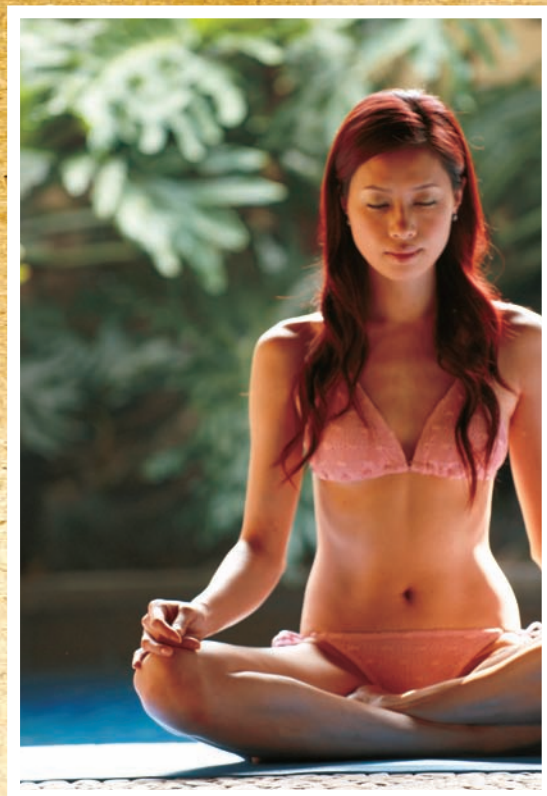
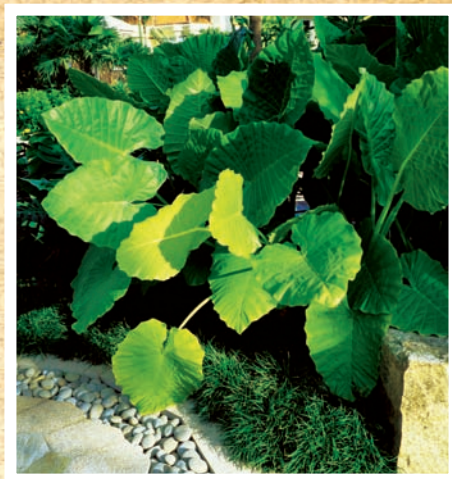
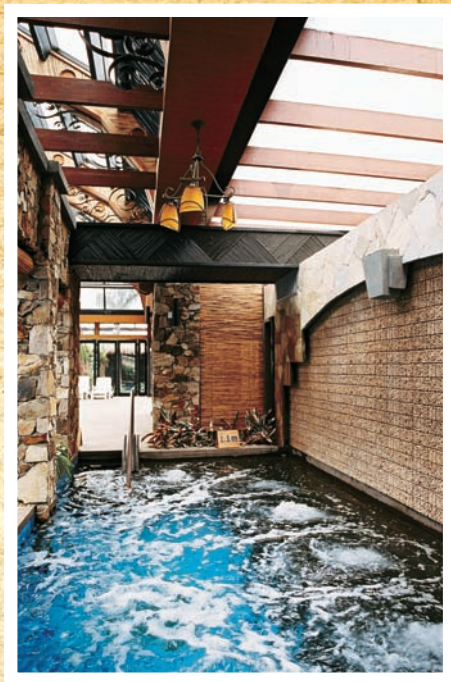


New Style of Leisure



YOU CAN'T IMAGINE THE FUN THE KIDS ARE HAVING WHEN THEY HARVEST THE VEGETABLES THEY PLANTED BY THEIR OWN. I USED TO THINK WEEKEND GOLFING IS MUNDANE ACTIVITY FOR MY HUSBAND, SURPRISINGLY THERE ARE A LOT MORE GOING ON THAN I EXPECTED. THE SPA TREATMENT I GET UNDER THE PALM TREE IS JUST AMAZING. WEEKEND WILL NEVER BE THE SAME AGAIN....



GUANGZHOU



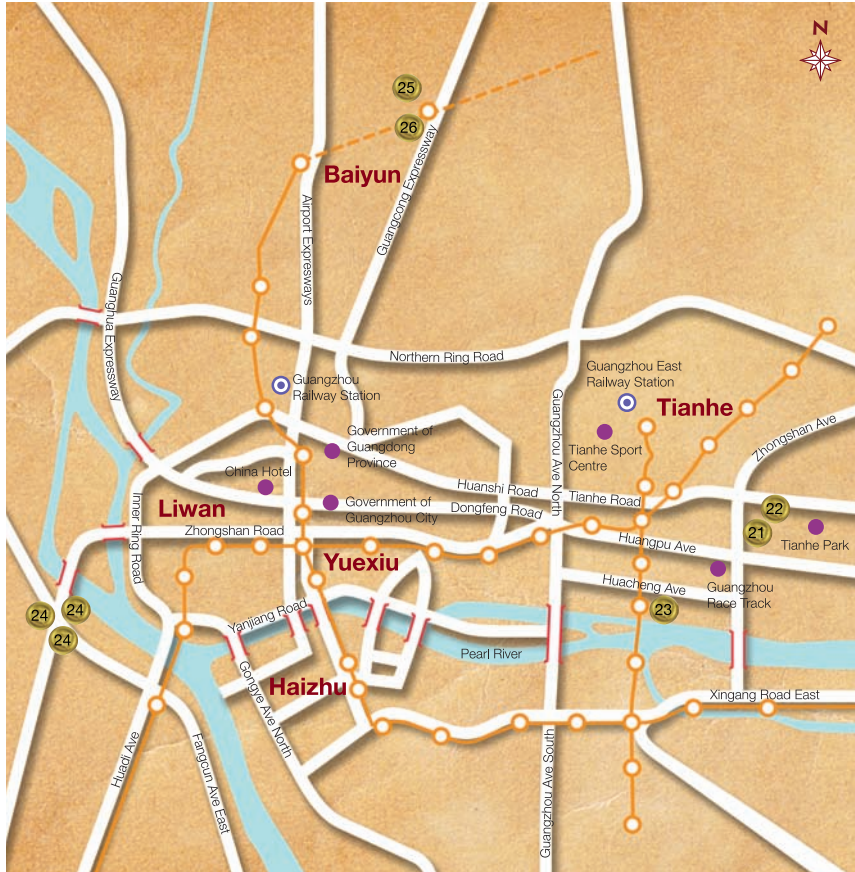
Guangzhou Park Paradise



LOCATION : Guangdong Province

AREA : 7,434 km²

Leveraging on the opportunities brought by hosting the 2010 Asian Games, Guangzhou is undergoing city renovation and infrastructure enhancement in a full-scale manner. The subway connecting the airport and the urban district is under accelerated construction. It is expected to be completed before the 2010 Asian Games and will take only 30 minutes to ride between the New Baiyun Airport and Guangzhou East Railway Station. Various new subway lines connecting different parts of the urban area is under construction, which will accumulate to a total operational length of more than 200 kilometers by 2010.



- Railway station
- Subway Line
- Subway Line Extension (Subject to approved planning)
- Bridge
- Guangzhou Dong Yi Garden
- Guangzhou New World Oriental Garden
- Guangzhou Central Park-view
- Guangzhou Covent Garden
- Guangzhou Park Paradise
- Guangzhou Baiyun project

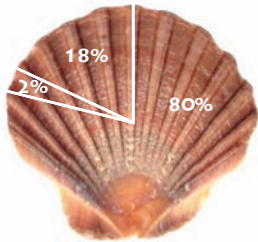
GUANGZHOU — COMPLETION SCHEDULE			SQ.M.
FY2008	Guangzhou Park Paradise Phase IID	Residential, Commercial, Carpark	89,677
	Guangzhou Xintang New World Garden Phase IV	Commercial	10,930
Total			100,607
FY2009	Guangzhou New World Oriental Garden Phase II	Residential, Carpark	15,265
	Guangzhou Covent Garden Phase III	Residential, Commercial, Carpark	33,761
	Guangzhou Xintang New World Garden Phase IV and V	Residential, Commercial, Carpark	89,328
	Guangzhou Park Paradise Phase II D3	Residential, Carpark	136,971
	Guangzhou Park Paradise Phase II E1	Residential	14,450
Total			289,775
FY2010	Guangzhou New World Oriental Garden Phase II	Residential, Commercial, Carpark	130,406
	Guangzhou Central Park-view Phase II A	Residential, Commercial, Carpark	137,061
	Guangzhou Xintang New World Garden Phase V	Residential, Commercial	48,397
	Guangzhou Park Paradise Phase II E1	Residential, Commercial, Carpark	96,679
Total			412,543

BUSINESS REVIEW

Guangzhou

Guangzhou – development properties for sale

Total GFA 3,292,299 sq.m.



RESIDENTIAL 80%
COMMERCIAL 2%
CARPARK 18%

Baiyun New Town is a region strongly developed by the Guangzhou government after Pearl River New Town. In April this year, the planning proposal of Baiyun New Town was finalised, making it the first region to be embarked upon among four key development regions. Baiyun New Town will be developed into the secondary centre of Guangzhou and the central business district of Baiyun District.

Guangzhou has established its direction of adjusting its industrial structure from industrial-based to service-based. The development of modern service industries such as logistics, finance, trade and exhibition as well as information industries are key to this change. The Modern Exhibition Park Zone, with a total investment amount of RMB14.5 billion, has chosen to locate in Panyu District and will become the largest comprehensive wholesale market logistics park in the country upon completion. The presence of three global technology leaders, namely Microsoft, Intel and IBM, in Guangzhou Science City will bring the software industry of Guangzhou to a new height of development. In 2007, the production value of new technological products in Guangzhou amounted to RMB296.3 billion, which accounted for more than 30% of the total value of industrial production.

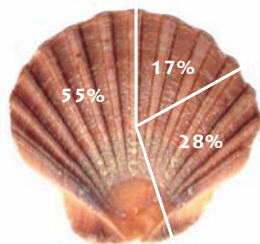
With the ongoing construction and completion of various important public and commercial projects such as West Tower, Guangdong Provincial Museum, Guangzhou TV & Sightseeing Tower and a number of hotels, Pearl River New Town in Tianhe District is gradually warming up its commercial atmosphere. The Group's high-end community project New World Central Park-view in this district has commenced its site foundation work for Phase II and is progressing smoothly.



Guangzhou Xintang New World Garden Phase V Wanxiang New Town

Guangzhou – completed investment properties

Total GFA 302,138 sq.m.



RESIDENTIAL 17%
COMMERCIAL 28%
CARPARK 55%

48 low-rise duplex residential units in New World Oriental Garden Phase II, another community developed by the Group in Tianhe District, were nearly sold out. Pre-sale of high-rise apartment units in New World Oriental Garden Phase II was launched for the first time in October 2008 and was well-received by the market.

The Group's Guangzhou Park Paradise in Baiyun District has now finished a total of 570,000 sq.m. of residential and commercial space after many years of development. The construction of the north extension of Guangzhou Subway Line No. 2 has commenced and the station planned near Guangzhou Park Paradise will bring convenience for residents. During the reporting period, nearly 2,000 residential units of Phase IID "Bayou Park" and Phase IIE "Yo Garden" of the project were launched and nearly 80% of the flats were pre-sold, making it the Group's primary source of sales revenue in Guangzhou.

Xintang Township is the most vibrant satellite city in eastern Guangzhou and is the key stage for the implementation of the city's "Pushing Eastward" development strategy. For the Group's Guangzhou Xintang New World Garden, more than 500 units of mid-rise residential apartment in Phase V "Wanxiang New City" were launched for pre-sale during the reporting period, signifying the change of the architectural style of Guangzhou Xintang New World Garden from low-rise residence to more urban style high-rise apartments.



Guangzhou New World Oriental Garden Phase II

PROPERTY PORTFOLIO

There are seven major property projects under development with total GFA of 3,292,299 sq.m.. A saleable GFA of 64,869 sq.m. was completed during the year. We expect to build 289,775 sq.m. GFA in FY2009 and 412,543 sq.m. GFA in FY2010.

INVESTMENT PROPERTIES

There are six completed investment property projects with GFA of 302,138 sq.m..

PEARL RIVER DELTA



Zhaoqing New World Garden



LOCATION : Guangdong Province

AREA : 28,919 km²

As one of the regions with the most vibrant economy in Mainland China, Pearl River Delta is upgrading its industry structure and fostering integration within the region, seeking to advance from labour-intensive low-end manufacturing industries to technologically-advanced industries, modern services industries and high-end value-added industry. It is intended to become a high-tech zone and an advanced production base with leading industries including electronics and information technology, equipment manufacturing, automobile manufacturing, crude oil and petrochemical industries.



- Railway
- Highway
- 28 Shenzhen Xilihu Development
- 29 Shenzhen New World Yi Shan Garden
- 30 Shunde New World Centre
- 31 Huiyang Palm Island Resort
- 32 Zhaoqing New World Garden
- 33 Zhuhai New World Riviera Garden
- 34 Foshan Country Club
- 35 Huizhou Changhuyuan
- 56 Courtyard by Marriott Shunde

PEARL RIVER DELTA — COMPLETION SCHEDULE			SQ.M.
FY2008	Zhuhai New World Riviera Garden Phase III	Residential, Commercial	83,165
	Total		83,165
FY2009	Zhaoqing New World Garden Phase II	Residential, Carpark	64,390
	Total		64,390
FY2010	Shunde New World Centre Phase III	Residential	51,000
	Huizhou Changhuyuan Phase II B	Residential, Commercial, Carpark	72,262
	Total		123,262



Huiyang Palm Island Resort

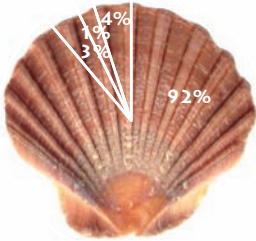
The government strives to develop the rail transport network within Pearl River Delta on a citywide basis. This network featuring “Three rings and eight radial lines” will have a total length of nearly 2,000 kilometers, represents about 2.5 times increase in scale compared with the original railway. Upon completion, the network will be centred at Guangzhou, Shenzhen and Zhuhai. It will enable travelling among the nine cities within one hour while connecting to the transportation networks of Hong Kong and Macau, creating an “One-hour living circle” in the Greater Pearl Delta region.

BUSINESS REVIEW

Pearl River Delta

Pearl River Delta – development properties for sale

Total GFA 1,983,530 sq.m.



RESIDENTIAL 92%
COMMERCIAL 3%
HOTEL 1%
CARPARK 4%

During the reporting period, all of the 812 residential units in Zhuhai New World Riviera Garden Phase III were sold out.

Zhaoqing New World Garden Phase II was launched in early 2008, where most of the residential units can enjoy the lake view. Shortly after the public launch of the first batch of 60 residential units, over 70% were already pre-sold.

The new Phase IIB of Changhuyuan, developed by the Group in Huizhou, is planned to be launched by the end of 2008. The new phase will consist of eight mid-rise residential towers overseeing the scenic river.

PROPERTY PORTFOLIO

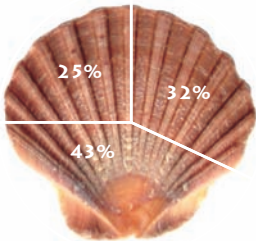
There are eight major property projects under development with total GFA of 1,983,530 sq.m.. A saleable GFA of 83,165 sq.m. was completed during the year. We expect to build 64,390 sq.m. GFA in FY2009 and 123,262 sq.m. GFA in FY2010.

INVESTMENT PROPERTIES

There are four completed investment property projects with total GFA of 83,943 sq.m..

Pearl River Delta – completed investment properties

Total GFA 83,943 sq.m.



COMMERCIAL 32%
HOTEL 43%
CARPARK 25%



Huizhou Changhuyuan Phase II

HAIKOU



Haikou Meilisha Project



LOCATION : Hainan Province

AREA : 2,304 km²

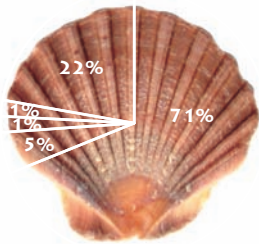
Being one of the first open-door cities in Mainland China and the largest Special Economic Zone in the nation, Hainan is actively seeking support from the state to establish Hainan “Free Trade Zone” to utilise the feature and innovation of Hainan in the new round of opening as well as enhancing cooperation and interaction between Mainland China and other Asian countries.

BUSINESS REVIEW

Haikou

Haikou – development properties for sale

Total GFA 2,575,043 sq.m.



RESIDENTIAL 71%
COMMERCIAL 5%
OFFICE 1%
HOTEL 1%
CARPARK 22%

Haikou is the capital city of Hainan Province with a population of over one million, last year GDP reached RMB39.6 billion and accounted for 32% of the whole province. Striving to build the most beautiful provincial capital in the nation, the development of Haikou is based on substantial infrastructure to enhance the functionality of the city. The completion of the highway rings in Haikou has closed the gap of the round island highway network in Hainan Province. Haikou become the main transport hub and interchange among highways, railways, ports and airports.

Qiongbai One-hour Economic Circle centering at Haikou is the development focus of Hainan Province. Covering an area with Wenchang to the east, Qionghai to the south and Yangpu to the west, the Area will account for approximately two thirds of the province's total economic volume, population and industry, thus playing a significant role in Hainan Province.

Land reclamation work for the Group's Meilisha project, which is situated in the prime coastal area in Haikou, is progressing smoothly. The project will be an international coastal community with a mixture of resorts, leisure, entertainment, business and residential development.

During the reporting period, over 90% of the 574 residential units in Haikou New World Garden Phase II were sold.

PROPERTY PORTFOLIO

There are two major property projects under development with total GFA of 2,575,043 sq.m..