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CHIA TAI ENTERPRISES INTERNATIONAL LIMITED
正 大 企 業 國 際 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 00121)

ANNOUNCEMENT OF RESULTS FOR YEAR ENDED 31ST DECEMBER, 2008

The board of directors (the "Directors") of Chia Tai Enterprises International Limited (the "Company") announces that the consolidated results of the Company and its subsidiaries (together the "Group") for the year ended 31st December, 2008 with comparative figures in 2007, were as follows:

Consolidated Income Statement

		For the year ended 31st December,	
		2008	2007
	Note	***HK$'000***	*HK$'000*
Turnover	*2*	**6,277,120**	4,390,658
Cost of sales		**(5,130,905)**	(3,651,649)
Gross profit		**1,146,215**	739,009
Other revenue	*4*	**258,524**	170,073
Other net income	*4*	**168,392**	5,278
Distribution and store operating costs		**(1,185,019)**	(961,936)
Administrative expenses		**(260,372)**	(238,072)
Impairment reversal		**-**	72,495
Profit/(loss) from operations		**127,740**	(213,153)
Finance costs			
- Interest on convertible bonds	*6*	**(39,928)**	-
- Other finance costs		**(129,756)**	(92,972)
		(169,684)	(92,972)
Loss before taxation		**(41,944)**	(306,125)
Income tax	*7*	**(3,629)**	1,419
Loss for the year		**(45,573)**	(304,706)
Attributable to:			
Equity shareholders of the Company		**(45,443)**	(307,329)
Minority interests		**(130)**	2,623
Loss for the year		**(45,573)**	(304,706)
Loss per share			
- Basic and diluted	*9*	**(0.67) HK cents**	(5.13) HK cents

Consolidated Balance Sheet

	Note	**2008** *HK$'000*	2007 *HK$'000*
Non-current assets			
Fixed assets			
- Property, plant and equipment		**2,000,442**	982,201
- Interests in leasehold land held for own use under operating leases		**199,074**	195,255
		2,199,516	1,177,456
Intangible assets		**260,713**	-
Goodwill	*10*	**3,083,965**	29,487
Deposits for acquisition of additional interest in subsidiaries		**-**	14,604
Prepaid lease payments for premises		**6,831**	13,965
Deferred tax assets		**105,634**	4,343
		5,656,659	1,239,855
Current assets			
Prepaid lease payments for premises		**5,288**	8,825
Long-term deposits receivable within one year		**-**	21,362
Inventories		**900,969**	356,297
Trade and other receivables	*11*	**990,812**	120,824
Income tax recoverable		**9,277**	1,631
Pledged and restricted bank deposits		**573,651**	38,208
Cash and cash equivalents		**296,631**	181,252
		2,776,628	728,399
Assets classified as held for sale	*12*	**12,473**	497,273
		2,789,101	1,225,672
Current liabilities			
Trade and other payables	*13*	**3,437,670**	1,087,470
Bank loans		**2,033,682**	110,043
Other loans		**876,764**	402,997
Consideration payable for acquisition of subsidiaries		**60,450**	111,772
Obligations under finance leases		**4,421**	3,427
Current taxation		**3,632**	-
Provisions		**71,301**	24,951
		6,487,920	1,740,660
Liabilities associated with assets classified as held for sale	*12*	**-**	260,526
		6,487,920	2,001,186
Net current liabilities		**(3,698,819)**	(775,514)
Total assets less current liabilities		**1,957,840**	464,341

Consolidated Balance Sheet (Continued)

	Note	2008 HK$'000	2007 HK$'000
Non-current liabilities			
Bank loans		**-**	390,000
Other loans		**-**	46,642
Convertible bonds	*14*	**1,174,928**	-
Consideration payable for acquisition of subsidiaries		**60,450**	120,900
Obligations under finance leases		**229,740**	220,573
Deferred tax liabilities		**53,380**	5,602
		1,518,498	783,717
NET ASSETS/ (LIABILITIES)		**439,342**	(319,376)
CAPITAL AND RESERVES			
Share capital		**214,064**	119,932
Reserves		**225,278**	(441,996)
Total equity/ (deficit) attributable to equity shareholders of the Company		**439,342**	(322,064)
Minority interests		**-**	2,688
TOTAL EQUITY/ (DEFICIT)		**439,342**	(319,376)

Notes to the Financial Statements

1. SIGNIFICANT ACCOUNTING POLICIES

These financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards ("HKFRSs"), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"), accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. These financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("the Listing Rules").

The HKICPA has issued certain new and revised HKFRSs that are first effective or available for early adoption for the current accounting period of the Group and the Company. These developments had no material effect on the current and prior accounting periods reflected in these financial statements.

2. TURNOVER

The principal activity of the Group is the operation of hypermarket stores in the PRC. Turnover represents the sales value of goods supplied to customers, less returns, discounts and value added taxes.

3. SEGMENT INFORMATION

The Group is currently engaged in retail business of the operation of hypermarket stores in the PRC and all of its sales during 2008 are generated in the PRC. Accordingly, no business segment and geographical segment analysis of the Group is presented for the year ended 31st December, 2008 as it is not subject to different risks and returns in its activities and the geographical regions in which it operates.

4. OTHER REVENUE AND OTHER NET INCOME

	Consolidated	
	2008	2007
	HK$'000	*HK$'000*
Other revenue		
Leasing of store premises	**156,552**	110,547
Management service fee	**20,500**	-
Procurement service fee	**735**	-
Other promotion and service income	**75,021**	53,191
Interest income	**5,716**	6,335
	258,524	170,073
Other net income		
Gain on disposal of assets and liabilities classified as held for sale (note 12(b))	**159,877**	-
Net foreign exchange gain	**12,381**	22,526
Net loss on disposal of fixed assets	**(3,866)**	(17,248)
	168,392	5,278

5. DEPRECIATION AND AMORTISATION

During the year ended 31st December, 2008, depreciation of HK$137,882,000 (2007: HK$143,496,000) in respect of the Group's property, plant and equipment, amortisation of HK$8,140,000 (2007: HK$6,958,000) in respect of interests in leasehold land held for own use under operating leases of the Group and amortisation of HK$2,352,000 (2007: Nil) in respect of the Group's intangible assets were charged.

6. INTEREST ON CONVERTIBLE BONDS

Interest on convertible bonds of HK$39,928,000 for the year ended 31st December, 2008 consists of HK$2,794,000 representing coupon interest at 1% per annum on the principal amount of the convertible bonds and HK$37,134,000 representing additional interest expense arising from the remeasurement of the liability component of the convertible bonds using the effective interest rate method as set out in note 14.

7. INCOME TAX

	2008	2007
	HK$'000	*HK$'000*
Current tax - PRC		
Provision for the year	**8,659**	1,444
Deferred tax		
Origination and reversal of temporary differences	**(5,030)**	(2,863)
Taxation expense/ (credit)	**3,629**	(1,419)

Income tax is calculated at the rates prevailing in the relevant jurisdictions. No provision for Hong Kong profits tax has been made as the Company and its subsidiaries did not generate any assessable profits in Hong Kong during the year. Pursuant to the rules and regulations of the Cayman Islands and the British Virgin Islands, the Group is not subject to any income tax in the Cayman Islands and the British Virgin Islands.

Pursuant to the Corporate Income Tax Law ("new tax law") of the PRC which took effect on 1st January, 2008, subsidiaries of the Group established in the PRC are subject to PRC income tax at 25% (2007:33%) on their assessable profits as determined in accordance with the new tax law.

Further, under the new tax law, 10% withholding tax is levied on the foreign investor in respect of dividend distributions arising from a foreign invested enterprise's profit earned after 1st January, 2008. As at 31st December, 2008, the PRC subsidiaries of the Group had aggregated accumulated losses and therefore no deferred tax liabilities were recognized in this regard.

8. DIVIDEND

No dividend was paid or proposed during the years ended 31st December, 2008 and 2007 nor has any dividend been proposed since the balance sheet date.

9. LOSS PER SHARE

The calculation of the basic and diluted loss per share is based on the loss for the year attributable to equity shareholders of the Company of HK$45,443,000 (2007: HK$307,329,000) and on the 6,527,914,408 weighted average number of ordinary shares and 253,134,512 weighted average number of preference shares (2007: 5,996,614,408 weighted average number of ordinary shares) in issue during the year.

For the years ended 31st December, 2008 and 2007, the diluted loss per share is the same as the basic loss per share as all potential ordinary shares are anti-dilutive.

10. GOODWILL

	THE GROUP	
	2008	2007
	HK$'000	*HK$'000*
Cost:		
As at 1st January	**87,320**	85,164
Additions through acquisition of Shanghai Lotus Supermarket Chain Store Co., Ltd. ("SLS")	**3,044,129**	-
Additions through acquisition of minority interests	**12,581**	-
Exchange adjustments	**(2,232)**	2,156
As at 31st December	**3,141,798**	87,320
Accumulated impairment losses:		
As at 1st January and 31st December	**57,833**	57,833
Carrying amount:		
As at 31st December	**3,083,965**	29,487

During 2008, the Group acquired SLS and additional equity interests in Qingdao Lotus Supermarket Chain Store Co., Ltd. and Shantou Lotus Supermarket Chain Store Co., Ltd. respectively. As a result, goodwill of HK$3,044,129,000, HK$3,817,000 and HK$8,764,000 were recognized in the consolidated financial statements of 2008 respectively.

11. TRADE AND OTHER RECEIVABLES

	THE GROUP	
	2008	2007
	HK$'000	*HK$'000*
Trade receivables, other receivables and deposits	**212,040**	117,825
Amounts due from related companies	**778,772**	2,999
	990,812	120,824

Included in trade and other receivables are trade debtors (net of impairment losses for bad and doubtful debts) with the following ageing analysis:

	2008	2007
	HK$'000	*HK$'000*
Current	**28,138**	8,472
1 to 30 days overdue	**4,877**	16
31 to 60 days overdue	**1,189**	158
61 to 90 days overdue	**630**	72
Over 90 days	**5,245**	682
	40,079	9,400

12. ASSETS CLASSIFIED AS HELD FOR SALE / LIABILITIES ASSOCIATED WITH ASSETS CLASSIFIED AS HELD FOR SALE

Assets classified as held for sale represent:

	2008	*2007*
	HK$'000	*HK$'000*
Assets subject to the Disposal Agreement (note (a))	**-**	485,524
Land use right (note (b))	**12,473**	11,749
	12,473	497,273

(a) On 17th May, 2007, the Company entered into a Disposal Agreement to dispose of the Group's 11 non-performing stores and the Group's equity interest in, and loans and advances made to, certain wholly-owned subsidiaries in the PRC (collectively, the "Disposal Group") to C.P. Holding (BVI) Investment Company Limited ("CPH") for a consideration of approximately HK$433.4 million, to be settled via offset against the amount due by the Group to CPH in relation to the acquisition of SLS. The assets and liabilities attributable to the Group's non-performing stores were classified as a disposal group held for sale and presented separately in the consolidated balance sheet (see below). The Disposal was completed in October 2008.

For the year ended 31st December, 2008, the above subsidiaries and stores in the Disposal Group contributed approximately HK$1,041 million (2007: HK$1,053 million) to the Group's turnover and accounted for approximately HK$101 million (2007: HK$175 million) of the Group's net loss for the year.

The major classes of assets and liabilities in the Disposal Group as at the date of disposal and 31st December, 2007 are as follows:

	THE GROUP	
	2008	2007
	HK$'000	*HK$'000*
Assets classified as held for sale		
Property, plant and equipment	**372,887**	345,442
Prepaid lease payments for premises	**2,552**	1,068
Inventories	**95,140**	105,647
Trade and other receivables	**34,865**	10,939
Cash and cash equivalents	**13,397**	22,428
	518,841	485,524
Liabilities associated with assets classified as held for sale		
Trade and other payables	**273,083**	260,526
Net assets disposed of	**245,758**	
Exchange reserve release	**27,763**	
	273,521	
Gain on disposal (note 4)	**159,877**	
Total consideration netted off against consideration payable for the acquisition of SLS	**433,398**	

(b) During the year ended 31st December, 2006, the Company acquired an additional 50% equity interest in Lotus-CPF (PRC) Investment Company Limited ("Lotus-CPF") which as a result became a wholly-owned subsidiary of the Group. During the year ended 31st December, 2004, a subsidiary of Lotus-CPF entered into an agreement with an independent third party to dispose of a land use right at a consideration of approximately RMB11,000,000 (equivalent to approximately HK$12,473,000 (2007: HK$11,749,000)). Accordingly, the land use right is classified as an asset held for sale and presented separately in the consolidated balance sheet. As at 31st December, 2008, the transaction for the disposal of the land use right has not been completed pending the approval of the relevant government authorities. The directors expect the sale to be completed in 2009.

13. TRADE AND OTHER PAYABLES

	THE GROUP	
	2008	2007
	HK$'000	*HK$'000*
Notes payable, creditors and accrued charges	**3,247,753**	1,060,336
Amounts due to related companies	**189,917**	27,134
	3,437,670	1,087,470

Included in trade and other payables are trade creditors and notes payable of HK$2,382,863,000 (2007: HK$746,347,000) with the following ageing analysis:

	THE GROUP	
	2008	2007
	HK$'000	*HK$'000*
Uninvoiced purchases	**860,118**	260,275
Within 30 days of invoice date	**1,138,779**	399,020
31 to 60 days after invoice date	**285,244**	58,640
61 to 90 days after invoice date	**51,437**	6,997
More than 90 days after invoice date	**47,285**	21,415
	2,382,863	746,347

14. CONVERTIBLE BONDS

On 31st October, 2008, the Company issued convertible bonds due in 2011 in the aggregate principal amount of HK$1,519,873,031 (the "Convertible Bonds") to certain of the then shareholders of SLS, namely CP ALL Public Company Limited, Lotus Distribution Investment Limited ("LDIL") and The China Retail Fund, LDC ("CRF"), as part of the consideration to acquire SLS. Contemporaneously, LDIL subscribed for additional convertible bonds due in 2011 in the principal amount of HK$156,380,000 (the "Subscribed Convertible Bonds") at their principal amount payable in cash.

As the functional currency of the Company is HKD, the conversion of the Convertible Bonds/Subscribed Convertible Bonds denominated in HKD will result in settlement by exchange of a fixed amount of cash in HKD, for a fixed number of the Company's ordinary shares. In accordance with the requirements of HKAS 39 Financial Instruments-Recognition and Measurement, the bond contract must be separated into a liability component consisting of the straight debt element of the Convertible Bonds/Subscribed Convertible Bonds, and an equity component representing the conversion option of the bond holders. The fair value/proceeds of the Convertible Bonds/Subscribed Convertible Bonds have been split as below:

i. Liability component represents the present value of the contractually determined stream of cash flows discounted at the prevailing market interest rate applicable to instruments of comparable credit status and providing substantially the same cash flows, on the same terms, but without the conversion option. The interest charged for the period is calculated by applying an effective interest rate of 17.07% and 17.32% to the liability component since the Convertible Bonds and Subscribed Convertible Bonds were issued respectively.

ii. Equity component represents the option to convert the Convertible Bonds/Subscribed Convertible Bonds into ordinary shares of the Company, and is determined by deducting the fair value of the liability component from the fair value/proceeds of the Convertible Bonds/Subscribed Convertible Bonds of the compound financial instrument as a whole.

There are no embedded derivatives which should be separately accounted for relating to the Convertible Bonds or Subscribed Convertible Bonds.

No conversion of the Convertible Bonds has occurred up to 31st December, 2008. On 23rd January, 2009, the Company entered into a redemption agreement with CRF to redeem Convertible Bonds in the principal amount of HK$156,380,000 at a redemption price representing a discount of 15% (equivalent to HK$132,923,000) to the principal amount. The redemption was completed on 30th January, 2009.

MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL REVIEW

In October, 2008, the Group completed the Restructuring. Of the 44 stores it currently owns (1 of which was recently opened in the South region of China in March, 2009), 21 well-established and performing stores were acquired from the ultimate shareholders of Shanghai Lotus Supermarket Chain Store Co., Ltd. The Group also disposed of 11 non-performing stores as part of the Restructuring. The completion of Restructuring enables the Group to extend its presence to premier locations in Shanghai and Jiangsu province.

The Group recorded a loss attributable to shareholders for the year ended 31st December, 2008 of HK$45.4 million (2007: HK$307.3 million). Profit from operations before finance costs and income tax improved significantly to HK$127.7 million in the year under review (2007: loss of HK$213.2 million).

Revenue rose by HK$1,886.5 million, or 43.0% to HK$6,277.1 million. The increase in revenue was a result of like-for-like growth of 8.1% and the contribution of revenue from the 21 performing stores acquired.

Gross profit margin which includes income from suppliers increased from 16.8% to 18.3%. This is due to the increase in purchase volume which enhanced our bargaining power with suppliers, increase in promotional activities and our continuous efforts to optimize merchandise mix and implement better pricing strategy all contributed to the improvement in the margin.

Revenue from leasing of store premises rose 41.6% to HK$156.6 million, approximately 2.5% of sales. It represents income received from our tenants for leasing of the consignment areas. Increase in revenue from leasing of store premises was due primarily to the increase in the rental rates upon renewal of agreements as most of the leases have a lease term of 1 year or less. We will continue to bring in well-known tenants to our consignment areas and emphasize on total shopping experience by providing customers with shopping, leisure and food & beverage services to attract greater foot traffic and an increase in consignment revenue.

Distribution and store operating costs was HK$1,185.0 million compared to HK$961.9 million in 2007, represent an improvement from 21.9% of sales in 2007 to 18.9% in 2008. It mainly comprised of utilities, personnel and rental expenses for a total of HK$812.7 million. The increase was primarily a result of rising utilities expenses, rental and labour cost. We expect the distribution and store operation costs over sales will continue to decline as sales continue to pick up and more stringent cost control measures are in place.

Administrative expenses of HK$260.4 million, represent a decrease from 5.4% of sales in 2007 to 4.1% of sales during the year. Administrative expenses mainly included personnel expenses of HK$182.6 million and professional fee of HK$14.6 million.

Finance costs of HK$169.7 million (2007: HK$93.0 million), of which HK$39.9 million (2007: Nil) represent interest on convertible bonds, details as set out in notes 6 and 14; and the rest of HK$129.8 million (2007: HK$93.0 million) represent interest on bank and other loans.

Loss for the year was HK$45.6 million, compared to HK$304.7 million last year. Earnings before interest, taxation, depreciation and amortization ("EBITDA") improved from HK$(65.3) million in 2007 to HK$276.2 million in 2008.

Capital Structure

The Group finances its own working capital requirements through a combination of funds generated from operations, short term bank and other loans.

During the year, 3,187,800,002 ordinary shares and 1,518,807,075 convertible preference shares have been issued by the Company as part of the consideration for the acquisition of SLS.

Liquidity and Financial Resources

As at 31st December, 2008, the Group had net current liabilities and net assets of approximately HK$3,698.8 million and HK$439.3 million respectively and incurred a loss of HK$45.6 million for the year then ended.

As at 31st December, 2008, the Group had short term bank loans of HK$2,033.7 million (2007: HK$110.0 million) of which HK$390.0 million have been renewed to year 2012. The Group had unsecured other loans of HK$876.8 million (2007: HK$449.6 million) of which HK$767.6 million (2007: HK$441.8 million) were advanced from related companies. The current portion of unsecured other loans amounted to HK$876.8 million and HK$403.0 million at year ended 2008 and 2007 respectively. The Group had cash and cash equivalents amounting to HK$296.6 million, representing a 1.46 times of the balance as at the end of 2007.

Gearing and Current Ratios

As at 31st December, 2008, the gearing ratio of the Group stood at 9.30 (gearing ratio was calculated by dividing interest-bearing bank loans, other borrowings and convertible bonds by shareholders' equity) (31st December, 2007: -2.95) and current ratio of the Group was 0.43 (31st December, 2007: 0.61).

Foreign Currency Exposure

Most of the Group's monetary assets and liabilities are denominated in Hong Kong dollars, RMB and US dollars. As the Hong Kong dollar is pegged to US dollar and the fluctuation in the exchange rates has been relatively small in recent years, and the sales and purchases of the PRC subsidiaries are mainly in RMB which minimizes the RMB exchange effect, therefore, the Group believes it faces minimal foreign currency risk and thus, has not undertaken any hedging activities.

Contingent Liabilities

As at the balance sheet date, the Company had issued two guarantees to an independent third party in respect of finance lease arrangements with its subsidiaries which expire in 2025 and a co-guarantee to a bank in respect of a bank loan granted to its subsidiary which expires in November, 2010 or upon repayment of the loan, if earlier. As at the balance sheet date, the Directors did not consider it probable that claims will be made against the Company under any of the guarantees. The maximum liability of the Company at the balance sheet date under the guarantees issued was 55% of the future minimum lease payments under the two lease agreements entered into by the subsidiaries of RMB55.0 million (equivalent to HK$62.4 million) and the outstanding amount of the bank loan to its subsidiary of HK$28.3 million (2007: HK$32.0 million).

Charges on Assets

A share charge has been entered into between Union Growth Investments Limited ("Union Growth"), a wholly-owned subsidiary of the Company, and C.P. Merchandising Co. Ltd. ("CPM") on 30th May, 2006 whereby Union Growth has agreed to pledge 38,960,000 registered shares of Lotus-CPF to CPM as security for the due and punctual performance of its obligation under a Share Sale and Purchase Agreement dated 27th February, 2006 made between Union Growth and CPM, in relation to the acquisition of the remaining 40% of Lotus-CPF.

As at 31st December, 2008, HK$435,172,000 (2007: Nil) of the Group's bank deposits were pledged to banks to secure banking facilities and bank borrowings granted to the Group.

Employees, Training and Remuneration Policy

The Group had around 11,500 employees as at the end of 2008. The Group remunerates its employees based on their performance, experience and prevailing market rate. Other employee benefits include insurance and medical cover, subsidized training programmes as well as share option scheme for senior management.

BUSINESS REVIEW

As at the date of this announcement, the Group operates a total of 44 hypermarket stores in China, of which 21 are located in the East region, 13 in the South region and 10 in the North region of China.

Introduction of Life-style model stores

As the Chinese population becoming more affluent, we have witnessed the emergence of an increasingly discerning and sophisticated class of consumers. As a result, we have started to transform our stores into Lifestyle model - a one stop shopping format with shopping, leisure and food & beverage offerings. This strategy has proved to be a success so far with sales and store net income improved significantly.

Product Offering Enhancement

We continuously review our merchandise mix to ensure we provide the right products to our customers. New products introduced in 2008 accounted for over 26% of sales and 29% of profits. We, at the same time, regularly monitor and remove inefficient products to improve stock turnover and improve cash efficiency.

We have set up merchandise development and assortment study team with an objective to provide our customers with what they want at the lowest price with the maximum satisfaction. Customer satisfaction is always our number one priority – we aim to make their shopping experience as easy as possible, lower prices where we can to help them spend less, give them more choices and varieties.

Re-branding campaign
We continued our re-branding campaign in 2008, more well-known tenants were brought into to replace less well-known local ones to create a younger and higher-end image. Our "Fresh your Life" campaign introduced in 2008 was a huge success with customers acknowledging our commitment to fresh and new.

Food Safety
The safety and quality of our products is of paramount importance to Lotus as well as being essential for maintaining customer trust and confidence. We have detailed and established procedures (TQM and ISO programs etc) for ensuring product integrity at all times. There are strict product safety processes and regular management reports.

STRATEGIC OUTLOOK
While we have seen our performances affected by the current economic downturn, we have also seen some positive signs of recovery. The Group will continue its efforts to maximize revenue and reduce cost to become more competitive as we enter the new phase of our business and development. We believe we have the right strategy and right people to achieve success.

CODE ON CORPORATE GOVERNANCE PRACTICES
The Company has complied with all code provisions set out in the Code on Corporate Governance Practices contained in Appendix 14 of the Listing Rules during the year.

AUDIT COMMITTEE
The Audit Committee comprises the three independent non-executive directors of the Company. The Audit Committee has reviewed with management the accounting principles and practices adopted by the Group and discussed internal control and financial reporting matters including the review of the financial statements for the year ended 31st December, 2008.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES
During the year, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

By Order of the Board
James H. Haworth
Chairman

Hong Kong, 17th April, 2009

As at the date of this announcement, the Board of the Company comprises fifteen executive directors, namely Mr. James H. Haworth, Mr. Soopakij Chearavanont, Mr. Michael Ross, Mr. Narong Chearavanont, Mr. Tse Ping, Mr. Yang Xiaoping, Mr. Li Wen Hai, Mr. Zheng Mengyin, Mr. Umroong Sanphasitvong, Mr. Robert Ping-Hsien Ho, Mr. Meth Jiaravanont, Mr. Nopadol Chiaravanont, Mr. Chatchaval Jiaravanon, Mr. Suphachai Chearavanont and Mr. Kachorn Chiaravanont, one non-executive director, namely Mr. Leung Chun Keung and three independent non-executive directors, namely Mr. Viroj Sangsnit, Mr. Chokchai Kotikula and Mr. Cheng Yuk Wo.