.

By the end of May 2007, the number of Neutrogena outlets operating in Mainland China had increased to 53, comprising both self-managed and franchised stores, spread across a total of 21 large cities. These outlets are operated as counters inside existing, well-established department stores, a mode of operation that has proven its worth in the Mainland China environment.

Neutrogena expansion is continuing rapidly, with the Group expecting to have opened up to approximately more than 110 outlets by the end of this fiscal year in September. Rapid expansion should not be confused with haste, however, as the Group invests a great deal of effort to ensure that it locates reliable, high-quality retail outlet partners in which to site its Neutrogena counters. These efforts are designed to establish Neutrogena as a trustworthy and high-profile brand amongst Chinese consumers.

## **Spa & Beauty business**

The period under review saw the Group take the final steps toward setting up and launching its first Oasis Beauty outlet in Mainland China. The historic outlet was opened in Beijing in April 2007, in one of the city's most prestigious buildings, Beijing APM, which was developed by Sun Hung Kai Properties Group and is located in Beijing's prime shopping area, very near to Oriental Plaza. The Group expects that the outlet will need some time to establish itself and build up a solid customer base. Based on results over coming months, the Group will explore further opportunities of expanding by setting up further Oasis Beauty centres in other prime cities of Mainland China.

In Hong Kong, the Group's sales performance on spa and beauty businesses continued to perform well, together accounting for 27% of the Group's overall turnover for the period under review. At the end of May 2007, the Group was operating 2 Oasis Spa outlets in Hong Kong aimed at the high-end market, and a further 17 Oasis Beauty and Aqua Beauty outlets catering to mid-range clients. The market has responded well in the period under review, with both types of outlets achieving steadily increasing customer bases and ongoing growth in income from the beauty services they provide.

## **Oasis Beauty School**

The Group continues to successfully run professionally accredited courses through its Oasis Beauty School, an operation that is boosting the Group's image and consolidating its reputation as a serious and committed beauty services provider operating at international levels of expertise and quality. The School is also benefiting the Group by providing it with an excellent channel through which it can recruit high potential staff.

## **PROSPECTS**

### **~H<sub>2</sub>O+ in Mainland China**

Expansion will continue in Mainland China over the next six months. The Group plans to have a total of more than 170 stores in operation by the end of the fiscal year 2007. Of these, more than 80 outlets will be self-managed, while the remaining will be run as franchises, a model which will provide the template for most future expansion.

### **Neutrogena**

The Group's Neutrogena business is showing exceptional promise, and to take advantage of this, the Group plans to increase the rate of its expansion in Mainland China over the coming months, to enlarge its geographical coverage, and to expand the range of its distribution networks. The Group's target is to be operating more than 110 stores, both self-managed and franchised, by the end of fiscal year 2007, using the franchise model to achieve rapid, low-risk expansion.



### **Sure Slim & Aqua Beauty**

The Group plans to make some adjustments to its spa and beauty operations in response to market trends and changes. The operations of the Group's Sure Slim and Aqua Beauty centres have been integrated under the management of its Oasis Beauty chain with the aim of achieving a higher level of synergy, providing added value to its Oasis Beauty facilities, and increasing capacity.

The Group has however retained the 'Aqua Beauty' name as a way of differentiating a few outlets, which will provide services at a premium over those provided by Oasis Beauty, and will serve VIP customers and those with a long history of association with the Oasis Beauty brand.

### **Oasis Beauty**

The Group's spa and beauty operations will take a fresh step forward with the forthcoming opening of in-house spa facilities in newly developed well-known housing estates in Hong Kong. In mid-August 2007, the Group will be operating the spa centre at "The Sherwood", and towards the end of the year it will begin operating the spa at the new "Grand Waterfront" development. Both these well-known housing developments, each developed by the Henderson Land Group, are very extensive estates with a large potential customer pool.

From May 2007, the Group has been busy purchasing new and advanced beauty equipment directly from European manufacturers. It believes that this equipment is completely new in Hong Kong and will give the Group a further competitive edge in the beauty services market, setting it up to offer new services over the summer that are unique to the market. In addition, the Group is exploring into the businesses of medical beauty services and beauty services equipment distribution, believing that this can widen its beauty services spectrum.

In the longer term, the Group expects to build on the success of its new Oasis Beauty outlet in Beijing by opening further beauty centre outlets in similar tier-one cities in Mainland China.

### **Others**

The Group has built its success over recent years on continually testing new ideas, new products, and new services, while all along building up strong, loyal customer bases for its core products and services. This is a strategy that it will continue with in the future. It is currently exploring new options and possibilities for growth and consolidation in the market, and aims to maintain the forward momentum it has built up through new projects and expansion strategies, which will be announced in due course.

The Group remains positive about the macro-economic environment for the coming six months, with both Hong Kong and the Mainland China currently enjoying robust and healthy retail and service sectors. Given its solid asset back-up and the fact that it has no bank loans or external financing arrangements, the Group is in an excellent position to respond quickly and flexibly to promising new business and investment opportunities that may arise. It plans to maintain its current high-dividend policy and, more generally, its commitment to looking for the best returns possible for its equity holders.

### **INTERIM DIVIDEND AND CLOSURE OF REGISTER OF MEMBERS**

The directors have declared an Interim Dividend of 5.0 HK cents per share for the six months ended 31st March 2007 payable to the equity holders whose names appear on the Register of Members of the Company at the close of business on 11th July 2007. The Register of Members will be closed from 9th July 2007 to 11th July 2007, both days inclusive, during which period no transfer of shares will be registered. To qualify for the Interim Dividend, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Standard Registrars Limited whose share registration public offices are located at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:00 p.m. on 6th July 2007. The relevant dividend warrants will be dispatched to equity holders on 20th July 2007.

### **LIQUIDITY AND FINANCIAL RESOURCES**

At 31st March 2007, the Group had net current assets of approximately HK\$73 million (30th September 2006: HK\$74 million).

The Group generally finances its operations with internally generated resources. As at 31st March 2007, the Group had cash reserves of approximately HK\$111 million (30th September 2006: HK\$130 million) and with no indebtedness.

The Group continues to follow the practice of prudent cash management. During the period, the Group's management adopts a balanced approach on financial risk management with some of the cash reserves are placed in Structured Deposits which expects to contribute a higher return to the Group in addition to fixed bank deposits.

The Group has little exposure on foreign currency fluctuations as most of its assets, receipts and payments are principally denominated in the functional currency of the relevant territory and US dollars. The Group will continue to monitor its foreign exchange position and if necessary will hedge its foreign exchange exposure by entering forward foreign exchange contracts.

### **HUMAN RESOURCES**

As at 31st March 2007, the Group employed 1,287 staff (30th September 2006: 1,236). The Group offers its staff competitive remuneration schemes. In addition, discretionary bonuses and share options will also grant to eligible staff based on individual and Group performance. Other employee benefits include provident fund, insurance and medical cover, educational allowances and training programs. Options to subscribe for a maximum of approximately 17.7 million shares in the Company in aggregate had been granted and are outstanding as at 31st March 2007 to certain directors and employees pursuant to the Company's share option scheme. Exercise prices of which ranges from HK\$0.42 to HK\$1.67.

## AUDIT COMMITTEE

The Company's audit committee comprises Dr. Wong Lung Tak, Patrick, J.P., Mr. Wong Chun Nam and Dr. Wong Chi Keung who are the independent non-executive directors of the Company. In establishing the terms of reference for this committee, the directors had made reference to the "Guide for the formation of an audit committee" issued by the HKICPA in December 1997.

The audit committee of the Company has reviewed the accounting principles and practices adopted by the Group and the unaudited consolidated results of the Group for the six months period ended 31st March 2007 with management. Prior to the review work carried out by the independent auditor, the audit committee had discussed with the independent auditor the scope of their review and subsequently the results of their review including matters on statutory compliance, internal control and financial reporting in respect of the Interim Financial Information.

## REMUNERATION COMMITTEE

To comply with the Corporate Governance Code, a Remuneration Committee was established on 26th June 2006. The members of the Remuneration Committee comprise all independent non-executive directors of the Company and the Group's Senior Human Resources Manager, Ms. Lau Mei Yin, Ivy, and is chaired by Mr. Wong Chun Nam.

The primary objectives of the Remuneration Committee include making recommendations on and approving the remuneration policy and structure and remuneration packages of the executive directors and the senior management. The Remuneration Committee is also responsible for establishing transparent procedures for developing such remuneration policy and structure to ensure that no director or any of his/her associates will participate in deciding his/her own remuneration, which remuneration will be determined by reference to the performance of the individual and the Company as well as market practice and conditions.

## PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

During the period under review, there was no purchase, sale or redemption by the Company, or any of its subsidiaries, of the Company's listed securities.

## CORPORATE GOVERNANCE

In the opinion of the directors, save as disclosed below, the Company has complied with the code provisions (the "Code Provision") set out in the Code on Corporate Governance Practices (the "CG Code") contained in Appendix 14 of the Listing Rules during the period.

### Code Provision A.2.1

The Board of the Company does not have any director with the title "Chairman". Presently the Company Secretary is responsible to ensure that all directors are properly briefed, either by her own or by members of the Company's senior management, on issues arising at board meetings. Whereas the Chief Executive Officer is responsible to ensure all directors have received adequate, complete and reliable information in a timely manner. The Board considers that the current structure facilitates the execution of the Group's business strategies and maximizes effectiveness of its operation. The Board shall nevertheless review the structure from time to time to ensure appropriate move is being taken should suitable circumstances arise.

### Code Provision A.4.1

Under the Code Provision A.4.1, non-executive directors should be appointed for a specific term, subject to re-election. However, the independent non-executive directors of the Company were not appointed for a specific term because they are subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the provisions of the Company's Articles of Association.

## COMPLIANCE WITH THE MODEL CODE

The Company has adopted the Model Code as set out in Appendix 10 of the Listing Rules. All directors have confirmed, following specific enquiry by the Company, that they fully complied with the Model Code throughout the review period.

The Company has also adopted a code of conduct governing securities transactions by employees who may possess or have access to price sensitive information.

## PUBLICATION OF DETAILED RESULTS ANNOUNCEMENT ON THE STOCK EXCHANGE'S WEBSITE

A detailed results announcement containing all the information in respect of the Company required by paragraphs 46(1) to 46(9) of Appendix 16 of the Listing Rules will be published on the website of The Stock Exchange of Hong Kong Limited (<http://www.hkex.com.hk>) in due course.

By order of the Board

**Yu Lai Si**

*Executive Director and Chief Executive Officer*

Hong Kong, 18th June 2007

*As at the date of this announcement, the executive directors of the Company are Yu Lai Si, Tam Chie Sang, Yu Lai Chu, Eileen, Yu Kam Shui, Erastus and Lai Yin Ping. The independent non-executive directors of the Company are Wong Lung Tak, Patrick J.P., Wong Chun Nam and Wong Chi Keung.*

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