

The following list contains properties held by the Group which are material to the Group at 31st March, 2001 as the directors are of the opinion that a complete list will be of excessive length:

1. INVESTMENT PROPERTIES

Location	Usage	Category	Group's interest
		of the lease	
Chuang's Tower Nos. 30-32 Connaught Road Central, Central, Hong Kong	Commercial/Office	Long	100%
Lambda Building, Chuang's New Town, Danshui, Huiyang, Huizhou, The PRC	Non-residential	Long	100%
2nd Floor and 3rd Floor, Yuen Sang Building, Chuang's New Town, Danshui, Huiyang, Huizhou, The PRC	Non-residential	Long	100%
Room 1 on 2nd Floor and the whole of 3rd Floor to 7th Floor of Quarter 1, the whole block of Quarter 3, Chuang's New Town, Danshui, Huiyang, Huizhou, The PRC	Residential	Long	100%
Carpark No.48, 2nd Floor, and Flat D, 22nd Floor, Block 2, Jin Ming Building, 8 Zun Yi Road South, Shanghai, The PRC	Residential	Long	100%

2. LAND AND BUILDINGS FOR OWN USE

Location	Usage	Category	
		of the lease	Group's interest
Ground Floor and 1st Floor, Yuen Sang Building, Chuang's New Town, Danshui, Huiyang, Huizhou, The PRC	Non-residential	Long	100%
1st Floor to 2nd Floor (except Room 1 on 2nd Floor) of Quarter 1, the whole block of Quarter 2, Chuang's New Town, Danshui, Huiyang, Huizhou, The PRC	Residential	Long	100%

3. PROPERTIES HELD FOR SALE

Location	Stage of completion At date of report	At balance sheet date	Expected completion date	Usage	Unsold gross floor		Group's interest
					Site area (Square feet)	floor area	
Chuang's New Town, Danshui, Huiyang, Huizhou, The PRC	Chuang's Garden, Phases I, II and III: Completed	Completed	Completed	Residential	176,530	384,536	100%

3. PROPERTIES HELD FOR SALE (Cont'd)

Location	Stage of completion		Expected completion date	Usage	Unsold gross floor area		Group's interest
	At date of report	At balance sheet date			Site area (Square feet)	floor area	
Chuang's New City, Shatian, Dongguan, The PRC	Completed	Completed	Completed	Residential	145,314	33,800	100%
Chuang's Shatian Garden, Phases I and II:							
Chuang's Metropolis, Shilou, Panyu, Guangzhou, The PRC	Completed	Completed	Completed	Residential/ Commercial	29,278	30,960	85%
Chuang's Metropolis, Phase I:							

4. PROPERTIES HELD FOR/UNDER DEVELOPMENT

Location	Stage of completion		Expected completion date	Usage	Gross floor area		Group's interest
	At date of report	At balance sheet date			Site area (Square feet)	floor area	
Chuang's New Town, Danshui, Huiyang, Huizhou, The PRC	Planning stage	Planning stage	—	Comprehensive development area	1,766,000	14,568,000	100%
Chuang's New Town:							

Chuang's New Town is a comprehensive new township development having a total site area of approximately 2,153,000 square feet and can be developed for residential, commercial, office, hotel and other non-residential ancillary usage, with a total gross floor area of approximately 15,695,000 square feet.

4. PROPERTIES HELD FOR/UNDER DEVELOPMENT (Cont'd)

Location	Stage of completion		Expected completion date	Usage	Gross		Group's interest
	At date of report	At balance sheet date			Site area (Square feet)	floor area	
Chuang's New City, Shatian, Dongguan, The PRC	Planning stage	Planning stage	—	Comprehensive development area	4,072,000	15,329,000	100%
Chuang's New City is a comprehensive new township development having a total site area of approximately 4,218,000 square feet and can be developed for industrial, residential, commercial, office, hotel and other ancillary usage, with a total gross floor area of approximately 15,505,000 square feet.							
Chuang's Metropolis, Shilou, Panyu, Guangzhou, The PRC	Planning stage	Planning stage	—	Comprehensive development area	2,835,000	11,051,000	85%
Phase II (block 25):							
	Piling work completed	Piling work completed	December 2002	Residential/Commercial	7,856	212,331	85%
Chuang's Metropolis is a comprehensive new township development having a total site area of approximately 2,872,000 square feet and can be developed for residential, commercial, office, hotel and other ancillary usage, with a total gross floor area of approximately 11,325,000 square feet.							
Chengdu Chuang's Centre, Chengdu, Sichuan, The PRC	Internal decoration works in progress	Superstructure works in progress	Early 2002	Residential/Office/Commercial	68,290	440,000	51%