

# PARTICULARS OF PROPERTIES

31st March, 2001

## Group I – Properties under development

Location	Use	Site area (sq.ft.)	Gross floor area (sq.ft.)	Car parking spaces upon completion	Development progress (up to 17th July, 2001)	Estimated completion date	Attributable interest of the Group (%)
<b>HONG KONG</b>							
1. <b>Shun Cheong Building</b> (順昌大廈) 20-34 Hau Wo Street Kennedy Town Hong Kong	Commercial/ Residential	4,631	46,466	-	- Occupation permit issued on 5th June, 2001	Completed	100
2. <b>Le Village</b> (駿愉居) 49 Village Road Happy Valley Hong Kong	Commercial/ Residential	4,285	39,783	16	- Superstructure work in progress	12/2001	50
3. <b>The Grandeur and Grandeur Place</b> (采怡閣及渣甸廣場) 44 Jardine's Crescent & 47 Jardine's Bazaar Causeway Bay Hong Kong	Commercial/ Residential	6,940	70,041	-	- Superstructure work in progress	7/2002	100
4. 97 Po Kong Village Road Diamond Hill Kowloon	Commercial/ Residential	24,210	200,190	164	- Land exchange pending premium appeal	4/2004	100
5. TMTL 389 Hoi Wah Road Area 16 Tuen Mun New Territories	Godown/ Office	19,784	59,417	-	- Revised building plan to be submitted for approval	11/2002	55
6. TMTL 390 Hoi Wah Road Area 16 Tuen Mun New Territories	Godown/ Office	22,906	68,718	-	- Revised building plan to be submitted for approval	1/2003	55
7. TMTL 398 Hoi Wah Road Area 16 Tuen Mun New Territories	Godown/ Office	31,420	94,260	-	- Revised building plan to be submitted for approval	3/2003	55
8. Lot 716 & Others in DD 111 Yuen Long New Territories	-	35,388	-	-	- Temporary open storage	-	100

## PARTICULARS OF PROPERTIES (Continued)

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### Group I – Properties under development (Continued)

Location	Use	Site area (sq.ft.)	Gross floor area (sq.ft.)	Car parking spaces upon completion	Development progress (up to 17th July, 2001)	Estimated completion date	Attributable interest of the Group (%)
<b>THE PEOPLE'S REPUBLIC OF CHINA</b>							
9. <b>Millennium Oasis</b> (城市綠洲花園) Shen Nan Zhong Lu Fu Tian District Shenzhen Guangdong Province PRC	Residential	244,355	968,400	650	- Occupation permit for the 2 residential towers of phase one issued on 29th June, 2001 - Superstructure work for the 7 residential towers of phase two in progress	10/2002	80 (Note 1)
10. <b>Hon Kwok Lu Wu Plaza</b> (漢國羅湖廣場) Jia Bin Lu Luo Hu District Shenzhen Guangdong Province PRC	Commercial/ Residential	227,790	1,813,060	290	- Revised building plan submitted for approval	12/2004	58.4
11. Da Li District Nanhai Guangdong Province PRC	Low density residential	2,669,300	1,401,400 (Note 2)	-	- Planning stage	-	80
12. Liwan District Guangzhou Guangdong Province PRC	Commercial/ Residential	51,851	438,578	120	- Site formation completed - Building design under revision	-	49

#### Notes:

- Hon Kwok Land Investment (China) Limited entered into an agreement on 25th January, 1997 and a supplemental agreement on 16th September, 1997 with Wanthai Industrial (Shenzhen) Co. Ltd. ("Wanthai") to re-develop the site for residential purpose. Under the agreements, Wanthai was responsible, among others, to vacate the occupiers in the old buildings for demolition, to hand over the vacant site in time for re-development and entitled to an option to participate with an interest of 20% in the re-development project at cost. Demolition of the old buildings was completed in June, 2000 and the 20% option was duly exercised by Wanthai on 12th August, 2000.*
- The gross floor area is based on the approved master development scheme for low density residential houses with gardens. The permissible building area has not been fully utilised.*

## PARTICULARS OF PROPERTIES (Continued)

31st March, 2001

**Group II – Completed properties**

<b>Location</b>	<b>Use</b>	<b>No. of units</b>	<b>Gross floor area (sq.ft.)</b>	<b>Car parking spaces</b>	<b>Attributable interest of the Group (%)</b>
<b>HONG KONG</b>					
13. <b>Kent Place</b> (金濤閣) 8Yen Chow Street Shum Shui Po Kowloon	Commercial/ Residential	3 ground floor shops 30 residential units	22,748	–	100
14. <b>Regent on the Hill</b> (帝峯豪苑) 183 Hammer Hill Road Diamond Hill Kowloon	Residential	27 residential units	24,924	8	50
15. <b>Kentwood Place</b> (金湖居) 21 San Shing Avenue Sheung Shui New Territories	Commercial/ Residential	4 ground floor shops 29 residential units	26,701	9	100
16. <b>Kam Fung Court</b> (金豐閣) 19 Wo Tik Street Tsuen Wan New Territories	Commercial/ Residential	6 ground floor shops 3 residential units	12,259	5	100
17. <b>Kensington Plaza</b> (金威廣場) 98 Parkes Street Jordan Kowloon	Commercial/ Residential	25 ground floor shops 2 floors of commercial units 28 residential units	42,621	–	100
18. <b>Chelsea Court</b> (順康居) 38-48 Shun Ning Road Cheung Sha Wan Kowloon	Commercial	4 ground floor shops	3,879	–	100

PARTICULARS OF PROPERTIES (Continued)

31st March, 2001

**Group II – Completed properties** (Continued)

Location	Use	No. of units	Gross floor area (sq.ft.)	Car parking spaces	Attributable interest of the Group (%)
<b>HONG KONG</b> (continued)					
19. <b>Fulham Court</b> (順發居) 140-146 Castle Peak Road Cheung Sha Wan Kowloon	Commercial/ Residential	2 ground floor shops 10 commercial units 1 residential unit	14,043	–	100
20. <b>Comfort Mansion</b> (廣發大廈) 878-888 Canton Road Yau Ma Tei Kowloon	Commercial	1 ground floor shop 12 commercial units	7,757	–	50
21. <b>Harmony Garden</b> (同興花園) 55-61 Kowloon City Road To Kwa Wan Kowloon	Commercial	2 ground floor shops	2,720	4	50
22. <b>Guangdong Tours Centre</b> (廣旅集團大廈) 18 Pennington Street Causeway Bay Hong Kong	Commercial	2 ground floor shops	1,009	–	100

## PARTICULARS OF PROPERTIES (Continued)

31st March, 2001

**Group III – Properties held for investment**

Location	Use	Gross floor area (sq.ft.)	No. of apartments	Car parking spaces	Ownership status	Attributable interest of the Group (%)
<b>HONG KONG</b>						
23. <b>Hon Kwok Jordan Centre</b> (漢國佐敦中心) 5, 7 & 7A Hillwood Road Tsim Sha Tsui Kowloon	Commercial/ Office	60,857	-	-	Medium term lease	100
24. <b>The Bauhinia and Honwell Commercial Centre</b> (寶軒及漢貿商業中心) 119-121 Connaught Road Central & 237-241 Des Voeux Road Central Hong Kong	Commercial/ Service apartment	122,823 (revised)	112	-	Long term lease	100
<b>MALAYSIA</b>						
25. <b>Plaza Ampang</b> Jalan Tun Razak and Jalan Ampang Kuala Lumpur Malaysia	Commercial and shopping complex	401,777	-	171	Freehold	100

PARTICULARS OF PROPERTIES (Continued)

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**Group IV – Properties for future development**

Location	Use	Site area (sq.ft.)	Gross floor area (sq.ft.)	Progress	Purpose	Attributable interest of the Group (%)
<b>CANADA</b>						
26. South-West Corner of Bay Street and Dundas Street West Toronto, Ontario Canada	Mainly condo development with retail and carparks	68,525	685,247	Planning stage	Long term development	100