

Corporate Milestone 2006

Feb

Our shares were included as constituent stock in Morgan Stanley Capital International (MSCI) China Index.

Mar

Our shares were included as constituent stock in Hang Seng Composite Index and Hang Seng Freefloat Composite Index.

Apr

We started to enter into the market outside the Pearl River Delta by acquiring at auction a piece of residential and commercial land with a GFA of approximately 358,980 sq.m. in Nanjing City, Jiangsu Province.

Jun

We acquired at auction a piece of residential and commercial land with a GFA of 2,729,481 sq.m. in Heyuan City, Guangdong Province.

Aug

We entered into the market in western China by acquiring at auction a piece of residential and commercial land with a GFA of 1,606,753 sq.m. in Chengdu City, Sichuan Province.

Sep

We acquired at auction a land with a GFA of 88,466 sq.m. in Zhujiang New City, North Tianhe New Commercial District, Guangzhou City which is used for developing a Grade A commercial building.

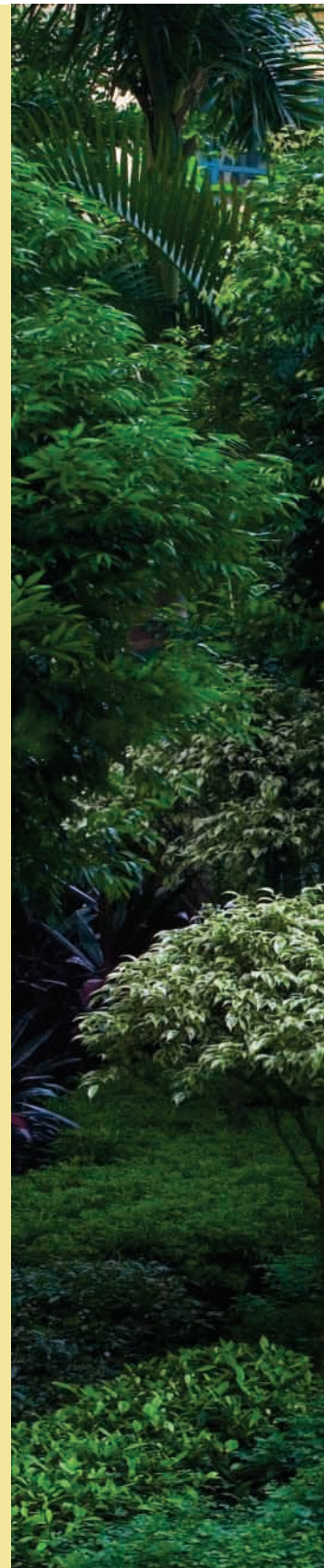
We finalised all the formality procedures of the acquisition of a piece of land at Bailuhu in Huizhou City, Guangdong Province. The land is used for developing a large scale habitat community with residential, tourist, hotel, office and commercial functions. It has a GFA of 2,000,000 sq.m.

We issued US\$400 million senior notes at a final annual interest rate of 9% due 2013, for business expansion purpose.

Nov

We acquired via private transfer a piece of residential and commercial land with a GFA of 317,000 sq.m. in Xi'an City, Shaanxi Province.

We placed 280.4 million new shares for approximately HK\$1.9 billion.



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