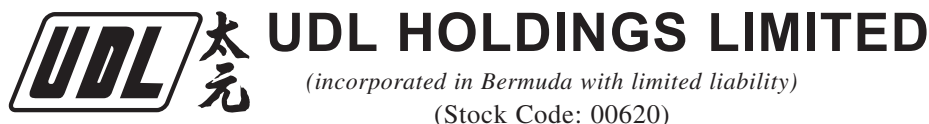


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NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Annual General Meeting of the Company will be held at Meeting Room 6, 7th Floor, Hong Kong International Trade & Exhibition Centre, No. 1 Trademart Drive, Kowloon, Hong Kong on 24th December 2009 at 10:00 a.m. for the following purposes:

1. To receive and consider the audited consolidated financial statements and reports of the Directors and the auditors of the Company for the year ended 31st July 2009.
2. To re-elect Mr. Leung Chi Hong, Jerry, a retiring director, as an executive director.
3. To re-elect Prof. Yuen Ming Fai, Matthew, a retiring director as an independent non-executive director.
4. To re-elect Ms. Tse Mei Ha, a retiring director, as an independent non-executive director.
5. To authorise the board of directors of the Company to fix the remuneration of the directors.
6. To re-appoint CCIF CPA Limited as the Company's auditors and to authorise the Directors to fix their remuneration.
7. To grant a general mandate to the board of directors to repurchase shares in the Company, not exceeding 10% of the issued share capital of the Company as at the date of passing this resolution.
8. To grant a general mandate to the board of directors to allot, issue and deal with additional shares in the Company, not exceeding 20% of the issued share capital of the Company as at the date of passing this resolution.
9. Conditional on the passing of resolution 7 and 8, to extend the general mandate granted by resolution 8 by adding thereto the shares repurchased pursuant to the general mandate granted by resolution 7.

10. To approve the increase of authorised capital of the Company.

SPECIAL RESOLUTION

11. To consider and approve the amendments to the Bye-Laws of the Company.

By Order of the Board
Leung Yu Oi Ling
Chairman

Hong Kong, 27th November 2009

Executive Directors:

Mr. Leung Yat Tung
Mrs. Leung Yu Oi Ling, Irene
Miss Leung Chi Yin, Gillian
Mr. Leung Chi Hong, Jerry

Independent Non-Executive Directors:

Mr. Pao Ping Wing, JP
Prof. Yuen Ming Fai, Matthew
Ms. Tse Mei Ha

Notes:

1. This is a summary of the full text of the notice of Annual General Meeting. The full text of resolutions are set out in the notice of Annual General Meeting, which will be included in the circular to be despatched to members in end of November 2009. The circular can also be viewed and downloaded from the websites at www.hkex.com.hk and www.udl.com.hk.
2. A shareholder of the Company entitled to attend and vote at the Annual General Meeting is entitled to appoint one or more proxies to attend and vote on his behalf. A proxy need not be a shareholder of the Company.
3. In order to be valid, the form of proxy must be deposited at the Company's Registrar in Hong Kong, Tricor Tengis Limited at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong together with a power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power of attorney, not less than 48 hours before the time for holding the Annual General Meeting.