

1. 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) 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. It is planned 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，計劃作為住宅用途。	Site area: 12,334 ft ² 地盤面積：12,334 平方呎
China 中國				
(b) Scenic Place No. 305 Guang An Men Wai Avenue XuanWu District Beijing 北京市宣武區 廣安門外大街305號 蝶翠华庭	Residential/ Commercial 住宅/商業	100%	It is a residential development with supporting commercial and communal facilities and clubhouse. The property is planned for development in several phases. Its phase 1 has just been completed. Occupation permit for Block 7 has been obtained and those for Block 5 & Block 8 are expected to be granted in early 2004. 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。第一期剛剛竣工。已取得第七座之入伙紙。預期於二零零四年初獲發第五及第八座之入伙紙。	404,608 m ² (GFA) 404,608 平方米 (建築樓面面積)
(c) The Ninth•ZhongShan No. 2 Xinglin Street ZhongShan District Dalian 大連市中山區 杏林街2號 中山九號	Residential 住宅	98%	It is a twin-towered development comprises a 32-storey east tower and a 30-storey west tower, altogether offering 432 high-end residential flats of 2 to 4 bedroom units. Unit size ranges from 85-284 m ² . There is a comprehensive clubhouse and a 3-level basement carpark with 107 saleable carpark lots. The Ninth•ZhongShan is expected to be completed by May 2004. 該兩幢大樓發展項目包括一幢32層高東大樓及一幢30層高西大樓，合共提供432個2房至4房之高尚住宅單位。單位面積由85平方米至284平方米不等，並配備綜合會所，以及備有107個供出售車位之3層地庫停車場。中山九號預期於二零零四年五月落成。	56,000 m ² (GFA) 56,000 平方米 (建築樓面面積)

1. 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) Vision International Centre at Phase 2 of Tsinghua Science Park Tsinghua South Road/ Cheng Fu Road, Beijing 北京 成府路/清華南路 清華科技園第二期 威新國際大廈	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 (建築樓面面積)

2. Property held for Development**持有作發展用途之物業**

Properties 物業	Uses 用途	Shareholding 股權	Brief Description 簡述	Area 面積
China 中國				
Vision (Shenzhen) Business Park Phase 2 and 3 at Shenzhen Hi-Tech Industrial Park GaoXin South Ring Road/ KeJi South Road, Shenzhen 深圳市高新區 高新南環道/科技南路 深圳高新科技工業園 深圳威新軟件科技園 第二期及第三期	Commercial 商業	95%	Vision (Shenzhen) Business Park Phase 2 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 2 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。	121,300 m ² (GFA) 121,300 平方米 (建築樓面面積)

3. 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
China 中國					
Vision (Shenzhen) Business Park Phase 1 at Shenzhen Hi-Tech Industrial Park GaoXin South Ring Road/ Keli South Road Shenzhen 深圳市 高新區 高新南環道/科技南路 深圳高新科技工業園 深圳威新軟件科技園第一期	Commercial 商業	Medium 中期	95%	Vision (Shenzhen) Business Park Phase 1, 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 1 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)

4. 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 & Carparks at Harbourview Garden 339 Prince Edward Road West, Kowloon City, Kowloon 九龍九龍城 太子道西 339 號 維景雅軒中多個單位及停車位	Residential 住宅	100%	Harbourview Garden was completed in year 2000. The development is a 24-storey residential tower, situated on a 5-level carpark podium. Average flat size is 1,160 ft ² . 維景雅軒已於二零零零年落成。該發展物業為一幢 24 層高住宅大樓，連 5 層停車場平台。單位平均面積為 1,160 平方呎。	3,480 ft ² (GFA) 3,480 平方呎 (建築樓面面積)
(b) Various Carparks at Greenery Place No. 1 Town Park Road South, Yuen Long, New Territories 新界元朗公園南路 1 號 翠韻華庭中多個停車位	Carpark 停車場	100%	Greenery Place comprises four 11-storey residential towers with a total of 330 residential units, a clubhouse and a 2-level carpark. The property was completed in 2001. 翠韻華庭包括 4 幢 11 層高住宅大樓，提供合共 330 個住宅單位、1 間會所及 2 層高停車場。該物業已於二零零一年落成。	—

4. Completed Properties held for Sale (continued)**待出售之已完成物業(續)**

Properties 物業	Uses 用途	Shareholding 股權	Brief Description 簡述	Area 面積
(c) Various Units at Elite Court 33 Centre Street Sai Ying Pun Hong Kong 香港西營盤正街33號 雅賢軒中多個單位	Residential/ Commercial 住宅/商業	100%	Elite Court comprises 3 shops and 46 residential units, including 22 three-bedroom units, each of 833 ft ² (gross), 23 two-bedroom units, each of 604 ft ² (gross) and 1 three-bedroom duplex unit of 1,705 ft ² (gross). The property was completed in March 2002. 雅賢軒之不同單位由3個舖位及46個住宅單位組成，包括22個建築面積各833平方呎的三房單位，23個各604平方呎的兩房單位，及1個建築面積為1,705平方呎的三房複式單位。 該物業已於二零零二年三月竣工。	Residential 23,406 ft ² (GFA) 住宅 23,406 平方呎 (建築樓面面積)
China 中國				
(d) Scenic Place at No. 305 Guang An Men Wai Avenue XuanWu District Beijing 北京市宣武區 廣安門外大街305號 蝶翠華庭	Residential 住宅	100%	Tower 7 of Phase 1 is a completed residential tower consisting of 289 non-furnished flats comprising 1 to 3 bedrooms units with sizes ranging from 70 to 147 m ² . 第一期第七座為一幢經已竣工之住宅大樓，包括由1房至3房單位組成之289個無配備傢具之單位，單位面積由70平方米至147平方米不等。	29,392 m ² (GFA) 29,392 平方米 (建築樓面面積)