

Oxford Properties & Finance Limited ("Oxford")																		
Table showing details of the dividends issued by Oxford to the nine overseas corporate shareholders for the year ended 31 January 1997 to the year ended 31 January 2000																		
		Final	Ref	Interim	Ref	Final	Ref	Interim	Ref	Final	Ref	Interim	Ref	Final	Ref	Interim	Ref	Total
Shareholder		2000		2000		1999		1999		1998		1998		1997		1997		
Japan																		
1	Peaceful Investment Inc.	1,228,600.00	U	491,440.00	U	1,842,900.00	WH	737,160.00	WH	1,842,900.00	WH	737,160.00	WH	1,842,900.00	WH	737,160.00	WH	9,460,220.00
2	Barkston Investment Ltd	1,200,000.00	U	480,000.00	I00-A	1,800,000.00	F99-A	720,000.00	I99-A	1,800,000.00	F98-A	720,000.00	I98-A	1,800,000.00	F97-A	720,000.00	I97-A	9,240,000.00
3	Lotus Real Estate Inc	1,200,000.00	U	480,000.00	I00-B	1,800,000.00	F99-B	720,000.00	I99-B	1,800,000.00	F98-B	720,000.00	I98-B	1,800,000.00	F97-B	720,000.00	I97-B	9,240,000.00
4	Development & Trust Inc	1,162,996.00	U	465,198.40	U	1,744,494.00	U	697,797.60	WH	1,744,494.00	WH	697,797.60	WH	1,744,494.00	WH	697,797.60	WH	8,955,069.20
5	Good American Inc.	862,820.00	U	345,128.00	I00-C	1,294,230.00	F99-C	517,692.00	I99-C	1,294,230.00	F98-C	517,692.00	I98-C	1,294,230.00	F97-C	517,692.00	I97-B	6,643,714.00
		5,654,416.00		2,261,766.40		8,481,624.00		3,392,649.60		8,481,624.00		3,392,649.60		8,481,624.00		3,392,649.60		43,539,003.20
Taiwan																		
6	S. Yamamoto for HK Kln First Stock Exchange Co	440,000.00	U	176,000.00	U	660,000.00	U	264,000.00	U	660,000.00	U	264,000.00	U	660,000.00	U	264,000.00	U	3,388,000.00
7	San Ting Ent Inc	396,000.00	U	158,400.00	I00-E	594,000.00	F99-E	237,600.00	I99-E	594,000.00	F98-E	237,600.00	I98-E	594,000.00	F97-E	237,600.00	I97-D	3,049,200.00
	San Ting Ent Inc - Lee Yun-Yah	330,000.00	U	132,000.00	I00-F	495,000.00	F99-F	198,000.00	I99-F	495,000.00	F98-F	198,000.00	I98-F	495,000.00	F97-F	198,000.00	I97-E	2,541,000.00
	San Ting Ent Inc	440,000.00	U	176,000.00	I00-D	660,000.00	F99-D	264,000.00	I99-D	660,000.00	F98-D	264,000.00	I98-D	660,000.00	F97-D	264,000.00	I97-C	3,388,000.00
		1,606,000.00		642,400.00		2,409,000.00		963,600.00		2,409,000.00		963,600.00		2,409,000.00		963,600.00		12,366,200.00
USA																		
8	Californian Enterprise Inc	1,200,000.00	U	480,000.00	I00-G	1,800,000.00	F99-G	720,000.00	I99-G	1,800,000.00	F98-G	720,000.00	I98-G	1,800,000.00	F97-G	720,000.00	I97-A	9,240,000.00
9	Peaceful Corporation	1,200,000.00	U	480,000.00	I00-H	1,800,000.00	F99-H	720,000.00	I99-H	1,800,000.00	F98-H	720,000.00	I98-H	1,800,000.00	F97-H	720,000.00	I97-A	9,240,000.00
		2,400,000.00		960,000.00		3,600,000.00		1,440,000.00		3,600,000.00		1,440,000.00		3,600,000.00		1,440,000.00		18,480,000.00
Total dividends to the nine overseas shareholders																		
		15,692,232.00		6,276,892.80		23,538,348.00		9,415,339.20		23,538,348.00		9,415,339.20		23,538,348.00		9,415,339.20		105,137,954.40
Notes:																		
U : Unclaimed as at 26 August 2000																		
WH : Deposited into shareholders' own bank account at Wing Hang Bank																		
I97-A to I00-H : Interim dividend cheques were deposited into the bank account of Modern Aspac Development Co Ltd																		
F97-A to F00-H : Final dividend cheques were deposited into the bank account of Modern Aspac Development Co Ltd																		