

Particulars of Properties Held

Particulars of properties held by the Group as at 31 December 2001 are as follows:-

Property name	Location	Type	%	Group's attributable interest		Lease term
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces	
Hong Kong Properties						
A. Held for investment						
I. Residential						
1. Tregunter Towers 1 & 2	14 Tregunter Path Mid-Levels Hong Kong	Residential	100.00	279,718	87	Long lease
2. Branksome	3 Tregunter Path Mid-Levels Hong Kong	Residential	100.00	257,372	81	Long lease
3. Aigburth	12 Tregunter Path Mid-Levels Hong Kong	Residential	100.00	204,940	63	Long lease
4. Belgravia	57 South Bay Road Repulse Bay Hong Kong	Residential	100.00	122,353	75	Medium lease
5. Tavistock	10 Tregunter Path Mid-Levels Hong Kong	Residential	100.00	104,460	24	Long lease
6. 111 High Street	111 High Street Sai Ying Pun Hong Kong	Residential	100.00	20,270	-	Long lease
7. Gladdon	3 May Road Mid-Levels Hong Kong	Residential	100.00	2,300	14	Long lease
8. Elm Tree Towers - Carparks	8-10 Chun Fai Road Tai Hang Hong Kong	Carparks	80.00	-	6	Long lease
9. Heng Fa Villa - Carparks	100 Shing Tai Road Island East Hong Kong	Carparks	100.00	-	2	Long lease
Sub-total				991,413	352	

PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	%	Group's attributable interest		Lease term
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces	
II. Commercial						
1. Olympian City 2 at Olympian City	MTR Olympic Station 18 Hoi Ting Road Kowloon	Commercial	32.50	170,016	64	Medium lease
2. Enterprise Square	9 Sheung Yuet Road Kowloon Bay Kowloon	Commercial	100.00	159,569	29	Medium lease
3. Citibank Plaza Citibank Tower – 34/F, 36/F, & 37/F	3 Garden Road Central Hong Kong	Commercial	10.16	90,398*	55	Medium lease
		Commercial	100.00	52,656*	3	Medium lease
				143,054		
4. Auto Plaza	65 Mody Road Tsimshatsui Kowloon	Commercial	100.00	106,197	980	Long lease
5. Olympian Tower at Olympian City	MTR Olympic Station 11 Hoi Fai Road Kowloon	Commercial	20.00	60,278@	22	Medium lease
6. 6/F AXA Centre 7/F AXA Centre 8/F AXA Centre 9/F AXA Centre	151 Gloucester Road Wanchai Hong Kong	Commercial	100.00	12,750	2	Long lease
		Commercial	100.00	12,750	2	Long lease
		Commercial	100.00	12,761	2	Long lease
		Commercial	100.00	12,750	2	Long lease
				51,011		
7. Hollywood Centre	233 Hollywood Road Sheung Wan Hong Kong	Commercial	45.00	40,490	–	Long lease
8. Harbour Centre	25 Harbour Road Wanchai Hong Kong	Retail Office	15.00	6,135**	43	Long lease
				32,941*		
				39,076		
9. Olympian City 1 at Olympian City	MTR Olympic Station 11 Hoi Fai Road Kowloon	Commercial	20.00	27,986	66	Medium lease
10. South Seas Centre – Various portions	75 Mody Road Tsimshatsui Kowloon	Commercial	100.00	10,063	39	Long lease
11. Wing On Plaza	62 Mody Road Tsimshatsui Kowloon	Commercial	10.00	4,534	–	Long lease
12. Belair Monte	3 Ma Sik Road Area 19 Luen Wo Hui Fanling New Territories	Commercial	8.00	3,629*	–	Medium lease
Sub-total				815,903	1,309	
Total Hong Kong investment properties				1,807,316	1,661	

* Being lettable floor area

** Being net floor area

@ Sale completed on 12 January 2002

PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	Stage of completion	Anticipated completion	Group's attributable interest			
					%	Approximate gross floor area (Sq.ft.)	Approximate site area (Sq.ft.)	
Hong Kong Properties								
B. Under development								
1.	Constellation Cove	Tai Po Town Lot No. 150 Tai Po New Territories	Residential	Finishing work in progress	First quarter of 2002	75.00	346,558	587,392
2.	Tsuen Wan Town Lot 404	Area 40 Route Twisk Tsuen Wan New Territories	Residential	Piling work in progress	October 2003	50.00	112,533	37,512
3.	Ava Mansion	3 Tregunter Path Mid-Levels Hong Kong Inland Lot No. 8393	Residential	Piling work in progress	Fourth quarter of 2003	100.00	142,848	78,790
4.	Enterprise Square 3	Wang Chiu Road Kowloon Bay	Industrial/ Office	Piling cap work in progress	First quarter of 2004	100.00	553,872	46,156
5.	ALCIL No. 129	Praya Road Ap Lei Chau	Residential*	Conceptual design stage	Fourth quarter of 2005	35.00	319,663	63,179
6.	New Kowloon Inland Lot 5927	Wang Chiu Road Kowloon Bay	Industrial/ Office	Conceptual design stage	Fourth quarter of 2005	100.00	1,626,742	135,562
7.	Hoh Fuk Tong	The Remaining Portion of Tuen Mun Town Lot No. 117	Residential	Conceptual design stage	In phases to 2007	100.00	965,907	324,933
Total Hong Kong properties under development							4,068,123	1,273,524

* Town Planning Board approval for change of land use from industrial to residential has been obtained.

PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	%	Group's attributable interest		Lease term
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces	
Hong Kong Properties						
C. Completed and held for sale						
1. Central Park at Olympian City	MTR Olympic Station 18 Hoi Ting Road Kowloon	Residential	32.50	218,627	} 238	Medium lease
2. Park Avenue at Olympian City	MTR Olympic Station 18 Hoi Ting Road Kowloon	Residential	32.50	50,413		Medium lease
3. Jupiter Terrace	18 Jupiter Street North Point Hong Kong	Residential Shops	100.00	128,104 25,964	47	Long lease
				154,068		
4. Ocean Pointe	8 Sham Tsz Street Sham Tseng New Territories	Residential	100.00	153,816	286	Medium lease
5. Enterprise Square 2	3 Sheung Yuet Road Kowloon Bay Kowloon	Industrial/ Office	100.00	107,793	66	Medium lease
6. Island Harbourview at Olympian City	MTR Olympic Station 11 Hoi Fai Road Kowloon	Residential	20.00	59,440	116	Medium lease
7. Richwood Park	33 Lo Fai Road Tai Po New Territories	Shops	50.00	7,893	–	Medium lease
8. Greenfields	1 Fung Kam Street Yuen Long New Territories	Residential	7.00	490	3	Medium lease
9. Valverde	11 May Road Mid-Levels Hong Kong	Carparks	100.00	–	24	Long lease
10. Tavistock II	10A Tregunter Path Mid-Levels Hong Kong	Residential	100.00	–	16	Long lease
11. Camellia Court	3 Yu Tai Road Fanling New Territories	Carparks	100.00	–	9	Medium lease
Total Hong Kong properties, completed and held for sale				752,540	805	
TOTAL HONG KONG PROPERTY PORTFOLIO				6,627,979		

PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	%	Group's attributable interest		Lease term
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces	
PRC Properties						
A. Held for investment						
1.	Beijing Kerry Centre	1 Guang Hua Road Chaoyang District Beijing	Office Hotel with Club Residential Commercial Carparks	71.25	664,380 501,031 276,380 107,716 249,446 <u>1,798,953</u>	430 Medium lease
2.	Shanghai Kerry Centre	1515 Nanjing Road West Jingan District Shanghai	Residential Office Commercial Carparks	74.25	142,355 308,584 103,971 118,129 <u>673,039</u>	180 Medium lease
3.	Kerry Everbright City – Phase I	218 Tianmu Road West Zhabei District Shanghai	Commercial Office Office/Residential Carparks	54.45	249,486 276,933 51,143 72,135 <u>649,697</u>	131 Medium lease
4.	Shenzhen Kerry Centre	Renminnan Road Lowu District Shenzhen	Office Commercial Carparks Others	100.00	290,105 107,256 88,319 53,885 <u>539,565</u>	193 Medium lease
5.	Beijing COFCO Plaza	8 Jianguomennei Avenue Dongcheng District Beijing	Office Tower A Office Tower B Commercial Carparks & Others	15.00	47,841 52,395 80,010 29,300 <u>209,546</u>	23 Medium lease
6.	Shanghai Trade Square	88-128 Siping Road Hongkou District Shanghai	Office Commercial Carparks	55.20	32,915 9,946 19,264 <u>62,125</u>	51 Medium lease
7.	International Apartments	88-128 Siping Road Hongkou District Shanghai	Commercial Carparks	55.20	4,017 12,432 <u>16,449</u>	33 Medium lease
Total PRC investment properties					<u>3,949,374</u>	<u>1,041</u>

PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	Stage of completion	Anticipated completion	Group's attributable interest			
					%	Approximate gross floor area (Sq.ft.)	Approximate site area (Sq.ft.)	
PRC Properties								
B. Under development								
1.	Shenzhen Regency Park, Phase III B	Yinhu Road Lowu District Shenzhen Lot No. H402-37	Residential	Construction planning approved	2002	100.00	47,677	76,951
2.	Central Residences Towers 3 and 5	1038 Hua Shan Road Changning District Shanghai	Residential with clubhouse	External wall tiling and mechanical engineering work in progress	Third quarter of 2002	100.00	556,726	107,602
3.	Yu Quan Hua Yuan	127 Gutian Road Gu Lou District Fuzhou	Commercial Residential with clubhouse	Piling work in progress	2003	100.00	437,815	86,241
4.	Futian Residential Project	Futian District Shenzhen Lot No. B205-0008	Residential with clubhouse	Construction of basement to commence	2004	100.00	958,114	361,595
5.	Cao Jia Yan Residential Project	South West Caojiayan Yanan Road West and Jiangsu Road Changning District Shanghai	Residential	Site clearance, demolition and scheme design in progress	2004	100.00	714,697	158,823
6.	Jing An Residential Project	1288 Yan An Zhong Road Jing An District Shanghai	Residential	Project planning	2006	100.00	481,468*	147,391
Total PRC properties under development							3,196,497	938,603

Property name	Location	Type	%	Group's attributable interest		Lease term	
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces		
PRC Properties							
C. Completed and held for sale							
1.	Shenzhen Regency Park, Phase III A	Yinhu Road Lowu District Shenzhen Lot No. H402-37	Residential	100.00	6,231	-	Medium lease
2.	Central Residences Tower 1	1038 Hua Shan Road Changning District Shanghai	Residential	100.00	1,480	-	Medium lease
Total PRC properties, completed and held for sale					7,711	-	

* Land contract signed on 6 February 2002

PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	Group's attributable interest	
			%	Approximate site area (Sq.ft.)
PRC Properties				
D. Held for future development				
1. Beijing Site	Shibalidian Chaoyang District Beijing	Multi-uses	20.00	8,400,000#
2. Changchun Industrial Site	Southeast junction of Pudong Road and Dongsheng Avenue Changchun	Industrial	65.00	699,660
3. Kerry Everbright City – Phase IIA – Other Phases	Tianmu Road West Zhabei District Shanghai	Commercial/ Residential	54.45	103,628 193,266
				296,894
4. Tianjin Industrial Site	Lot No. 28 Tianjin Harbour Nanjiang Area Tanggu District Tianjin	Industrial	25.00	269,102
5. Guangxi Beihai Site	Southwest junction of Beihai Avenue and Guizhou Road Beihai	Residential/ Commercial	100.00	118,404
6. Suzhou Site	Lot B4, Ganjiang Road Junction of Xiangxikou and Furen Lane Gucheng District Suzhou	Residential/ Commercial	100.00	55,118
Total PRC properties held for future development				9,839,178
TOTAL PRC PROPERTY PORTFOLIO				16,992,760
#	Joint venture contract signed			

PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	%	Group's attributable interest		Lease term	
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces		
Warehouses and logistics centres							
A. Completed							
1.	Kerry Cargo Centre	55 Wing Kei Road Kwai Chung New Territories	Warehouse Carparks	100.00	1,443,356 547,000	777	Medium lease
					<u>1,990,356</u>		
2.	Kerry Warehouse (Tsuen Wan)	3 Shing Yiu Street Kwai Chung New Territories	Warehouse	100.00	591,973	56	Medium lease
3.	Kerry Warehouse (Chai Wan)	50 Ka Yip Street Chai Wan Hong Kong	Warehouse	100.00	535,037	53	Long lease
4.	Kerry Warehouse (Shatin)	36-42 Shan Mei Street Shatin New Territories	Warehouse	100.00	431,530	64	Medium lease
5.	Kerry Logistics (Australia) Pty Ltd Adelaide	4 Martin Avenue Gillman, Adelaide South Australia 5013	Container terminal	100.00	422,218	-	Freehold
6.	Kerry BCI Warehouse 2	35 Wing Kei Road Kwai Chung New Territories	Warehouse Carparks	60.00	294,565 102,894	157	Medium lease
					<u>397,459</u>		
7.	Kerry BCI Warehouse 1	3 Kin Chuen Street Kwai Chung New Territories	Warehouse	60.00	388,699	34	Medium lease
8.	Kerry Warehouse (Sheung Shui)	2 San Po Street Sheung Shui New Territories	Warehouse	100.00	356,253	37	Medium lease
9.	Kerry Warehouse (Yuen Long 1)	19 Tak Yip Street Tung Tau Industrial Area Yuen Long New Territories	Warehouse	100.00	321,430	33	Medium lease
10.	Kerry Hung Kai Warehouse (Cheung Sha Wan)	3 Fat Tseung Street Cheung Sha Wan Kowloon	Warehouse	50.00	299,115	29	Medium lease
11.	Kerry Warehouse (Kwai Chung)	4-6 Kwai Tai Road Kwai Chung New Territories	Warehouse	100.00	286,628	33	Medium lease
12.	Kerry Warehouse (Fanling 1)	39 On Lok Mun Street On Lok Tsuen Fanling New Territories	Warehouse	100.00	283,580	30	Medium lease
13.	Kerry D.G. Warehouse (Kowloon Bay)	7 Kai Hing Road Kowloon Bay Kowloon	Warehouse	100.00	181,902	19	Medium lease
14.	Kerry Warehouse (Fanling 2)	23 Yip Cheong Street On Lok Tsuen Fanling New Territories	Warehouse	100.00	137,738	10	Medium lease
15.	Kerry Logistics (Australia) Pty Ltd Adelaide	70 Rosewater Terrace Ottoway, Adelaide South Australia 5013	Transport depot	100.00	122,742	-	Freehold
16.	Shanghai Linghua Logistics Centre	A2-30, Zhang Jiang High Tech Park Pudong New Area Shanghai	Logistics Centre	18.63	36,096	-	Medium lease
Total completed warehouses and logistics centres					<u>6,782,756</u>	<u>1,332</u>	

PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	Stage of completion	Anticipated completion	Group's attributable interest			
					%	Approximate gross floor area (Sq.ft.)	Approximate site area (Sq.ft.)	
Warehouses and logistics centres								
B. Under development								
1.	Laem Chabang Logistics Centre	Tambon Nonggob Amphur Sriracha Chonburi Province Thailand	Logistics Centre	Tendering in progress	End of 2002	60.00	96,840	258,240
2.	Yantian Logistics Centre	Lot No. 26 Southern zone Yantian Port Free Trade Zone Shenzhen	Logistics Centre	Tendering in progress	Late 2003	55.00	245,485	212,708
Total warehouses and logistics centres under development							342,325	470,948
TOTAL PORTFOLIO OF WAREHOUSES AND LOGISTICS CENTRES							7,125,081	

Property name	Location	Type	%	Group's attributable interest			Lease term
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces		
International Properties							
A. Held for investment							
1.	Land leased to EDSA Shangri-La Hotel	EDSA corner Shaw Blvd. Mandaluyong City Philippines	Hotel lease	73.88#	191,832*	-	Freehold
2.	Land leased to Shangri-La Plaza Mall	EDSA corner Shaw Blvd. Mandaluyong City Philippines	Shopping Centre lease	73.88#	217,938*	-	Freehold
3.	Land for open carparks	EDSA corner Shaw Blvd. Mandaluyong City Philippines	Carpark and others	73.88#	243,726*	293	Freehold
					653,496*		
4.	Shangri-La Plaza Mall	EDSA corner Shaw Blvd. Mandaluyong City Philippines	Shopping Centre	58.15@	1,085,846	384	Freehold
5.	Enterprise Centre	Ayala Avenue cor Paseo de Roxa Makati City Philippines	Commercial	17.38^	260,381	207	Freehold
6.	Carpark Building	EDSA corner Shaw Blvd. Mandaluyong City Philippines	Carpark	73.88#	224,904	536	Freehold
Total international investment properties					2,224,627	1,420	

* Being site area

Including attributable interest of 34.76% held through Philippines Deposit Receipts

@ Including attributable interest of 27.36% held through Philippines Deposit Receipts

^ Including attributable interest of 8.18% held through Philippines Deposit Receipts

PARTICULARS OF PROPERTIES HELD

Property name	Location	Type	Stage of completion	Anticipated completion	Group's attributable interest			
					%	Approximate gross floor area (Sq.ft.)	Approximate site area (Sq.ft.)	
International Properties								
B. Under development								
1.	Regatta Wharf B (Reflections) Jacksons Landing	Refinery Drive Pymont Sydney Australia	Residential	Superstructure work completed Fitting out work In progress	October 2002	25.00	41,280	7,077
2.	McCaffreys Jacksons Landing	Cadigal Road Pymont Sydney Australia	Residential	Superstructure work in progress	December 2002	25.00	50,010	19,838
3.	Various precincts, Jacksons Landing	Lot 94, DP 868828 Pymont Sydney Australia	Residential/ Commercial	Design stage	In phases up to 2006	25.00	254,569	64,433
Total international properties under development							345,859	91,348

Property name	Location	Type	%	Group's attributable interest			Lease term
				Approximate gross floor area (Sq.ft.)	Approximate no. of carpark spaces		
International Properties							
C. Completed and held for sale							
1.	Regatta Wharf A Jacksons Landing	Refinery Drive Pymont Sydney Australia	Commercial	25.00	1,001	1	Freehold
2.	The Terraces Jacksons Landing	Bowman Street Pymont Sydney Australia	Residential	25.00	307	1	Freehold
Total international properties completed, held for sale					1,308	2	
TOTAL INTERNATIONAL PROPERTY PORTFOLIO					2,571,794	1,422	

Infrastructure Investments

Project	Interest owned	Current status
Western Harbour Crossing	15%	Operational April 1997
Asia Airfreight Terminal	15%	Operational June 1998
Shenzhen Kaifeng Terminal	25%	Operational January 1994