

Summary of Major Properties

At 31st March, 2001

MAJOR PROPERTIES UNDER DEVELOPMENT

Major properties under development	Approx. site area (sq. ft.)	Approx. gross floor area (sq. ft.)	Approx. no. of car parking spaces	Nature of property	Group's interest	Development progress	Expected completion date
1. 12B Bowen Road, Mid-Levels, Hong Kong	13,800	9,422	4	Residential	50%	Construction works in progress	October, 2001
2. Tuen Mun Town Lot No. 451 Chung Shan Tuen Mun, New Territories	354,000	300,000	144	Residential	100%	Piling Completed & land premium paid	July, 2002
3. Tuen Mun Town Lot No. 424 Tsing Fat Street Siu Lam, Tuen Mun New Territories	59,400	77,200	90	Residential	100%	Piling Completed & land premium paid	August, 2002
4. Lot no. 665 SARP in Demarcation District No. 379, Tuen Mun, New Territories	17,300	22,500	30	Residential	100%	Planning approval has been granted	December, 2003
5. Unit 400, 402, 403, 404, 405, 406SA, 406RP, 407SA, 407RP, 409SA, 409RP & 418RP, in Demarcation District No. 210 and Lot No. 1861SA in Demarcation District No. 244, Sai Kung, New Territories	42,300	9,700	12	Residential	100%	Planning in progress	February, 2004
6. Lot nos. 407SB, 409SB, 418SA, 410, 411, 412 & 414 in Demarcation District No. 210 and Lot nos. 1860 & 1861RP in Demarcation District No. 244, Sai Kung, New Territories	21,000	*	–	Residential	100%	Planning in progress	February, 2004
7. Various Lots in Demarcation District No. 29, Tai Po, New Territories	259,600	*	–	Residential	100%	Planning in progress	January, 2005

Summary of Major Properties (continued)

At 31st March, 2001

MAJOR PROPERTIES UNDER DEVELOPMENT (continued)

Major properties under development	Approx. site area (sq. ft.)	Approx. gross floor area (sq. ft.)	Approx. no. of car parking spaces	Nature of property	Group's interest	Development progress	Expected completion date
8. Lot nos. 17, 18, 20, 22, 23, 24, 25, 26, 27, 113, 114, 115, 116, 117, 118, 120 & 121 in Demarcation District No. 29, Tai Po, New Territories	37,000	33,300	–	Residential	100%	Planning in progress	June, 2005
9. Lots nos. 3122, 3123, 3124, 3147, 3150, 3153, 3178, 3192, 3201, 3202, 3204, 3209, 3211, 3212RP, 3213, 3215, 3216, 3217, 3218RP, 3220, 3230, 3237, 3238 in Demarcation District No. 104, Yuen Long, New Territories	801,000	*	–	Residential	80%	Planning in progress	December, 2005
10. 37-38 Gerrard Street London W1V 9DE United Kingdom	2,960	16,400	–	Commercial & residential	100%	Under Construction	June, 2002
11. Development site at Changqinglu, Chang An Town, Dongguan city, Guangdong Province, The People's Republic of China	34,000	208,000	28	Commercial & residential	100%	Piling Completed	September, 2002

* Subject to approval of development proposals by respective government authorities

MAJOR INVESTMENT PROPERTIES

Major investment properties	Approx. gross floor area (sq. ft.)	Nature of property	Group's interest	Lease expiry
1. Unit 604 on sixth floor of Tower 1, Silvercord, 30 Canton Road, Tsim Sha Tsui, Kowloon	1,366	Commercial	100%	2055
2. Unit 314 on third floor, Lippo Sun Plaza, 28 Canton Road, Tsim Sha Tsui, Kowloon	3,271	Commercial	100%	2047

Summary of Major Properties *(continued)*

At 31st March, 2001

MAJOR INVESTMENT PROPERTIES *(continued)*

Major investment properties	Approx. gross floor area (sq. ft.)	Nature of property	Group's interest	Lease expiry
3. Unit 916 on ninth floor, Lippo Sun Plaza, 28 Canton Road, Tsim Sha Tsui, Kowloon	3,254	Commercial	100%	2047
4. Unit 712 on seventh floor, Harbour Crystal Centre, 100 Granville Road, Tsim Sha Tsui East, Kowloon	1,679	Commercial	100%	2053
5. Shops nos. 2, 3 and 7 on ground floor (including their respective cocklofts thereabove), Bo Yan Building, 1 Horse Shoe Lane, Kwun Tong, Kowloon	3,443	Commercial	100%	2047
6. Shops nos. 1 to 7 on ground floor, the cockloft and the commercial unit on first floor, Bo Fung Building, 5 Horse Shoe Lane, Kwun Tong, Kowloon	10,208	Commercial	100%	2047
7. Shops nos. 2, 3, 5, 6, 7, 8, 9, 10, 11 & 12 on ground floor and cocklofts thereabove, Comfort Court, 2A Luen Cheong Street, Fanling, New Territories	11,287	Commercial	100%	2047
8. Shop no. 3 on ground floor and first floor entrance areas (inclusive of the escalator and the staircase thereof), shops 4, 5, 10, 11, 12 & 13 on ground floor, the entire first, second and third floors and the flat roof thereof, Man Hong Mansion, Sai Yu Street, Yuen Long, New Territories	23,253	Commercial	100%	2047
9. 112 Castle Peak Road, Yuen Long, New Territories	3,060	Commercial/ Residential	100%	2047

Summary of Major Properties (continued)

At 31st March, 2001

MAJOR INVESTMENT PROPERTIES (continued)

Major investment properties	Approx. gross floor area (sq. ft.)	Nature of property	Group's interest	Lease expiry
10. Shops nos. 1, 2 & 3 on ground floor and cocklofts thereabove of Shun Fung Court, 15-19 (odd nos.) Ka Woo Street, Aberdeen, Hong Kong	4,733	Commercial	100%	2887
11. Ground floor, 296 Prince Edward Road West, Kowloon	1,350	Commercial	100%	2078
12. Ground floor, 296A Prince Edward Road West, Kowloon	1,430	Commercial	100%	2078
13. Second floor and Roof and Part of the Front Staircase, 296 Prince Edward Road West, Kowloon	3,070	Commercial	100%	2078
14. 62 car parking spaces in Ting Fook Villas, Yuen Long New Territories	8,500	Car Parking	100%	2047
15. 52 car parking spaces in Kwan Lok Sun Chuen, Yuen Long, New Territories	6,500	Car Parking	100%	2047
16. Factory on ground floor, first floor, second floor and eleventh floor with whole roof and car parking space nos. 16, 17, 18, 19, 38, 39, 45, 49 & 50 on ground floor, Long Life Industrial Building, 15 Ko Fai Road, Yau Tong, Kowloon	78,834	Industrial	100%	2047
17. Factory on fifth floor and sixth floor and car parking space nos. 1, 2, 6, 10, 11, 12, 13, 14, 15, 26, 27 & 28 on ground floor, Well Town Industrial Building, 13 Ko Fai Road, Yau Tong, Kowloon	44,000	Industrial	100%	2047

Summary of Major Properties *(continued)*

At 31st March, 2001

MAJOR INVESTMENT PROPERTIES *(continued)*

Major investment properties	Approx. gross floor area (sq. ft.)	Nature of property	Group's interest	Lease expiry
18. Chang An Centre, Chang An Town, Dongguan City, Guangdong Province, The People's Republic of China	67,000	Commercial	100%	2062
19. Three three-storey factory buildings and one two-storey factory building with ancillary dormitories in Wu Sha Management Area of Chang An Town, Dongguan City, Guangdong Province, The People's Republic of China	309,900	Industrial	50%	2048

MAJOR PROPERTIES HELD FOR FUTURE DEVELOPMENT

Major properties held for future development	Approx. site area (sq. ft.)	Nature of property	Group's interest
1. 116, 118 & 120 Castle Peak Road Yuen Long, New Territories	4,550	Commercial/ Residential	100%
2. Lots nos. 11, 197, 267, 928, 1554, 1560, 1562, 1565, 1586, 1836, 1853, 1871, 1971, 1974, 2051RP, 3229, 3253, 3255, 3286, 3287, 3301, 3305, 3306, 3324, 3329, 4116 & 4200 in Demarcation District No. 116, Yuen Long, New Territories	131,100	*	100%
3. Lots nos. 112, 114, 131, 268, 640, 656 & 659 in Demarcation District No. 125, Yuen Long, New Territories	104,980	#	100%
4. Various Lots in Demarcation District No. 374, Tuen Mun, (To be known as Tuen Mun Town Lot 428) New Territories	23,100	Commercial	100%
5. Lots nos. 3000, 3002, 3006, 3007, 3008, 3009, 3015 & 3017 in Demarcation District No. 120, Yuen Long, New Territories	39,200	*	100%

Summary of Major Properties (continued)

At 31st March, 2001

MAJOR PROPERTIES HELD FOR FUTURE DEVELOPMENT (continued)

Major properties held for future development	Approx. site area (sq. ft.)	Nature of property	Group's interest
6. Lots nos. 147B, 154 & 312B in Demarcation District No. 118, Yuen Long, New Territories	26,570	*	100%
7. Lots nos. 1531B, 1532, 1587 in Demarcation District No. 119	22,651	Undesignated	100%
8. Lots nos. 2 in Demarcation District No. 124	20,473	Residential	100%
9. Development site situate at Wu Sha Management Area, Chang An Town, Dongguan City, Guangdong Province, The People's Republic of China	173,700	Industrial	50%

* Approximately 65,300 square feet of these sites are zoned for residential use, approximately 64,500 square feet of these sites have been designated for "village type development" and the balance is predominantly agricultural land without any specific usage designated by the government authorities. When opportunities arise, the Group may apply to the government authorities for re-zoning of those undesignated pieces of land from agricultural to residential and commercial uses.

Approximately 64,000 square feet of these sites have been designated as "comprehensive development area" and the balance is currently designated as green belt zone. When opportunities arise, the Group may apply to the government authorities to re-zone these sites to residential and commercial uses.

MAJOR PROPERTIES HELD FOR SALE

Major properties held for sale	Group's interest
1. 24 shops at the ground floor, the cockloft, and 4 shops on the first floor of Hop Yick Plaza, Yuen Long, New Territories	100%
2. Land site at No. 34 Pak Tin Par Street, Tsuen Wan, New Territories	100%
3. 49 Car parking spaces in The Eldorado, Yuen Long, New Territories	100%
4. 6 residential units and 104 car parking spaces at the Casa de Oro, Hung Shui Kiu, New Territories	100%
5. One residential unit and 67 car parking spaces at Riveria Lodge, Tai Po, New Territories	100%