

L I S T O F P R O P E R T I E S

A. INVESTMENT PROPERTIES

Location and name	Major usage	Estimated gross floor area <i>(sq.m.)</i>	Interest of the Group	Term of contract <i>(%)</i>
1. The shopping mall portion of Jia Sheng Plaza No. 28 Liu Yi Zhong Road Fuzhou, PRC	Commercial	19,936	50.45	Long term
2. No. 98 Thompson Road, Wanchai, Hong Kong	Office	53,505 <i>(sq.ft.)</i>	100	Long term

B. PROPERTIES HELD FOR/UNDER DEVELOPMENT AND FOR SALE

(a) Completed properties held for sale

Location and name	Major usage	Estimated gross floor area <i>(sq.m.)</i>	Interest of the Group	Term of contract <i>(%)</i>
1. Tin Hua Mansion No. 283 Un Si Bei Road Fuzhou, PRC	Residential/ commercial	8,561	50.45	Long term
2. Jun Yue Garden Southern side of Tong Pan Road Fuzhou, PRC	Residential	1,707	50.45	Long term
3. Tian Ci Liang Yuan West of Zuo Hai Er Huan Road Fuzhou, PRC	Residential	3,660	50.45	Long term
4. Xuan Wu Garden Parcel H Huan Hu Village Long Pan Road Nanjing, PRC	Residential	1,883	100	Long term
5. Tai Hu Ye Shan Island Resort Ye Shan Island Lake Taihu, Suzhou, PRC	Commercial	18,100	100	Long term

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B. PROPERTIES HELD FOR/UNDER DEVELOPMENT AND FOR SALE *(continued)*

(b) Properties held for/under development and for sale

	Location and name	Major usage	Stages of completion	Expected completion date	Approximate site area (<i>sq.m.</i>)	Estimated gross floor area (<i>sq.m.</i>)	Interest of the Group (%)	Term of contract
1.	Jia Sheng Plaza No. 28 Liu Yi Zhong Road Fuzhou, PRC (Residential and office portion)	Residential/ Office	Under construction	June 2002	12,260	43,053	50.45	Long term
2.	Foreign Trade Commercial Building at the southern side of eastern portion of Hu Dong Road, Fuzhou, PRC	Office	Under construction	December 2002	5,452	57,564	82.87	Long term
3.	Phase II Tian Ji Mansion No. 317 Wu Si Road, Fuzhou, PRC	Residential	Foundation has been done	December 2002	4,266	20,218	100	Long term
4.	Zhong Sheng Tian Di Commercial Building West of Wu Si Road Fuzhou, PRC	Office/ commercial	Pending for demolition	December 2002	4,799	64,910	100	Long term
5.	Jia Sheng Garden No. 5 Yan Gong Ziang Dong Gu Lou District Nanjing, PRC (Phase II and III)	Residential	Under construction	December 2001	39,657	21,413	100	Long term
6.	Shanghai Da Yun Sheng Cheng No. 1545 Huang Xing Road Yang Pu District Shanghai, PRC	Residential/ commercial	Commence in 1999	2002 (In phases)	59,032	109,352	50.45	Long term
7.	Jia Sheng Garden (Mei Zhi Guo) Junction of Pan Zhong Road Suzhou, PRC	Residential	Commence in 1999	2003 (In phases)	283,335	244,583	50.45	Long term
8.	Winsan Garden Junction of Ta Yuan Road and Gan Jiang Xi Road Suzhou New District Suzhou, PRC	Residential/ commercial	Planning in progress	2003 (In phases)	66,667	180,000	100	Long term
9.	Tai Hu Ye Shan Island Resort Ye Shan Island Lake Taihu, Suzhou, PRC	Hotel/ travel for leisure	Planning in progress	December 2002 (In phases)	317,335	93,746	52.93	Long term