

# Particulars of Properties

At 31 December 2001

Name/location	Type	Effective % held	Stage of completion	Anticipated completion
<b>PROPERTIES UNDER DEVELOPMENT</b>				
A portion of land in Telford Plaza Huanchengxi Road Buji Long Gang District Shenzhen Guangdong Province The PRC	Residential and commercial	100%	Construction in progress	Mid of 2002
A portion of land in Telford Luxurious Garden, C4-C5 Huanchengxi Road Buji Long Gang District Shenzhen Guangdong Province The PRC	Residential and commercial	100%	Construction in progress	Mid of 2002
Ten parcels of land in Telford Shan Zhuang Buji Shenzhen Guangdong Province The PRC	Residential and commercial	90%	Planning stage	Mid of 2004
<b>PROPERTIES HELD FOR SALE</b>				
Various units in Telford Luxurious Garden, C1-C3 Huanchengxi Road Buji Long Gang District Shenzhen Guangdong Province The PRC	Residential	100%	N/A	N/A
Various units in Taoran Garden Longjin Zhuguang Industrial Area Maotou Shan Nan Shan District Shenzhen Guangdong Province The PRC	Residential	100%	N/A	N/A

# Particulars of Properties

At 31 December 2001

Name/location	Type	Effective % held	Stage of completion	Anticipated completion
<b>PROPERTIES HELD FOR SALE (Cont'd)</b>				
Various units in Phases I and II of Riviera Garden Lijing Da Dao Xu Zhen Management District Zhangmutou Dongguan Guangdong Province The PRC	Residential	100%	N/A	N/A
Various units in Elegance Garden Yongning Street and Guan-Hui Highway Zhang Luo Management District Zhangmutou Dongguan Guangdong Province The PRC	Residential	100%	N/A	N/A
Various units in Phase II of Rado Garden Zhenxing Road Zhangmutou Dongguan Guangdong Province The PRC	Residential	100%	N/A	N/A
Various units in Phases I and II of Telford Garden Huanchengxi Road Buji Long Gang District Shenzhen Guangdong Province The PRC	Residential and commercial	100%	N/A	N/A

# Particulars of Properties

At 31 December 2001

Name/location	Type	Effective % held	Stage of completion	Anticipated completion
<b>PROPERTIES HELD FOR INVESTMENT</b>				
Flat A, 6th Floor and Car Parking Space No. 11 on the 2nd Lower Ground Floor Fortune Well Height 152 Boundary Street Kowloon Hong Kong	Residential	100%	N/A	N/A
Various units in Phase I of Riviera Garden Lijing Da Dao Xu Zhen Management District Zhangmutou Dongguan Guangdong Province The PRC	Commercial	100%	N/A	N/A
Various units in Elegance Garden Yongning Street and Guan-Hui Highway Zhang Luo Management District Zhangmutou Dongguan Guangdong Province The PRC	Commercial	100%	N/A	N/A
Various units in Phase I of Rado Garden Yonglong Street and Zhenxing Road Zhangmutou Dongguan Guangdong Province The PRC	Commercial	100%	N/A	N/A
Various units in Phase II of Rado Garden Zhenxing Road Zhangmutou Dongguan Guangdong Province The PRC	Commercial	100%	N/A	N/A

# Particulars of Properties

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At 31 December 2001

Name/location	Type	Effective % held	Stage of completion	Anticipated completion
<b>PROPERTIES HELD FOR INVESTMENT</b> <i>(Cont'd)</i>				
Various units, and clubhouse and car parking spaces in Phase I of Telford Garden Huanchengxi Road Buji Long Gang District Shenzhen Guangdong Province The PRC	Commercial	100%	N/A	N/A