As at 31 March 2002

INVESTMENT PROPERTIES

| Location | Purpose | Term of lease | Group Interest |
|---------------------------|------------|---------------|----------------|
| | | | % |
| Basement and Ground Floor | Commercial | Medium term | 100 |
| Bank of America Tower | | | |
| No. 12 Harcourt Road | | | |
| Central | | | |
| Hong Kong | | | |