



北京北客站  
BEIJING NORTH  
RAILWAY STATION

阜成路 FU CHENG ROAD

北京西客站  
BEIJING WEST  
RAILWAY STATION

北京火車站  
BEIJING  
RAILWAY STATION



- |   |  |
|---|--|
| 1 華遠大廈<br>Hua Yuan Building               | 13 健翔新村一及二期<br>Jian Xiang Xin Cun Phase I & II |
| 2 華威大廈<br>Huawei Centre                   | 14 宣汽住宅<br>Xuan Qi Residential                 |
| 3 華南大廈<br>Huanan Building                 | 15 西單文化廣場<br>Xidan Cultural Centre             |
| 4 光大購物城<br>Guangda Shopping Centre        | 16 曙光住宅小區<br>Shuguang Residential District     |
| 5 東冠英小區<br>Dongguanying Minor District    | 17 豐台科學城<br>Fengtai Science City               |
| 6 西西公程<br>Xixi Project                    | 18 魯谷新市鎮<br>Lugu New Town                      |
| 7 華遠中心<br>Huayuan Centre                  | 19 大興住宅<br>Daxing Residential                  |
| 8 京通新城<br>Jing Tong New Town              | 20 西羅園小區<br>Xiluo Garden District              |
| 9 橫二條一及二期<br>Heng Er Tiao Phase I & II    | 21 華遠公寓<br>Hua Yuan Apartment                  |
| 10 東升園二、三期<br>Dongshengyuan Phase II, III | 22 建功西里小區<br>Jiangongxili District             |
| 11 靈境胡同<br>Ling Jing Hu Tong              | 23 華中國別墅<br>Woodland Villa                     |
| 12 白米斜街<br>Bai Mi Xie Jie                 | 24 回龍觀<br>Huilongguan                          |

# 主要物業概要

## Schedule of Principal Properties

| 持作投資或自用物業<br>Properties held for<br>investment or own use |   | 北京華遠房地產<br>股份有限公司<br>應佔實際權益<br>Attributable<br>Beneficial interest<br>of Beijing Huayuan | 樓面面積<br>平方米<br>Floor area m <sup>2</sup> | 類別<br>Type  | 租賃年期<br>Lease term   |
|---|---|--|--|-------------|----------------------|
| 1   | 華遠大廈<br>Hau Yuan Building<br>北京市西城區南禮士路36號<br>No. 36 Nanlishi Road,<br>Xicheng District, Beijing    | 100%   | 8,854                                    | 辦/停<br>O/CP | 中期租賃<br>Medium lease |
| 2   | 華威大廈<br>Huawei Centre<br>北京市西城區西單北大街<br>Xidan North Avenue,<br>Xicheng District, Beijing            | 50%  | 54,214                                   | 住/商<br>R/C  | 中期租賃<br>Medium lease |
| 3   | 華南大廈<br>Huanan Building<br>北京市西城區西單北大街<br>Xidan North Avenue,<br>Xicheng District, Beijing          | 10%  | 72,972                                   | 商/辦<br>C/O  | 中期租賃<br>Medium lease |
| 4   | 光大購物城<br>Guangda Shopping Centre<br>北京市西城區西單北大街<br>Xidan North Avenue,<br>Xicheng District, Beijing | 5%   | 54,000                                   | 商<br>C      | 中期租賃<br>Medium lease |

商 - 商業      停 - 停車場      酒 - 酒店      辦 - 辦公室      住 - 住宅  
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附註：堅實公司直接持有華南大廈的13%。

Note: 13% of Huanan Building is directly held by Strong Foundation.



鳳凰城  
Phoenix City



# 主要物業概要

## Schedule of Principal Properties

| 發展中物業<br>Properties under<br>development  | 北京華遠房地產<br>股份有限公司<br>應佔實際權益<br>Attributable<br>Beneficial interest<br>of Beijing Huayuan | 概約<br>地盤面積<br>平方米<br>Approximate<br>Site area m <sup>2</sup> | 概約<br>樓面面積<br>平方米<br>Approximate<br>Floor area m <sup>2</sup> | 類別<br>Type             | 估計<br>落成日期<br>Estimated<br>date of<br>completion | 落成情況<br>State of<br>completion             |
|---|--|--|---|------------------------|--|--|
| 5 東冠英小區<br>Dongguanying Minor District<br>北京市西城區新街口南大街<br>Xinjiekou South Avenue,<br>Xicheng District, Beijing  | 100%   | 220,000  | 182,262   | 商/辦/住<br>C/O/R         | Dec 2003   | 地盤在興建中<br>Site construction<br>in progress |
| 6 西西工程 1, 4, 5, 8, 9 號<br>地盤及地下商場<br>Xixi project Site 1, 4, 5, 8, 9 and<br>an underground shopping mall<br>北京市西城區西單北大街以西<br>West of Xidan North Avenue,<br>Xicheng District, Beijing | 40%  | 35,122   | 451,537   | 商/辦/住<br>C/O/R         | Dec 2007   | 地盤在興建中<br>Site construction<br>in progress |
| 7 華遠中心<br>Huayuan Center<br>北京市西城區皮庫胡同<br>Piku Alley,<br>Xicheng District, Beijing  | 100%   | 13,200   | 106,260   | 商/辦/<br>住/酒<br>C/O/R/H | Dec 2003   | 地盤已平整<br>Site cleared                      |
| 8 京通新城<br>Jingtong New Town<br>北京市朝陽區朝陽路<br>Chaoyang Road,<br>Chaoyang District, Beijing  | 100%   | 1,090,000  | 724,146   | 住/商<br>R/C             | Dec 2003   | 地盤在興建中<br>Site construction<br>in progress |
| 9 <sup>a</sup> 橫二條二期<br>Heng Er Tiao Phase 2<br>北京市西城區力學胡同<br>Lixue Alley,<br>Xicheng District, Beijing   | 100%   | 21,100   | 60,000  | 住/商<br>R/C             | Dec 2003   | 地盤已平整<br>Site cleared                      |
| 10 <sup>a</sup> 東升園三期<br>Dongshengyuan Phase 3<br>北京市海澱區東升園第七巷<br>7th Lane Dongshengyuan,<br>Haidan District, Beijing   | 100%   | 129,000  | 300,000   | 住/商<br>R/C             | Dec 2003   | 地盤在興建中<br>Site construction<br>in progress |

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京通新城  
Jingtong New Town



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| 發展中物業<br>Properties under<br>development   | 北京華遠房地產<br>股份有限公司<br>應佔實際權益<br>Attributable<br>Beneficial interest<br>of Beijing Huayuan | 概約<br>地盤面積<br>平方米<br>Approximate<br>Site area m <sup>2</sup> | 概約<br>樓面面積<br>平方米<br>Approximate<br>Floor area m <sup>2</sup> | 類別<br>Type | 估計<br>落成日期<br>Estimated<br>date of<br>completion | 落成情況<br>State of<br>completion             |
|--|--|--|---|------------|--|--|
| <b>11</b> 靈境胡同<br>Ling Jing Hu Tong<br>北京市西城區靈境胡同<br>Ling Jing Hu Tong,<br>Xicheng District, Beijing           | 100%   | 33,800   | 120,000   | 住/商<br>R/C | Dec 2004   | 計劃中<br>Planning<br>in progress             |
| <b>12</b> 白米斜街<br>Bai Mi Xie Jie<br>北京市西城區什剎海<br>Shi Cha Hai,<br>Xicheng District, Beijing                     | 100%   | 62,000   | 70,000  | 住/商<br>R/C | Dec 2004   | 計劃中<br>Planning<br>in progress             |
| <b>13a</b> 健翔新村一期<br>Jian Xiang Xin Cun Phase 1<br>北京市朝陽區健翔橋<br>Jian Xiang Qiao,<br>Chaoyang Distirct, Beijing | 70%  | 41,000   | 188,324   | 住/商<br>R/C | Dec 2001   | 地盤在興建中<br>Site construction<br>in progress |
| <b>13b</b> 健翔新村二期<br>Jian Xiang Xin Cun Phase 2<br>北京市朝陽區健翔橋<br>Jian Xiang Qiao,<br>Chaoyang Distirct, Beijing | 100%   | 29,000   | 161,027   | 住/商<br>R/C | Dec 2001   | 地盤在興建中<br>Site construction<br>in progress |
| <b>14</b> 宣汽住宅<br>Xuan Qi residential<br>北京市豐台區右安門大街155號<br>155 You An Men Street,<br>Fentai District, Beijing | 100%   | 11,501   | 50,332  | 住/商<br>R/C | Dec 2001   | 地盤在興建中<br>Site construction<br>in progress |
| <b>15</b> 西單文化廣場<br>Xidan Cultural Center<br>北京市西城區西單路口<br>Xidan Avenue,<br>Xicheng District, Beijing          | 100%   | 21,933   | 35,560  | 商<br>C     | Dec 2001   | 地盤在興建中<br>Site construction<br>in progress |
| <b>16</b> 曙光住宅小區<br>Shuguang residential district<br>北京市朝陽區三元橋<br>San Yuan Qiao,<br>Chaoyang District, Beijing | 100%   | 25,000   | 100,000   | 住/商<br>R/C | Dec 2002   | 地盤在興建中<br>Site construction<br>in progress |

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華亭嘉園  
Majestic Garden

# 主要物業概要

## Schedule of Principal Properties

| 持作安置／出售物業<br>Properties held for<br>resettlement/sale   | 北京華遠房地產股份<br>有限公司應佔實際權益<br>Attributable Beneficial<br>interest of Beijing Huayuan | 概約樓面<br>面積平方米<br>Approximate<br>Floor area m <sup>2</sup> | 類別<br>Type | 租賃年期<br>Lease term   |
|---|---|---|------------|----------------------|
| 17 豐台科學城<br>Fengtai Science City<br>北京市豐台區<br>Fengtai District, Beijing   | 100%  | 22,636  | 住<br>R     | 長期租賃<br>Long lease   |
| 18 魯谷新城<br>Lugu New Town<br>北京市石景山區<br>Shijingshan District, Beijing  | 100%  | 2,877   | 住<br>R     | 長期租賃<br>Long lease   |
| 19 大興住宅<br>Daxing Residential<br>北京市大興縣<br>Daxing County, Beijing   | 100%  | 23,020  | 住<br>R     | 長期租賃<br>Long lease   |
| 20 西羅園小區住宅<br>Xiluoyuan Minor District<br>北京市豐台區西羅園南里<br>Xiluoyan South Lane,<br>Fengtai District, Beijing            | 100%  | 684   | 住<br>R     | 長期租賃<br>Long lease   |
| 21 華遠公寓<br>Hua Yuan Apartment<br>北京市西城區皮庫胡同<br>Piku Allday, Xicheng District, Beijing                                 | 100%  | 1,048   | 住<br>R     | 長期租賃<br>Long lease   |
| 9 <sub>b</sub> 橫二條一期<br>Heng Er Tiao Phase I<br>北京市西城區力學胡同<br>Lixue Alley, Xicheng District, Beijing                  | 100%  | 6,346   | 住/商<br>R/C | 中期租賃<br>medium lease |
| 22 建功西里小區<br>Jiangongxili Minor District<br>北京市宣武區白紙坊西街<br>Baishifang West Street,<br>Xuanwu District, Beijing        | 100%  | 8,175   | 住<br>R     | 長期租賃<br>Long lease   |
| 23 華中國別墅<br>Woodland Villa<br>北京市順義馬坡鄉<br>Mapo Village, Shunyi County, Beijing  | 50%   | 8,751   | 住<br>R     | 長期租賃<br>Long lease   |
| 24 回龍觀<br>Huilongguan<br>北京市昌平縣京昌快速路<br>Jingchang Highway,<br>Changping County, Beijing                               | 100%  | 10,943  | 住<br>R     | 長期租賃<br>Long lease   |
| 10 <sub>b</sub> 東升園二期<br>Dongshengyuan Phase 2<br>北京市海澱區東升園第七巷<br>7th Lane Dongshengyuan,<br>Haidan District, Beijing | 100%  | 3,014   | 住/商<br>R/C | 長期租賃<br>Long lease   |

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