

Project Summary - Major Property Development Projects in Hong Kong



The Belcher's



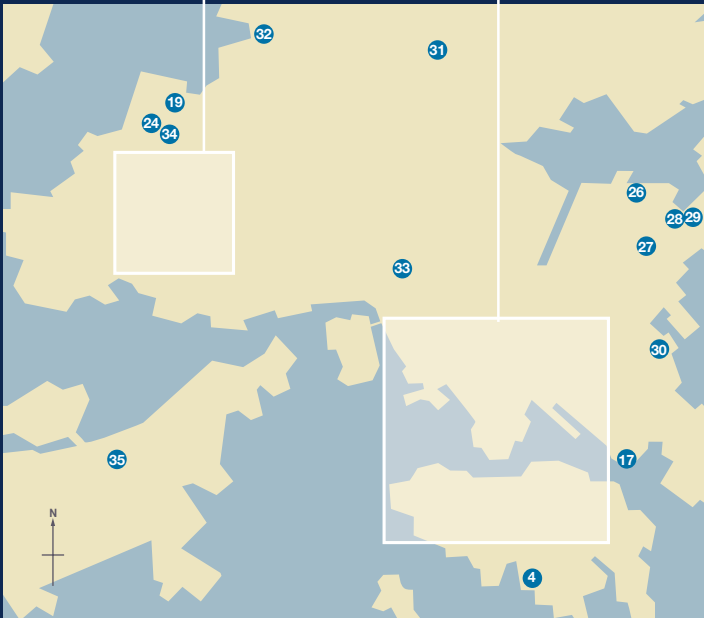
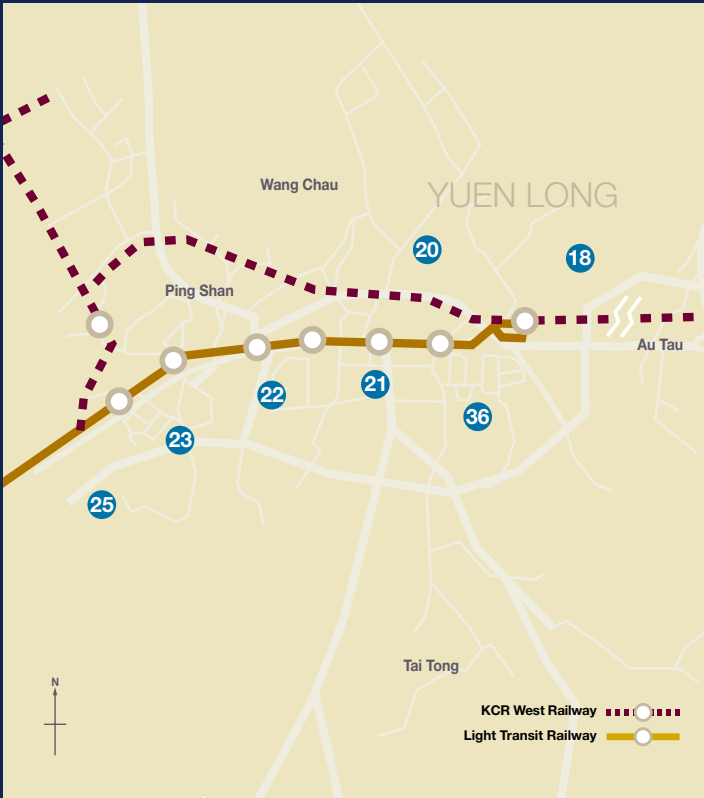
Queen Street



Villa Carlton



Monte Carlton



NAME OF MAJOR PROJECTS UNDER DEVELOPMENT

- 1 11-15 MacDonnell Road
- 2 1-4 West End Terrace & 11-11A Bonham Road
- 3 2 Park Road
- 4 33 & 35 Island Road
- 5 6-10 Black's Link
- 6 The Belcher's
- 7 Kennedy Town Redevelopment Project
- 8 Queen Street
- 9 157 Prince Edward Road West
- 10 444-450 Prince Edward Road West
- 11 Hung Hom Bay PPS
- 12 NKIL 6267, King Tung Street, Ngau Chi Wan PPS
- 13 KIL 9805, Tsim Sha Tsui
- 14 KIL 11118, King's Park
- 15 Hanoi Road Redevelopment Project
- 16 Sky Tower, Kowloon City
- 17 Yau Tong Redevelopment Project
- 18 The Parcville, Yuen Long
- 19 DD104, 107 Wing Kei Tsuen, Yuen Long
- 20 DD115, Yuen Long
- 21 DD120, YLTL515, Yuen Long
- 22 Lot2131 in DD121, Tong Yan San Tsuen, Yuen Long
- 23 DD121, 124 & 127, Tai Tao Tsuen, Yuen Long
- 24 DD129, Lau Fau Shan, Yuen Long
- 25 TMTL443, Fu Tei, Tuen Mun
- 26 DD206, Wu Kai Sha, Ma On Shan
- 27 DD217, 219 & 222, Pak Kong, Sai Kung
- 28 DD221, Sai Kung
- 29 DD221, Sha Ha, Sai Kung
- DD221, Sha Kok Mei, Sai Kung
- 30 DD227, Tai Po Tsai
- 31 DD91, 100, Fanling
- 32 DD99, 101, Lin Barn Tsuen, Yuen Long
- 33 Kwai Shing Circuit PPS
- 34 DD 129, Yuen Long
- 35 MTR Tung Chung Station
- 36 Sereno Verde, Tai Tong Road, Yuen Long



The Parcville



Sereno Verde

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	Name of Property	Site Area (sq.ft.)	Total GFA (sq.ft.)
HONG KONG			
1	11-15 MacDonnell Road	10,590	52,954
2	1-4 West End Terrace & 11-11A Bonham Road	9,018	72,071
3	2 Park Road	13,203	120,818
4	33 & 35 Island Road	56,511	42,363
5	6-10 Black's Link	69,535	35,230
6	89 Pok Fu Lam Road (The Belcher's Phase 2)	n/a	1,331,034
7	Kennedy Town Redevelopment Project (Site B)	25,091	229,521
	Kennedy Town Redevelopment Project (Site A)	40,300	422,229
8	Site B, Queen Street	22,432	192,030
	Site A, Queen Street	50,376	459,988
	Site A, Queen Street		3,960
KOWLOON			
9	157 Prince Edward Road West	7,380	66,304
	157 Prince Edward Road West		12,255
10	444-450 Prince Edward Road West	6,761	37,186
11	Hung Hom Bay PSPS	299,433	1,553,245
	Hung Hom Bay PSPS		32,292
12	NKIL 6267, King Tung Street, Ngau Chi Wan PSPS	232,072	1,265,716
	NKIL 6267, King Tung Street, Ngau Chi Wan PSPS		20,236
13	KIL 9805, Tsim Sha Tsui	7,149	85,788
14	KIL 11118, King's Park	387,569	904,176
15	Hanoi Road Redevelopment Project	89,336	1,072,030
16	Sec. A, B, C & RP of KIL 4013, Kowloon City (Sky Tower Phase 1)	162,022	1,265,878
	Sec. A, B, C & RP of KIL 4013, Kowloon City (Sky Tower Phase 1)		12,466
	Sec. A, B, C & RP of KIL 4013, Kowloon City (Sky Tower Phase 2)		230,566
17	Yau Tong Redevelopment Project	TBD	TBD
NEW TERRITORIES			
18	Po Yip Street, Yuen Long (The Parcville)	n/a	995,821
19	DD104, 107, Wing Kei Tsuen, Yuen Long	3,000,000	750,000
20	DD115, Yuen Long	120,000	69,300
21	DD120, YLTL 515, Yuen Long	120,000	420,000
22	Lot 2131 in DD121, Tong Yan San Tsuen, Yuen Long	450,000	450,000
23	DD121, 124 & 127, Tai Tao Tsuen, Yuen Long	350,000	350,000
24	DD129, Lau Fau Shan, Yuen Long	166,304	66,520
25	TMTL 443, Fu Tei, Tuen Mun	68,028	204,085
26	DD206, Wu Kai Sha, Ma On Shan	1,320,000	TBD
27	DD217, 219 & 222, Pak Kong, Sai Kung	1,000,000	340,000
28	DD221, Sai Kung	160,000	111,300
29	DD221, Sha Ha, Sai Kung	790,000	1,074,000
	DD221, Sha Kok Mei, Sai Kung	150,000	30,000
30	DD227, Tai Po Tsai	719,035	1,057,025
	DD227, Tai Po Tsai		21,528
31	DD91, 100, Fanling	200,000	184,800
32	DD99, 101, Lin Barn Tsuen, Yuen Long	3,540,000	TBD
33	Kwai Shing Circuit PSPS	97,952	478,772
	Kwai Shing Circuit PSPS		8,611
34	DD129, Yuen Long	220,000	147,000
35	MTR Tung Chung Station (Site 3)	n/a	1,169,293
	MTR Tung Chung Station (Site 3)		26,910
	MTR Tung Chung Station (Site 2 North)	n/a	237,535
36	99 Tai Tong Road, Yuen Long (Sereno Verde Phase 1)	216,407	467,739
	99 Tai Tong Road, Yuen Long (Sereno Verde Phase 2)	88,728	370,318
	99 Tai Tong Road, Yuen Long (Sereno Verde Phase 3)	27,965	170,468
	99 Tai Tong Road, Yuen Long (Sereno Verde Phase 4)	45,187	132,882
Grand Total			18,854,243

Notes:

(1) TBD=To Be Determined, n/a=not applicable

(2) "Others" includes hotel, service apartment and resort.

(3) P=Planning; D=Demolition; F=Foundation; S=Superstructure; C=Completed

(4) Property in which the Group's return is pre-determined in accordance with the terms and conditions of the joint development agreement.

(5) Properties in which the Group has a development interest: other parties provide the land whilst the Group finances the construction costs and occasionally land costs, and is entitled to a share of the rental income/properties after completion or a share of the development profits in accordance with the terms and conditions of the respective joint development agreements.

Group Interest (%)	Retail (sq.ft.)	Office (sq.ft.)	Residential (sq.ft.)	Others ⁽²⁾ (sq.ft.)	Total Attributable GFA (sq.ft.)	Stage of Completion ⁽³⁾
33.33			17,650		17,650	S
70.00			50,450		50,450	F
100.00			120,818		120,818	F
43.00			18,216		18,216	F
80.00			28,184		28,184	S
10.00			133,103		133,103	S
100.00 ⁽⁴⁾			229,521		229,521	F
100.00 ⁽⁴⁾			422,229		422,229	F
50.00 ⁽⁵⁾			96,015		96,015	S
50.00 ⁽⁵⁾			229,994		229,994	S
50.00 ⁽⁵⁾	1,980				1,980	
50.00				33,152	33,152	F
50.00	6,128				6,128	
100.00			37,186		37,186	P
29.00			450,441		450,441	F
29.00	9,365				9,365	
50.00			632,858		632,858	S
50.00	10,118				10,118	
100.00		85,788			85,788	P
30.00			271,253		271,253	F
TBD					TBD	D
20.00			253,176		253,176	F
20.00	2,493				2,493	
20.00				46,113	46,113	
TBD					TBD	P
33.33			331,907		331,907	S
100.00			750,000		750,000	P
100.00			69,300		69,300	P
100.00			420,000		420,000	P
100.00			450,000		450,000	P
100.00			350,000		350,000	P
100.00			66,520		66,520	P
96.46			196,860		196,860	P
35.00					TBD	P
100.00				340,000	340,000	P
83.42			92,846		92,846	P
TBD					TBD	P
100.00			30,000		30,000	P
56.00			591,934		591,934	P
56.00	12,056				12,056	
100.00			184,800		184,800	P
TBD					TBD	P
29.00			138,844		138,844	P
29.00	2,497				2,497	
100.00			147,000		147,000	P
16.40 ⁽⁵⁾			191,764		191,764	S
16.40 ⁽⁵⁾	4,413				4,413	
16.40 ⁽⁵⁾				38,956	38,956	P
56.00			261,934		261,934	C
56.00			207,378		207,378	S
56.00			95,462		95,462	F
56.00			74,414		74,414	F
	49,050	85,788	7,642,057	458,221	8,235,116	