

物業組合概要 Properties Profile

投資物業 (附註 1)

名稱	樓面面積 (平方米)	物業類型	本集團所佔權益
1 北京五洲大酒店	90,935	酒店	100%
2 北京國際會議中心	68,948	會議、展覽	100%
3 匯園公寓	104,452	公寓	100%
4 匯園國際公寓	75,681	公寓	100%
5 匯賓大廈	37,795	寫字樓	100%
6 匯珍樓物業	6,299	寫字樓	100%
7 亞運村綜合服務樓 (匯欣大廈)	44,085	寫字樓	100%

配套設施物業(附註 1)

1 北辰購物中心	30,485	購物中心	100%
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發展物業

待銷物業

名稱	地點	未售部份之樓面面積 (平方米)	物業類型	本集團所佔權益
1 加利大廈	北京市朝陽區干楊樹北苑路	27,880	住宅 (已完成)	83.096%
2 興辰大廈住宅樓	北京市大興縣興豐大街東側	922	住宅 (已完成)	83.096%
3 「世紀村」住宅小區	北京市朝陽區北四環中路	3,600	住宅 (已完成)	83.096%
4 馬甸配套樓	北京市馬甸橋北北三環路	16,360	商業樓 (已完成)	83.096%
5 亞運村公寓樓 「匯欣公寓」	北京市朝陽區北辰東路 8 號	4,354	公寓 (已完成)	100%
6 亞運村綜合服務樓 「匯欣大廈」	北京市朝陽區北辰東路 8 號	402	寫字樓 (已完成)	100%
7 綠色家園一期	北京市朝陽區窪里鄉	18,258	住宅 (已完成)	100%

發展中物業

名稱	地點	未售部份之樓面面積 (平方米)	物業類型	本集團所佔權益
1 姜莊湖金辰別墅	北京市朝陽區姜莊 88 號	56,000	別墅 (土地工程進行中)	42.379%
2 北辰北苑居住區 「綠色家園」	北京市朝陽區窪里鄉	1,463,335	居住區 (結構及裝修工程進行中， 將於二零零五或二零零六年完成)	100%
3 東郊項目 (暫定)	北京市朝陽區來廣營東路	158,300	住宅 (規劃設計中)	83.096%

持作日後發展物業權益

名稱	地點	未售部份之樓面面積 (平方米)	物業類型	本集團所佔權益
1 興辰大廈商業樓	北京市大興縣興豐大街東側	36,500	商業樓	83.096%
2 北京世界貿易中心大廈	北京市朝陽區北辰東路	329,000	商務社區	100%
3 奧運會預留地 B 區 (附註 2)	北京市朝陽區北辰東路	300,000	商務社區	100%
4 奧運會預留地 C、D 區	北京市朝陽區北辰東路	400,000	商務社區	100%

附註

- 本集團上述的投資物業及配套設施物業均位於北京市朝陽區安定門外亞運村內。該等物業所處的土地是從北辰集團公司租賃得到，租金為每年人民幣 15,000,000 元 (可予調整)。視乎土地不同部份的用途而定，租賃期為四十年至七十年不等。
- 即原來本集團擁有的北辰東路與北頂路交界一個發展地盤。

Investment Properties (Note 1)

Name	Gross floor area (sq. m.)	Type of property	Interest attributable to the Group
1 Beijing Continental Grand Hotel	90,935	Hotel	100%
2 Beijing International Convention Centre	68,948	Convention, exhibition	100%
3 Hui Yuan Apartment	104,452	Apartment	100%
4 Hui Yuan International Apartment	75,681	Apartment	100%
5 Hui Bin Offices	37,795	Office	100%
6 Hui Zhen Building Property	6,299	Office	100%
7 Asian Games Village Commercial Complex "Hui Xin Office"	44,085	Office	100%

Properties with ancillary facilities (Note 1)

1 Bei Chen Shopping Centre	30,485	Shopping centre	100%
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Development Properties

Properties for sales

Name	Location	Gross floor area of unsold portion (sq. m.)	Type of property	Interest attributable to the Group
1 Kerrie Plaza	Bei Yong Road, Gan Yang Shu, Chao Yang District, Beijing	27,880	Residential (Completed)	83.096%
2 Xing Chen Mansion Residential Building	East of Xing Feng Da St, Da Xing County, Beijing	922	Residential (Completed)	83.096%
3 Shi Ji Cun Estate	Bei Si Huan Road, Chao Yang District, Beijing	3,600	Residential (Completed)	83.096%
4 Ma Dian Commercial Complex	Bei San Huan Road, North of Ma Dian Bridge, Beijing	16,360	Commercial building (Completed)	83.096%
5 Asian Games Village Apartment Building "Hui Xin Apartment"	No.8 Bei Chen Dong Road Chao Yang District, Beijing	4,354	Apartment (Completed)	100%
6 Asian Games Village Commercial Complex "Hui Xin Office"	No.8 Bei Chen Dong Road Chao Yang District, Beijing	402	Office (Completed)	100%
7 Green Garden 1	Wa Li Xiang, Chao Yang District, Beijing	18,258	Residential (Completed)	100%

Properties under development

Name	Location	Gross floor area of unsold portion (sq. m.)	Type of property	Interest attributable to the Group
1 Jiang Zhuang Hu Garden Villas	No.88 Jiang Zhuang, Chao Yang District, Beijing	56,000	Villas (Foundation in progress)	42.379%
2 Bei Chen Bei Yuan Residential Estate "Green Garden"	Wa Li Xiang, Chao Yang District, Beijing	1,463,335	Residential estate (Construction and renovation in progress, to be completed in 2005 or 2006)	100%
3 Eastern Suburban Project (To be confirmed)	Lai Guang Ying Dong Road Chao Yang District, Beijing	158,300	Residential (Planning and design in progress)	83.096%

Property interest held for future development

Name	Location	Gross floor area of unsold portion (sq. m.)	Type of property	Interest attributable to the Group
1 Xing Chen Mansion Commercial Building	East of Xing Feng Da street Da Xing County, Beijing	36,500	Commercial building	83.096%
2 Beijing World Trade Centre	Bei Chen Dong Road Chao Yang District, Beijing	329,000	Commercial area	100%
3 Olympic Village Reserved Area Lot B (Note 2)	Bei Chen Dong Road, Chao Yang District, Beijing	300,000	Commercial area	100%
4 Olympic Village Reserved Area Lots C and D	Bei Chen Dong Road, Chao Yang District, Beijing	400,000	Commercial area	100%

Notes:

- The above-mentioned investment properties and properties with ancillary facilities of the Group are all located within the Asian Games Village at Andingmen (安定門), Chao Yang District, Beijing. The properties are erected on land leased from BNS Group Company for a rental of RMB15,000,000 per annum (subject to adjustment). Terms of the leases range from 40 years to 70 years, depending on uses of different parts of the land.
- A construction site at the junction of Bei Chen Dong Road and Bei Ding Road owned by the Group.