

Properties under Development

發展中物業

Properties 物業	Uses 用途	Shareholding 股權	Brief Description 簡述	Area 面積
Hong Kong 香港				
(a) Kowloon Inland Lot No. 10663 Hung Hom Kowloon 九龍內地段10663號 九龍 紅磡	Commercial 商業	100%	Kowloon Inland Lot No. 10663 is a rectangular shaped site, which is currently occupied by a partially demolished godown building. Planning approval to allow office development on the property by the Government is pending subject to agreement of the amount and settlement of the premium. 九龍內地段10663號乃一個長方形工地，目前為一部分已清拆之貨倉大廈的所在地。該物業須待確定及繳付補地價金額後方可獲政府之規劃批准，於該物業之上興建寫字樓。	Site area: 19,042 ft ² 地盤面積：19,042平方呎
(b) Lot Nos. 111, 114 and 121 in Demarcation District No. 387, Sham Tseng Tsuen Wan, New Territories 新界荃灣 深井丈量約份 第387號地段第111、114及121號	Village 鄉村式	100%	The site is irregular in shape and is currently zoned for “village” purposes. Planning is in progress to convert the site for residential use subject to government approval. 該地盤呈不規則，目前劃作「鄉村式」用途，待獲得政府批准後，該地盤將作為住宅用途。	Site area: 12,334 ft ² 地盤面積：12,334平方呎
China 中國				
(c) Scenic Place No. 305 Guang An Men Wai Avenue Xuanwu District Beijing 蝶翠華庭 北京市 宣武區 廣安門外大街305號	Residential/ Commercial 住宅／商業	65%	It is a residential development with supporting commercial and communal facilities and clubhouse. The property, which is planned for development in several phases, will comprise 11 towers. It will provide approximately 2,800 residential units and 1,030 carpark lots when completed. Its phase I is undergoing construction and occupation permit is expected to be granted in June 2003. 此乃一住宅發展項目，附設商業及綜合設施及俱樂部會所。 物業按規劃分若干期開發，包括11幢大樓。落成後共提供約2,800個住宅單位及1,030個車位。第一期工程仍在進行中，並預期於二零零三年六月獲發入伙紙。	340,000 m ² (GFA) 340,000平方米 (建築樓面面積)

Properties under Development (continued)

發展中物業(續)

Properties 物業	Uses 用途	Shareholding 股權	Brief Description 簡述	Area 面積
(d) The Ninth, Zhongshan, No. 2 Xinglin Street Zhongshan District Dalian 中山九號 大連市 中山區 杏林街2號	Residential 住宅	100%	It will be a twin-towered development comprises a 32-storey east tower and a 30-storey west tower with a 15-storey connected portion, altogether offering approximately 432 high-end residential units, including 2-bedroom, 3-bedroom and 4-bedroom duplex units. Unit sizes range from 80 - 270 m ² . There are 109 saleable carpark lots. A neo-European style condominium development with comprehensive clubhouse facilities, The Ninth, Zhongshan, currently at its construction stage, is expected to be completed by early 2004. 該兩幢大樓發展項目將包括一幢32層高東大樓及一幢30層高西大樓及15層相連部份，合共提供約432個高尚住宅單位，包括2房、3房及4房複式單位。單位面積由80平方米至270平方米不等。供出售之車位有109個。中山九號為一配備綜合會所設施之歐陸式多層住宅大樓，目前進入建築階段，並預期於二零零四年年初落成。	60,000 m ² (GFA) 60,000平方米 (建築樓面面積)
(e) Vision (Shenzhen) Business Park Phase II at Shenzhen Hi-Tech Industrial Park GaoXin South Ring Road/ KeJi South Road, Shenzhen 深圳威新軟件科技園 第二期 深圳市高新區 高新南環道/科技南路 深圳高新科技工業園	Commercial 商業	95%	Vision (Shenzhen) Business Park Phase II will comprise 5 hi-tech multi-purpose buildings (from 5 to 9 storeys), a 2-storey amenity centre and a multi-storey carpark building. The total land area for Phase II development is about 6 ha. 深圳威新軟件科技園第二期包括5幢高科技多用途大樓(5至9層高大樓)、一幢2層高康樂中心及一幢多層高停車場大樓。第二期發展項目之總土地面積約為6公頃。	104,800 m ² (GFA) 104,800平方米 (建築樓面面積)
(f) Vision International Centre Phase 2 of Tsinghua Science Park Tsinghua South Road/ Cheng Fu Road, Beijing 威新國際大廈 北京 成府路/清華南路 清華科技園第二期	Commercial 商業	60%	The development is a 13-storey building with two levels basement car parks and ancillary facilities. The total land area is about 8,200 m ² . The building is to be used as office and/or research and development facilities and scheduled for completion in July 2004. 威新國際大廈為一幢13層高大樓，設兩層地庫停車場及配套設施。總土地面積約為8,200平方米。該幢大樓將用作辦公室及/或研究及發展設施，定於二零零四年七月竣工。	39,000 m ² (GFA) 39,000平方米

Investment Properties

投資物業

Properties 物業	Uses 用途	Term of Lease 地契年期	Shareholding 股權	Brief Description 簡述	Area 面積
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Hong Kong 香港

(a) Laford Centre 838 Lai Chi Kok Road Cheung Sha Wan Kowloon 勵豐中心 九龍 長沙灣 荔枝角道838號	Industrial/ Office 工業/寫字樓	Medium 中期	40.002%	The Centre is a 22-storey composite industrial/office tower with a 2-level carpark. The building was completed in 1997. 該物業為一幢22層附高綜合工貿大樓，設2層停車場。該物業已於一九九七年落成。	245,460 ft ² (GFA) 245,460平方米 (建築樓面面積)
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China 中國

(b) Vision (Shenzhen) Business Park Phase I at Shenzhen Hi-Tech Industrial Park GaoXin South Ring Road/ KeJi South Road Shenzhen 深圳威新軟件科技園第一期 深圳市 高新區 高新南環道/科技南路 深圳高新科技工業園	Commercial 商業	Medium 中期	95%	Vision (Shenzhen) Business Park Phase I, 23,500 m ² (GFA) located on a 2.3 ha site, comprises two cross-shaped, 5-storey buildings. Units are designated for housing I.T. research & development centres and offices, and for ancillary uses. Phase I was completed in March 2001. 深圳威新軟件科技園第一期佔地2.3公頃，包括2幢5層高十字型大樓。各單位均指定為資訊科技研發中心及辦公室及有配套用途。第一期已於二零零一年三月竣工。	23,500 m ² (GFA) 23,500平方米 (建築樓面面積)
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Completed Properties Held for Sale

待出售之已完成物業

Properties 物業	Uses 用途	Shareholding 股權	Brief Description 簡述	Area 面積
Hong Kong 香港				
(a) Various units at Harbourview Garden 339 Prince Edward Road West Kowloon City, Kowloon 維景雅軒中多個單位 九龍九龍城 太子道西339號	Residential 住宅	100%	Harbourview Garden, completed in 2000, comprises a 24-storey residential tower and a 5-level carpark. Average flat size is 1,160 ft ² . 維景雅軒於二零零零年落成，包括一幢24層高住宅大樓，連5層停車場。單位平均面積為1,160平方呎。	8,120 ft ² (GFA) 8,120平方呎 (建築樓面面積)
(b) Various units at Greenery Place No 1 Town Park Road South Yuen Long New Territories 翠韻華庭中多個單位 新界 元朗 公園南路1號	Residential 住宅	100%	Comprising four 11-storey buildings, Greenery Place offers 330 residential units, a clubhouse, a swimming pool and 2-level carpark. The property was completed in 2001. 翠韻華庭提供330個住宅單位，包括4幢11層高大樓、1個會所、1個游泳池及2層高停車場。該物業已於二零零一年落成。	22,741 ft ² (GFA) 22,741平方呎 (建築樓面面積)
(c) Various units at Elite Court 33 Centre Street Sai Ying Pun Hong Kong 雅賢軒中多個單位 香港 西營盤 正街33號	Residential/ Commercial 住宅/商業	100%	Elite Court comprises 46 residential units, including 22 three bedroom units, each of 833 ft ² (gross), 23 two bedroom units, each of 604 ft ² (gross), plus 1 three bedroom duplex unit of 1,705 ft ² (gross). The upper ground floor of the property will hold 3 retail shops of various sizes. The property was completed in March 2002. 雅賢軒之不同單位由46個住宅單位組成，包括22個建築面積每個為833平方呎的三房單位、23個每個為604平方呎的兩房單位，及1個1,705平方呎三房複式單位。該物業之一層將可容納3間不同面積零售商店。該物業已於二零零二年三月竣工。	Residential area: 24,239 ft ² (GFA) Commercial: 2,276 ft ² (GFA) 住宅面積: 24,239平方呎 (建築樓面面積) 商業面積: 2,276平方呎 (建築樓面面積)