

# NEW WAY TO WORK





We feel completely at home in our new office. The facilities and services are simply superb and up to international standard, just as those in international financial centres like London or New York. It makes our work day a whole lot easier and downright more efficient....

# SHANGHAI



Shanghai Hong Kong New World Tower

**Area** | 6,340 km<sup>2</sup>  
**Location** | Shanghai

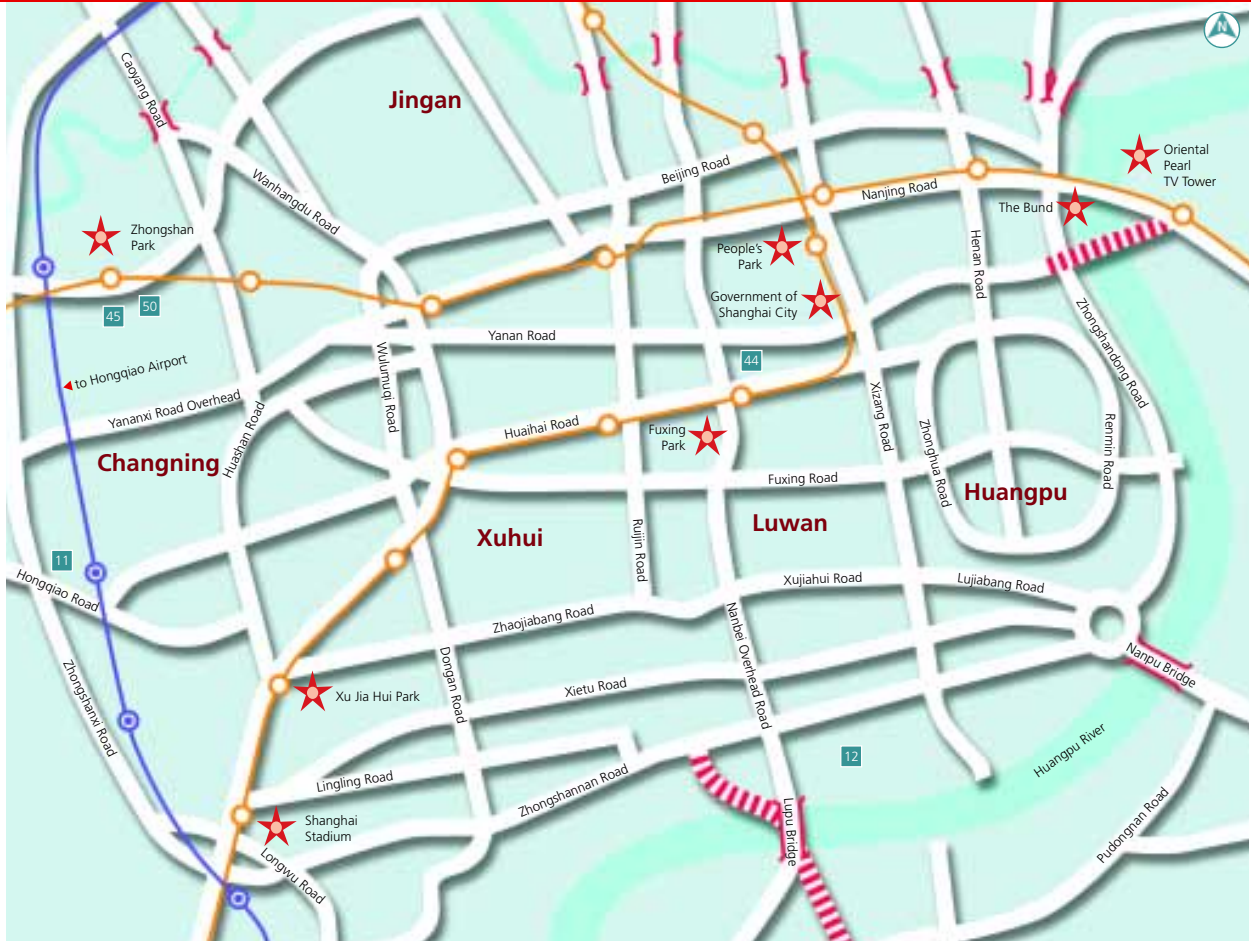
## HIGHLIGHTS












Over the past few years, Shanghai has established itself to be one of the top cities in the world. As the host of World Expo 2010, Shanghai is expecting more foreign travellers and investors, sharing with the capital as the nation's cultural, economic, and commercial powerhouse. Express air service

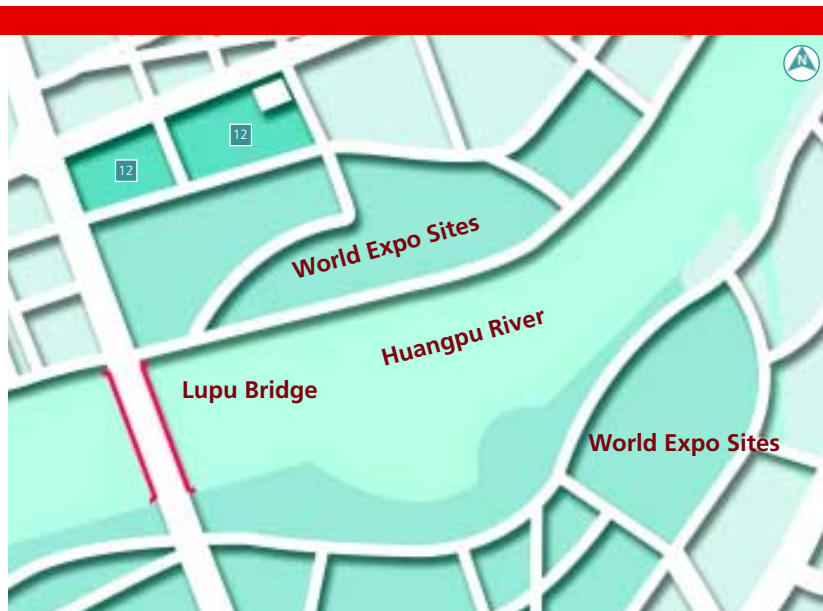
between Beijing and Shanghai has become a reality during the summer of 2007. Passenger with ticket on hand could board any one of the every half hour flights from any airlines, effectively shortened the travelling time between the two cities.










-  Light rail transit
-  Metro line
-  Bridge
-  Tunnel
-  11 Shanghai Zhongshan Square
-  12 Shanghai Hong Kong New World Garden
-  44 Shanghai Hong Kong New World Tower
-  45 Shanghai Ramada Plaza
-  50 New World Mayfair Hotel Shanghai

## SHANGHAI



-  Bridge
-  Completed development
-  Future development
-  World Expo Sites
-  Shanghai Hong Kong New World Garden

The twin Hongqiao Airport and Pudong International Airport of the city will be connected via the extension of Subway Line No. 2 in the near future. Hongqiao Airport which deals with domestic flights only is presently undergoing the greatest expansion in its history. When finished by 2010, Hongqiao will be connected to the new Hongqiao Comprehensive Transportation hub nearby and will become the second largest passenger and logistic centre for Shanghai in the west in addition to Pudong Airport in the east.

Shanghai is the bona fide head of the Yangtze River Delta. Another significant enhancement is the impending completion of the world's longest "ocean-crossing bridge", Hangzhou Bay Bridge in 2008. The bridge is a six-lane highway bridge with an overall length of 36 km, connecting Shanghai and Ningbo, the industrial city in Zhejiang Province. By drastically reducing the travel distance from about 400 km to 120 km, the bridge helps accelerate the flow of goods as well as the economic growth of the Yangtze River Delta.

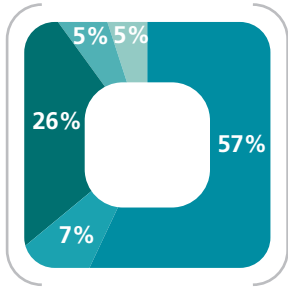
The site foundation work of Shanghai Hong Kong New World Garden has started during FY2007 and is going full steam at the moment. The hotel portion of the project is earmarked to be completed in-sync with the Shanghai World Expo adjacent to the project. The Group has also commenced the Shanghai Zhongshan Square Phase III construction which includes two office towers.



Shanghai Belvedere Service Apartment

### Shanghai – development properties for sale

Total GFA 575,300 sq.m.



- Residential **57%**
- Office **26%**
- Commercial **7%**
- Hotel **5%**
- Carpark **5%**

### PROPERTY PORTFOLIO

There are two major property projects under development with total GFA of 575,300 sq.m..

Shanghai Zhongshan Square Phase III and the remaining phases of Shanghai Hong Kong New World Garden are under development. The latter will comprise a large scale development complex of residential, commercial, office and hotel buildings.

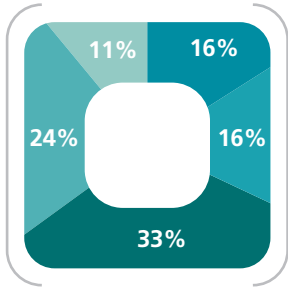
### INVESTMENT PROPERTIES

There are three completed investment properties with total GFA of 249,244 sq.m..

Although Shanghai Pudong District will witness a surge in Grade A office building in the next two years, the traditional CBD of Shanghai, Huaihai Road Central westward of Huangpu River, will remain the most sought after address for local and foreign firms. The Group’s flagship investment property, Shanghai Hong Kong New World Tower was 92% occupied by the end of FY2007. Unit average rental rate has seen a growth compared to the same time last year.

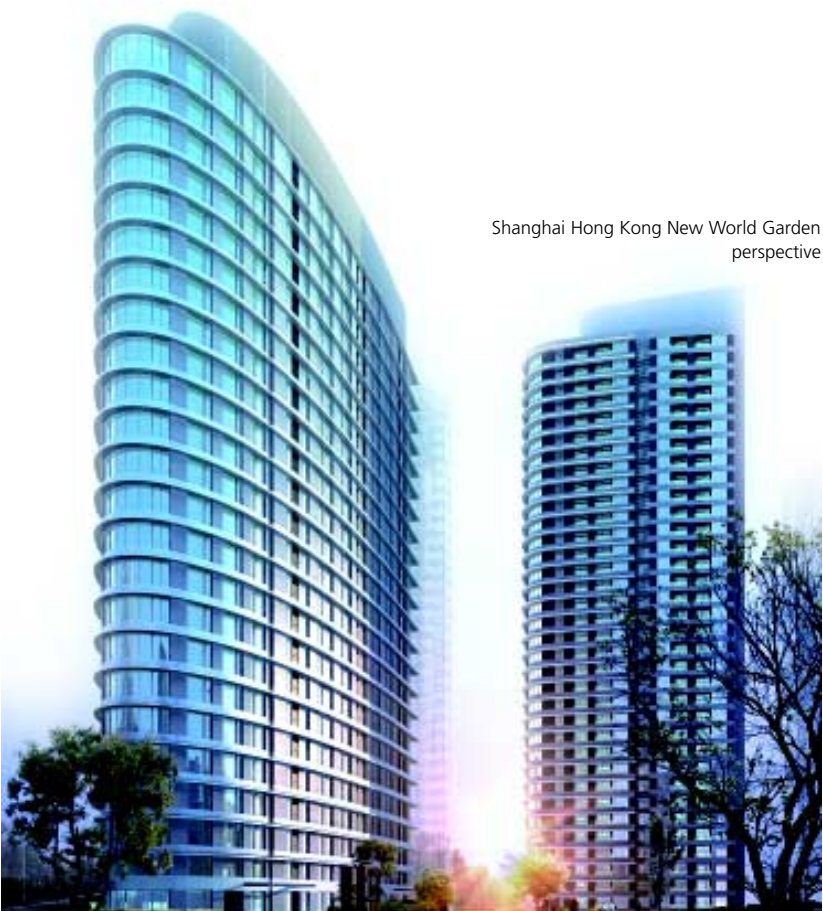
### Shanghai – completed investment properties

Total GFA 249,244 sq.m.



- Residential **16%**
- Office **33%**
- Commercial **16%**
- Hotel **24%**
- Carpark **11%**

New World Mayfair Hotel Shanghai, the largest 4-star hotel in Shanghai with over 860 guest rooms recorded a significant growth in both occupancy and room rate compared to same period last year.



Shanghai Hong Kong New World Garden perspective

# DALIAN



Dalian New World Tower perspective

**Area**

12,574 km<sup>2</sup>

**Location**

Liaoning Province

## HIGHLIGHTS

“

Dalian continuously attracts global Fortune 500 companies to establish foothold in the city. The latest of these 84 enterprises include chip giant Intel which began building its first chipset plant in the Mainland in September 2007. The US\$2.5 billion plant is located in the Dalian Economic and Technological Development Zone and will go into production in 2010. The

50 sq km zone has already attracted over 2,000 foreign companies in six industry groups including petrochemicals, communication equipment, equipment manufacturing, food processing, new materials, and medical products. ”

**Dalian – development property for sale**

Total GFA 106,589 sq.m.



Residential **100%**

The interconnected Friendship Square, Zhongshan Square and Renmin Road formed the CBD district of Dalian. The Group’s two projects in the city, Dalian New World Plaza and Dalian New World Tower are both strategically located within this strip. The twin Manhattan towers of Dalian New World Plaza are already the landmark in Friendship Square, while Dalian New World Department Stores on the commercial podium of Dalian New World Plaza has become the main shopping facility in the area.

The construction of the hotel block of Dalian New World Tower is progressing smoothly. The hotel will be managed and operated by New World Hotel Management Limited, a much revered hotel management brand name in the industry.

Dalian — completion schedule			sq.m.
FY2009	Dalian New World Tower	Residential	24,555
	<b>Total</b>		<b>24,555</b>

Hotel lobby perspective inside Dalian New World Tower





## DALIAN

## PROPERTY PORTFOLIO

There is one property development project, Dalian New World Tower, consists of 106,589 sq.m. of saleable GFA. We expect to build 24,555 sq.m. in FY2009

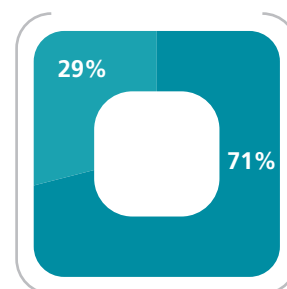
## INVESTMENT PROPERTIES

Dalian New World Plaza consists of 69,196 sq.m. of commercial space, of which around 32,000 sq.m. was leased by Dalian New World Department Store.

The hotel portion of Dalian New World Tower will enable the Group to enter into hospitality business in Dalian.

## Dalian – completed investment property

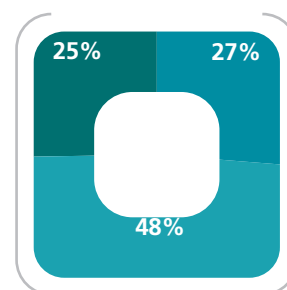
Total GFA 69,196 sq.m.



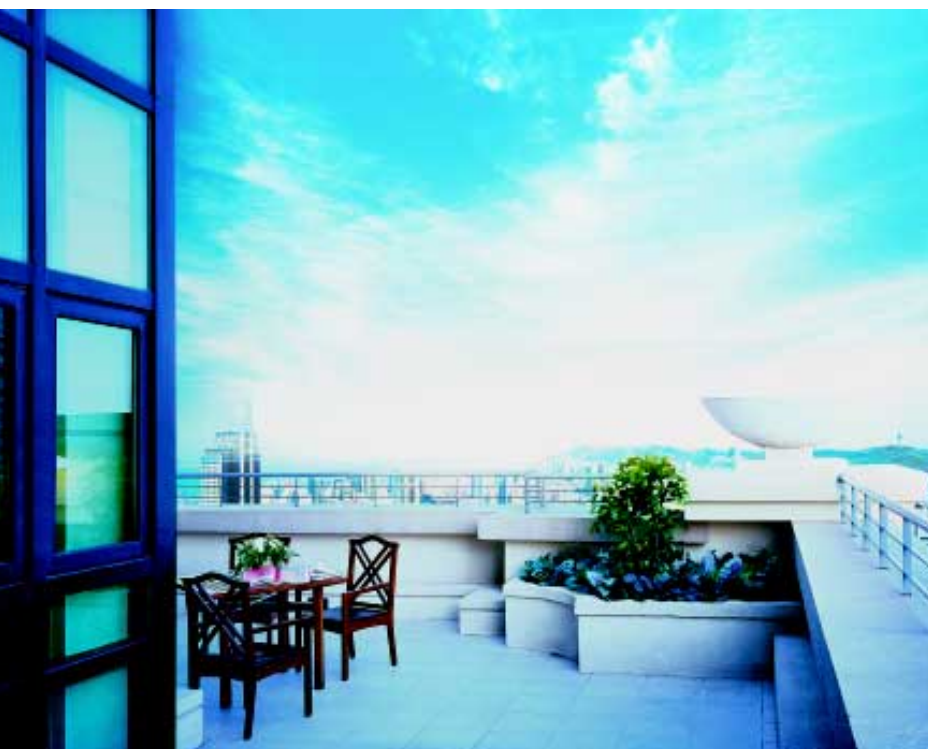
Commercial 71% Carpark 29%

## Dalian – investment property under development

Total GFA 104,076 sq.m.



Commercial 27% Hotel 48% Carpark 25%



Dalian Manhattan Tower

# SHENYANG



Shenyang New World International Convention and Exhibition Centre perspective

**Area**

13,000 km<sup>2</sup>

**Location**

Liaoning Province

## HIGHLIGHTS



Facing the strategic opportunity of revitalizing the old northeastern industrial base, Shenyang has strengthened support for its advantageous industries. The aviation industrial zone, which is under construction, will play a leading role in the development of the civil aviation industry of Shenyang. BMW, together with its joint venture partner Brilliance China Auto, established the second production base to assemble the 3 and 5 Series sedans in Shenyang Tiexi New District in March 2007,

representing another important input into the equipment manufacturing industry in Shenyang. Shenyang Subway Line No.1 of RMB9.5 billion dollars is the first metro in the three Northeastern provinces and is anticipated to be test-operated in 2010. The construction of Shenyang Subway Line No. 2 in 2006, has become the major traffic corridor connecting the northern and southern part of the city which is divided by the city's Hun River.



SHENYANG



- Bridge
- Completed development
- To be completed in next two years
- Future development
- Shenyang New World Garden

Shenyang — completion schedule

sq.m.

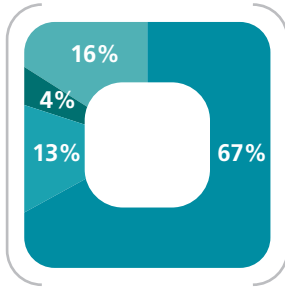
FY2008	Shenyang New World Garden Phase ID	Residential, Commercial, Carpark	168,551
	<b>Total</b>		<b>168,551</b>

Shenyang New World Garden  
Riverridge Heights perspective



### Shenyang – development properties for sale

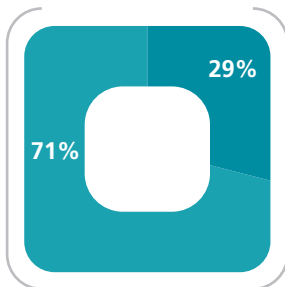
Total GFA 2,830,454 sq.m.



Residential **67%**    Commercial **13%**  
Office **4%**    Carpark **16%**

### Shenyang – completed investment properties

Total GFA 48,511 sq.m.



Commercial **29%**    Hotel **71%**



Shenyang New World Hotel

Shenyang New World Garden is one of the Group's largest comprehensive community development. The Riverridge Heights is the latest residential offerings of Shenyang New World Garden with a total of 14 blocks of 20 to 24 storeyed apartment buildings providing a total of about 140,000 sq.m. of residential space. Over 95% of the units has been swiftly absorbed by the market within a few months after its launch in the first quarter of 2007. Located closer to the edge of the city's only waterway Hun River, most of the apartments enjoy full southern view of the river and the municipal parkland in front.

The Group has also begun planning a major facility inside the Shenyang New World Garden site. The Shenyang New World International Convention and Exhibition Centre ground-broke in December 2006 and will comprise of a convention and exhibition centre, hotel, office, shopping mall and service apartment with a total GFA of about 700,000 sq.m..

## PROPERTY PORTFOLIO

There is one property project under development with 2,830,454 sq.m.. We expect to build 168,551 sq.m. GFA in FY2008.

## INVESTMENT PROPERTIES

New World Hotel Shenyang has just been re-opened in September 2006 after renovation. It can further enhance the contribution from the Group's hotel operation.