

PROPERTIES HELD FOR SALE AND INVESTMENT

Property description	Address	Type of development	GFA of the development (sq.m.)	GFA held by the Group at 31 March 2002 (sq.m.)	Interest in the development attributable to the Group	Completion date
THE PRC						
Anshan Greenland IT City Phase I & II	Wangyu Rd. & east of Shenying Rd. District A of Anshan Development Zone of Industries of High and New Technologies Anshan	residential with attached commercial area	183,959	29,917	96%	June 2000 & December 2000
Fuzhou International Mansion	Unit 5C, Wusi Road Gulou District Fuzhou	office		307	100%	1990 (Note 1)
Qingdao Xiang Hai Garden Phase I	Jiangshan Road Qingdao Economic and Technological Development Zone Qingdao	residential with attached commercial area	7,891	1,913	50%	November 1994 (Note 2)
Shanghai Golden Bridge Garden	103 Dong Zhu An Bin Road Changning District Shanghai	residential with attached commercial area	65,908	5,242	100%	November 1997
Shenzhen Dragon Court Phase I	Dongmen Central Road and Wenjin Central Road Luohu District Shenzhen	residential/retail	25,322	832	100%	March 2000
Wuhan Wah Zhong Trade Plaza	Liyen Alley Jiangnan District Wuhan	commercial	79,985	60,140	100%	December 1996
Xiamen Lu Jiang New City Phase II	Luling Road, Lianhua Road, Xiamen	residential	42,013	10,893	100%	August 2000
Xiamen Xiang Jiang Garden	Junction of Lianhua South Road and Jiahe Road Lianhua District Xiamen	residential/commercial	99,355	6,105	100%	December 1993

Note 1: Developed by other PRC independent developer.

Note 2: The joint venture company for the project has entered into an agreement with an independent third party during the year for the disposal of all its property interests in this project to the independent third party. As at the end of the year, the agreement has still not yet been completed. It is anticipated that no significant profit or loss will arise from the disposal for the Group.

PROPERTIES HELD FOR SALE AND INVESTMENT (Continued)

Property description	Address	Type of development	GFA of the development (sq.m.)	GFA held by the Group at 31 March 2002 (sq.m.)	Interest in the development attributable to the Group	Completion date
HONG KONG						
City One Shatin	Flat C , 4th Floor, Block 8 5 Tak Kei Street Hong Kong	residential		30	100%	1981 (Note 1, 2 & 3)
Vienna Mansion	Flat B, 10th Floor 55 Paterson Street Causeway Bay Hong Kong	residential		109	100%	1958 (Note 1, 2 & 3)

Note 1: The area held by the Group represents saleable area.

Note 2: These residential properties are occupied by the Group as staff quarters.

Note 3: The Group's properties in Hong Kong were developed by other independent developer.

PROPERTIES MARKETED AND THE SALES OF WHICH ARE UNDERWRITTEN BY THE GROUP

Property description	Address	Type of development	GFA of the development (sq.m.)	GFA held by the Group at 31 March 2002 (sq.m.)	Interest in the development attributable to the Group	Completion date
Shanghai Golden Bridge Mansion	2077 Yanan West Road Changning District Shanghai	residential/ commercial	35,768	7,365	100%	August 1993

PROPERTIES UNDER DEVELOPMENT

Property description	Address	Type of development	Estimated GFA of the development (sq.m.)	Interest in the development attributable to the Group	Expected year of completion (Note 1)
Anshan Greenland IT City Phase III & IV	Wangyu Road and east of Shenyang Road District A of Anshan Development Zone of Industries of High and New Technologies Anshan	residential with attached commercial area	80,487	96%	2002
Beijing Ritz Garden Villa	Panggezhuang Town Daxing County Beijing	residential	410,000	95%	2004
Fuzhou Roman Garden	156-158 Hualin Road and 1 Hebian Road Gulou District Fuzhou	residential	40,443	100%	2002
Qingdao Xiang Hai Garden, Phase II	Jiangshan Road, Qingdao Economic and Technological Development Zone Qingdao	residential	7,296	50%	(Note 2)
Shanghai Ritz Villa Phase I	Lot 53, Xinqiao, Songjiang District Shanghai	residential	59,939	100%	2002
Shenzhen Dragon Court Phase II	Dongmen Central Road and Wenjin Central Road Luohu District Shenzhen	residential/commercial/office	29,260	100%	2003
Xiamen Lu Jiang New City, Phases III & IV	Luling Road, Lianhua Road, Xiamen	residential with attached commercial area	75,101	100%	2002
Wuhan Ritz Garden Phase I	West Airport Road and north of Jinyin Lake Dongxihu District Wuhan	residential with attached commercial area	108,334	100%	2003

Note 1: For projects to be completed in phases, the year given refers to the estimated year of completion of the first mentioned phase. The estimated year of completion is the best estimation of the Directors based on existing market conditions and assuming no unforeseen circumstances.

Note 2: The joint venture company for this project has entered into an agreement with an independent third party during the year for the disposal of all its property interests in this project to the independent third party. As at the end of the year, the agreement has still not yet been completed. It is anticipated that no significant profit or loss will arise from the disposal for the Group.

LAND USE RIGHTS HELD FOR FUTURE DEVELOPMENT

Property description	Location	Type of expected development	Interest in the		development attributable to the Group
			Site area of the whole development (sq.m.)	Estimated GFA of the development (sq.m.)	
Anshan Greenland IT City, excluding Phase I, II, III and IV north of Wuangyu Road and east of Shenyang Road, District A of Anshan Development Zone of Industries of High and New Technologies	Anshan	residential with attached commercial area	105,107	179,521	96%
Qingdao Xiang Hai Garden, Phases III and IV Jiangshan Road, Qingdao Economic and Technological Development Zone	Qingdao	residential with attached commercial area	13,866	43,721	50% (Note 1)
Shanghai Ritz Villa (excluding Phase I) Lot 53, Xinqiao, Songjiang District	Shanghai	residential	181,989	134,504	100%
Wuhan Ritz Garden Phase II West Airport Road and north of Jinyin Lake Dongxihu District	Wuhan	residential with attached commercial area	216,667	191,666	100%
Wuhan Ritz Garden (excluding Phase I & II) West of Zhangbo Freeway and north of Jinshan Avenue Dongxihu District Wuhan	Wuhan	residential with attached commercial area	1,000,000	2,200,000	100%

Note 1: The joint venture company for the project has entered into an agreement with an independent third party during the year for the disposal of all its property interests in this project to the independent third party. As at the end of the year, the agreement has still not yet been completed. It is anticipated that no significant profit or loss will arise from the disposal for the Group.