

Particulars of Properties Held by the Group

The following list contains properties held by the Group which are material to the Group at 31st March, 2002 as the directors are of the opinion that a complete list will be of excessive length:

1. INVESTMENT PROPERTIES

Location	Usage	Category of the lease	Group's interest
Chuang's Tower Nos. 30-32 Connaught Road Central, Central, Hong Kong	Commercial/Office	Long	100%
Carpark No. 48, 2nd Floor, and Flat D, 22nd Floor, Block 2, Jin Ming Building, 8 Zun Yi Road South, Shanghai, The PRC	Residential	Long	100%

2. PROPERTIES HELD FOR SALE

Location	Stage of completion		Expected completion date	Usage	Unsold gross		Group's interest
	At date of report	At balance sheet date			Site area (Square feet)	floor area	
Chuang's New Town, Danshui, Huiyang, Huizhou, The PRC	Chuang's Garden, Phase I, II and III: Completed	Completed	Completed	Residential	176,530	77,254	100%
Chuang's New City, Shatian, Dongguan, The PRC	Chuang's Shatian Garden, Phase I: Completed	Completed	Completed	Residential	145,314	29,640	100%
Chuang's Metropolis, Shilou, Panyu, Guangzhou, The PRC	Phase I: Completed	Completed	Completed	Residential/ Commercial	29,278	30,960	85%

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3. PROPERTIES HELD FOR/UNDER DEVELOPMENT

Location	Stage of completion		Expected completion date	Usage	Site area (Square feet)	Gross floor area	Group's interest
	At date of report	At balance sheet date					
Chuang's Metropolis, Shilou, Panyu, Guangzhou, The PRC	Planning stage	Planning stage	-	Comprehensive development area	2,835,000	11,048,000	85%
	Phase II (block 25):						
	Piling work completed	Piling work completed	Late 2003	Residential/Commercial	7,856	215,280	85%

Chuang's Metropolis is a comprehensive new township development having a total site area of approximately 2,872,000 square feet and can be developed for residential, commercial, office, hotel and other ancillary usage, with a total gross floor area of approximately 11,325,000 square feet.

Chuang's New City, Shatian, Dongguan, The PRC	Planning stage	Planning stage	-	Comprehensive development area	4,072,000	15,329,000	100%
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Chuang's New City is a comprehensive new township development having a total site area of approximately 4,218,000 square feet and can be developed for industrial, residential, commercial, office, hotel and other ancillary usage, with a total gross floor area of approximately 15,505,000 square feet.

Chuang's New Town, Danshui, Huiyang, Huizhou, The PRC	Planning stage	Planning stage	-	Comprehensive development area	1,766,000	14,568,000	100%
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Chuang's New Town is a comprehensive new township development having a total site area of approximately 2,153,000 square feet and can be developed for residential, commercial, office, hotel and other ancillary usage, with a total gross floor area of approximately 15,695,000 square feet.