

## Particulars of Properties Held

Particulars of properties held by the Group as at 31 December 2000 are as follows:-

Property name	Location	Type	%	Group's attributable interest		Lease term
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces	
<b>Hong Kong Properties</b>						
<b>A. Held for investment</b>						
<b>I. Residential</b>						
1. Tregunter Towers 1 & 2	14 Tregunter Path Mid-Levels Hong Kong	Residential	100.00	316,626	99	Long lease
2. Branksome	3 Tregunter Path Mid-Levels Hong Kong	Residential	100.00	257,372	139	Long lease
3. Aigburth	12 Tregunter Path Mid-Levels Hong Kong	Residential	100.00	204,940	63	Long lease
4. Belgravia	57 South Bay Road Repulse Bay Hong Kong	Residential	100.00	122,353	75	Medium lease
5. Tavistock	10 Tregunter Path Mid-Levels Hong Kong	Residential	100.00	104,460	24	Long lease
6. 111 High Street	111 High Street Sai Ying Pun Hong Kong	Residential	100.00	20,270	-	Long lease
7. Gladdon	3 May Road Mid-Levels Hong Kong	Residential	100.00	2,300	14	Long lease
8. Elm Tree Towers - Carparks	8-10 Chun Fai Road Tai Hang Hong Kong	Carparks	80.00	-	8	Long lease
9. Heng Fa Villa - Carparks	100 Shing Tai Road Island East Hong Kong	Carparks	100.00	-	3	Long lease
<b>Sub-total</b>				<b>1,028,321</b>	<b>425</b>	

## PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	%	Group's attributable interest		Lease term
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces	
<b>II. Commercial</b>						
1. Enterprise Square	9 Sheung Yuet Road Kowloon Bay Kowloon	Commercial	100.00	179,441	39	Medium lease
2. Citibank Plaza Citibank Tower – 34/F, 36/F, & 37/F	3 Garden Road Central Hong Kong	Commercial	10.16	90,398 *	55	Medium lease
		Commercial	100.00	52,656 *	3	Medium lease
				143,054		
3. Auto Plaza	65 Mody Road Tsimshatsui Kowloon	Commercial	100.00	106,197	980	Long lease
4. Energy Plaza – Various portions Energy Plaza – Unit 802B	92 Granville Road Tsimshatsui Kowloon	Commercial	55.50	99,965	–	Long lease
		Commercial	55.50	441	–	Long lease
				100,406		
5. Olympian Tower at Olympian City	MTR Olympic Station 11 Hoi Fai Road Kowloon	Commercial	20.00	60,278	22	Medium lease
6. 6/F AXA Centre 7/F AXA Centre 8/F AXA Centre 9/F AXA Centre	151 Gloucester Road Wanchai Hong Kong	Commercial	100.00	12,750	2	Long lease
		Commercial	100.00	12,750	2	Long lease
		Commercial	100.00	12,761	2	Long lease
		Commercial	100.00	12,750	2	Long lease
				51,011		
7. Hollywood Centre	233 Hollywood Road Sheung Wan Hong Kong	Commercial	45.00	40,490	–	Long lease
8. Harbour Centre	25 Harbour Road Wanchai Hong Kong	Retail	15.00	6,135 **	43	Long lease
		Office		32,941 *		
				39,076		
9. Olympian City 1 at Olympian City	MTR Olympic Station 11 Hoi Fai Road Kowloon	Commercial	20.00	27,986	66	Medium lease
10. South Seas Centre – Various portions	75 Mody Road Tsimshatsui Kowloon	Commercial	100.00	10,063	41	Long lease
11. Wing On Plaza	62 Mody Road Tsimshatsui Kowloon	Commercial	10.00	4,534	–	Long lease
12. Belair Monte	3 Ma Sik Road Area 19 Luen Wo Hui Fanling New Territories	Commercial	8.00	3,629 *	–	Medium lease
<b>Sub-total</b>				<b>766,165</b>	<b>1,257</b>	
<b>Total Hong Kong investment properties</b>				<b>1,794,486</b>	<b>1,682</b>	

\* Being lettable floor area

\*\* Being net floor area

## PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	Stage of completion	Anticipated completion	Group's attributable interest			
					%	Approximate gross floor area (Sq.ft.)	Approximate site area (Sq.ft.)	
<b>Hong Kong Properties</b>								
<b>B. Under development</b>								
1. Enterprise Square II	3 Sheung Yuet Road Kowloon Bay Kowloon	Industrial/ Office	Occupation permit application submitted	March 2001	100.00	243,998	20,333	
2. Park Avenue at Olympian City	MTR Olympic Station 18 Hoi Ting Road Kowloon Kowloon Inland Lot No. 11090	Residential	Finishing works in progress	March 2001	32.50	413,089	230,289	
3. Olympian City 2 at Olympian City	MTR Olympic Station 18 Hoi Ting Road Kowloon Kowloon Inland Lot No. 11090	Commercial	Superstructure work in progress	Fourth quarter of 2001	32.50	166,168		
4. Central Park at Olympian City	MTR Olympic Station 18 Hoi Ting Road Kowloon Kowloon Inland Lot No. 11090	Residential	Superstructure work in progress	Fourth quarter of 2001	32.50	356,705		
5. Constellation Cove	Tai Po Town Lot No. 150 Tai Po New Territories	Residential	Superstructure work in progress	November 2001	75.00	346,558	587,392	
6. Ava Mansion	3 Tregunter Path Mid-Levels Hong Kong Inland Lot No. 8393	Residential	Site formation work in progress	July 2003	100.00	142,848	78,790	
7. Tsuen Wan Town Lot 404	Area 40 Route Twisk Tsuen Wan New Territories	Residential	Conceptual design stage	October 2003	50.00	112,533	37,512	
8. New Kowloon Inland Lot 5877	Wang Chiu Road Kowloon Bay	Industrial/ Office	Conceptual design stage	First quarter of 2004	100.00	553,872	46,156	
9. ALCIL No. 129	Praya Road Ap Lei Chau	Residential*	Conceptual design stage	Fourth quarter of 2004	35.00	328,532	63,179	
10. New Kowloon Inland Lot 5927	Wang Chiu Road Kowloon Bay	Industrial/ Office	Conceptual design stage	Fourth quarter of 2005	100.00	1,626,742	135,562	
11. Hoh Fuk Tong	The Remaining Portion of Tuen Mun Town Lot No. 117	Residential	Conceptual design stage	In phases to 2007	100.00	965,907	324,933	
<b>Total Hong Kong properties under development</b>						<b>5,256,952</b>	<b>1,524,146</b>	

\* Town Planning Board approval for change of land use from industrial to residential has been obtained.

## PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	%	Group's attributable interest		Lease term	
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces		
<b>Hong Kong Properties</b>							
<b>C. Completed and held for sale</b>							
1.	Ocean Pointe	8 Sham Tsz Street Sham Tseng New Territories	Residential	100.00	491,484	560	Medium lease
2.	Island Harbourview at Olympian City	MTR Olympic Station 11 Hoi Fai Raod Kowloon	Residential	20.00	66,556	116	Medium lease
3.	Richwood Park	33 Lo Fai Road Tai Po New Territories	Shops	50.00	7,893	–	Medium lease
4.	Tavistock II	10A Tregunter Path Mid-Levels Hong Kong	Residential	100.00	3,850	20	Long lease
5.	Greenfields	1 Fung Kam Street Yuen Long New Territories	Residential	7.00	490	3	Medium lease
6.	Valverde	11 May Road Mid-Levels Hong Kong	Carparks	100.00	–	25	Long lease
7.	Camellia Court	3 Yu Tai Road Fanling New Territories	Carparks	100.00	–	10	Medium lease
<b>Total Hong Kong properties, completed and held for sale</b>					<b>570,273</b>	<b>734</b>	
<b>TOTAL HONG KONG PROPERTY PORTFOLIO</b>					<b>7,621,711</b>		

## PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	%	Group's attributable interest		Lease term
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces	
<b>PRC Properties</b>						
<b>A. Held for investment</b>						
1.	Beijing Kerry Centre	1 Guang Hua Road Chaoyang District Beijing	Office Hotel with Club Residential Commercial Carparks	71.25	664,380 501,031 276,380 107,716 249,446 <u>1,798,953</u>	524 Medium lease
2.	Kerry Everbright City – Phase I	218 Tianmu Road West Zhabei District Shanghai	Commercial Office Office/Residential Carparks	54.45	242,103 267,431 154,064 72,135 <u>735,733</u>	131 Medium lease
3.	Shanghai Kerry Centre	1515 Nanjing Road West Jingan District Shanghai	Residential Office Commercial Carparks	74.25	142,355 308,584 103,971 118,129 <u>673,039</u>	180 Medium lease
4.	Shenzhen Kerry Centre	Renminnan Road Lowu District Shenzhen	Office Commercial Carparks Others	100.00 100.00 69.00 69.00	290,563 107,256 60,940 42,639 <u>501,398</u>	135 Medium lease
5.	Beijing COFCO Plaza	8 Jianguomennei Avenue Dongcheng District Beijing	Office Tower A Office Tower B Commercial Carparks & Others	15.00	47,841 52,395 80,010 29,300 <u>209,546</u>	23 Medium lease
6.	Shanghai Trade Square	88-128 Siping Road Hongkou District Shanghai	Office Commercial Carparks	55.20	32,915 9,946 19,264 <u>62,125</u>	51 Medium lease
7.	International Apartments	88-128 Siping Road Hongkou District Shanghai	Residential Commercial Carparks	55.20	1,347 4,017 12,432 <u>17,796</u>	33 Medium lease
<b>Total PRC investment properties</b>					<b><u>3,998,590</u></b>	<b><u>1,077</u></b>

## PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	Stage of completion	Anticipated completion	%	Group's attributable interest		
						Approximate gross floor area (Sq.ft.)	Approximate site area (Sq.ft.)	
<b>PRC Properties</b>								
<b>B. Under development</b>								
1.	Shenzhen Regency Park, Phase IIIB	Yinhu Road Lowu District Shenzhen Lot No. H402-37	Residential with club house	Site formation and road works completed	2001 to 2002	100.00	43,056	75,348
2.	Hua Shan Road Residential Project	1038 Hua Shan Road Changning District Shanghai	Residential Carparks and Clubhouse	Finishing works of tower A1 in progress. Construction of towers A2, A3 and B in progress	2001 to 2002	100.00	1,314,423	199,694
3.	Futian Residential Project	Futian District Shenzhen Lot No. B205-0008	Residential with club house	Conceptual design	2003	100.00	1,012,451	361,595
4.	Cao Jia Yan Residential Project	South West Caojiayan Yanan Road West and Jiangsu Road Changning District Shanghai	Residential/ Carparks	Conceptual design	2004	100.00	670,866	149,092
5.	Yu Quan Hua Yuan - Phase I Yu Quan Hua Yuan - Phase II	127 Gutian Road Gu Lou District Fuzhou	Commercial Carparks Commercial Residential Carparks	Project under review	Under review	100.00 100.00	33,196 174,937 61,925 33,196 174,937 61,925	} 86,241
							540,116	
<b>Total PRC properties under development</b>							<b>3,580,912</b>	<b>871,970</b>

Property name	Location	Type	%	Group's attributable interest		Lease term
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces	
<b>PRC Properties</b>						
<b>C. Completed and held for sale</b>						
1.	Shenzhen Regency Park, Phase IIIA	Yinhu Road Lowu District Shenzhen Lot No. H402-37	Residential with club house	100.00	15,027	- Medium lease
<b>Total PRC properties, completed and held for sale</b>					<b>15,027</b>	

## PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	Group's attributable interest		
			%	Approximate site area (Sq.ft.)	
<b>PRC Properties</b>					
<b>D. Held for future development</b>					
1.	Changchun Industrial Site	Southeast junction of Pudong Road and Dongsheng Avenue Changchun	Industrial	65.00	699,660
2.	Kerry Everbright City – Phase IIA – Other Phases	Tianmu Road West Zhabei District Shanghai	Commercial/ Residential	54.45 54.45	103,628 193,266
					296,894
3.	Tianjin Industrial Site	Lot No. 28 Tianjin Harbour Nanjiang Area Tanggu District Tianjin	Industrial	25.00	269,102
4.	Guangxi Beihai Site	Southwest junction of Beihai Avenue and Guizhou Road Beihai	Residential/ Commercial	100.00	118,404
5.	Suzhou Site	Lot B4, Ganjiang Road Junction of Xiangxikou and Furen Lane Gucheng District Suzhou	Residential/ Commercial	100.00	55,118
<b>Total PRC properties held for future development</b>					<b>1,439,178</b>
<b>TOTAL PRC PROPERTY PORTFOLIO</b>					<b>9,033,707</b>

## PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	%	Group's attributable interest		Lease term	
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces		
<b>Warehouses and logistics centres</b>							
<b>A. Completed</b>							
1.	Kerry Cargo Centre	55 Wing Kei Road Kwai Chung New Territories	Warehouse Carparks	100.00	1,443,356 547,000	777	Medium lease
					<u>1,990,356</u>		
2.	Kerry Warehouse (Tsuen Wan)	3 Shing Yiu Street Kwai Chung New Territories	Warehouse	100.00	591,973	56	Medium lease
3.	Kerry Warehouse (Chai Wan)	50 Ka Yip Street Chai Wan Hong Kong	Warehouse	100.00	535,037	53	Long lease
4.	Kerry Warehouse (Shatin)	36-42 Shan Mei Street Shatin New Territories	Warehouse	100.00	431,530	64	Medium lease
5.	Kerry BCI Warehouse 2	35 Wing Kei Road Kwai Chung New Territories	Warehouse Carparks	60.00	294,565 102,894	157	Medium lease
					<u>397,459</u>		
6.	Kerry BCI Warehouse 1	3 Kin Chuen Street Kwai Chung New Territories	Warehouse	60.00	388,699	34	Medium lease
7.	Kerry Warehouse (Sheung Shui)	2 San Po Street Sheung Shui New Territories	Warehouse	100.00	356,253	37	Medium lease
8.	Kerry Warehouse (Yuen Long 1)	19 Tak Yip Street Tung Tau Industrial Area Yuen Long New Territories	Warehouse	100.00	321,430	33	Medium lease
9.	Kerry Warehouse (Yuen Long 2)	23 Tak Yip Street Tung Tau Industrial Area Yuen Long New Territories	Warehouse	100.00	319,747	33	Medium lease
10.	Kerry Hung Kai Warehouse (Cheung Sha Wan)	3 Fat Tseung Street Cheung Sha Wan Kowloon	Warehouse	50.00	299,115	29	Medium lease
11.	Kerry Warehouse (Kwai Chung)	4-6 Kwai Tai Road Kwai Chung New Territories	Warehouse	100.00	286,628	33	Medium lease
12.	Kerry Warehouse (Fanling 1)	39 On Lok Mun Street On Lok Tsuen Fanling New Territories	Warehouse	100.00	283,580	30	Medium lease
13.	Kerry D.G. Warehouse (Kowloon Bay)	7 Kai Hing Road Kowloon Bay Kowloon	Warehouse	100.00	181,902	19	Medium lease
14.	Kerry Warehouse (Fanling 2)	23 Yip Cheong Street On Lok Tsuen Fanling New Territories	Warehouse	100.00	137,738	10	Medium lease
15.	Shanghai Linghua Logistics Centre	A2-30, Zhang Jiang High Tech Park Pudong New Area Shanghai	Logistics Centre	24.00	46,500	-	Medium lease
<b>Total completed warehouses and logistics centres</b>					<u><b>6,567,947</b></u>	<u><b>1,365</b></u>	



## PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	%	Group's attributable interest		Lease term	
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces		
<b>International Properties</b>							
<b>A. Held for investment</b>							
<b>Philippine Properties</b>							
1.	Land leased to EDSA Shangri-La Hotel	EDSA corner Shaw Blvd. Mandaluyong City	Hotel lease	37.77	98,065*	-	Freehold
2.	Land leased to Shangri-La Plaza Mall	EDSA corner Shaw Blvd. Mandaluyong City	Shopping Centre lease	37.77	111,410*	-	Freehold
3.	Land for Carparks and others	EDSA corner Shaw Blvd. Mandaluyong City	Carpark and others	37.77	140,235*	149	Freehold
					349,710*		
4.	Shangri-La Plaza Mall	EDSA corner Shaw Blvd. Mandaluyong City	Shopping Centre	29.73	555,902	179	Freehold
5.	Carpark Building	EDSA corner Shaw Blvd. Mandaluyong City	Carpark	37.77	114,971	273	Freehold
6.	Enterprise Center	Ayala Avenue cor Paseo de Roxa Makati City	Commercial	8.88	133,107	106	Freehold
<b>Total international investment properties</b>					<b>1,153,690</b>	<b>707</b>	

\* Being site area

## PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	Stage of completion	Anticipated completion	Group's attributable interest			
					%	Approximate gross floor area (Sq.ft.)	Approximate site area (Sq.ft.)	
<b>International Properties</b>								
<b>B. Under development</b>								
<b>Australian Properties</b>								
1.	Various precincts Jacksons Landing	Lot 94, DP 868828 Pymont Sydney Australia	Residential/ Commercial	Superstructure work in progress for certain phases Planning stage for other phases	In phases up to 2006	25.00	380,587	123,534
<b>Total international properties under development</b>							<b>380,587</b>	<b>123,534</b>

Property name	Location	Type	%	Group's attributable interest			Lease term
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces		
<b>International Properties</b>							
<b>C. Completed and held for sale</b>							
<b>Australian Properties</b>							
1.	Regatta Wharf Jacksons Landing	Refinery Drive Pymont Sydney Australia	Residential/ Commercial	25.00	10,387	10	Freehold
2.	The Elizabeth Jacksons Landing	Mount Street Walk Pymont Sydney Australia	Residential/ Commercial	25.00	4,451	5	Freehold
3.	The Terraces Jacksons Landing	Bowman Street John Street Cadigal Avenue Pymont Sydney Australia	Residential	25.00	4,295	4	Freehold
<b>Total international properties completed, held for sale</b>					<b>19,133</b>	<b>19</b>	
<b>TOTAL INTERNATIONAL PROPERTY PORTFOLIO</b>					<b>1,553,410</b>	<b>726</b>	

### Infrastructure Investments

Project	Interest owned	Current status
Western Harbour Crossing	15%	Operational April 1997
Asia Airfreight Terminal	15%	Operational June 1998
Shenzhen Kaifeng Terminal	25%	Operational January 1994
Hu-Ning Expressway (Shanghai Section)	19.6%	Operational September 1996