

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	75,427	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)	53,357	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	11,753	住宅 (已完成)	83.13%
2 馬甸配套樓	北京市馬甸橋北三環路	16,360	商業樓 (已完成)	83.13%
3 亞運村公寓樓 「匯欣公寓」	北京市朝陽區北辰東路 8 號	3,006	公寓 (已完成)	100%
4 亞運村綜合服務樓 「匯欣大廈」	北京市朝陽區北辰東路 8 號	431	寫字樓 (已完成)	100%
5 綠色家園一期	北京市朝陽區窪里鄉	9,307	住宅 (已完成)	100%
6 綠色家園二期 (A.B.C 樓)	北京市朝陽區窪里鄉	10,720	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)	42.40%
2 北辰北苑居住區 「綠色家園」	北京市朝陽區窪里鄉	1,434,045	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	115,500	別墅 (工程進行中)	83.13%

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	北京市大興縣興丰大街東側	36,500	商業樓	83.13%
2 北京世界貿易中心 發展項目地塊 A 及 B	北京市朝陽區北辰東路	614,000	商務社區	100%
3 北辰大廈	北京市朝陽區北辰東路 8 號 (康樂宮原址)	181,708	寫字樓 (含商業、餐飲、娛樂設施)	100%

附註：

1. 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。

物業組合概要 Properties Profile

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	75,427	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"	53,357	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	11,753	Residential (Completed)	83.13%
2	Ma Dian Commercial Complex	Bei San Huan Road, North of Ma Dian Bridge, Beijing	16,360	Commercial building (Completed)	83.13%
3	Asian Games Village Apartment Building "Hui Xin Apartment"	No.8 Bei Chen Dong Road, Chao Yang District, Beijing	3,006	Apartment (Completed)	100%
4	Asian Games Village Commercial Complex "Hui Xin Office"	No.8 Bei Chen Dong Road, Chao Yang District, Beijing	431	Office (Completed)	100%
5	Green Garden I	Wa Li Xiang, Chao Yang District, Beijing	9,307	Residential (Completed)	100%
6	Green Garden II (Blocks A, B and C)	Wa Li Xiang, Chao Yang District, Beijing	10,720	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)	42.40%
2	Bei Chen Bei Yuan Residential Estate "Green Garden"	Wa Li Xiang, Chao Yang District, Beijing	1,434,045	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	115,500	Residential (Planning and design in progress)	83.13%

Properties 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	83.13%
2	Beijing World Trade Centre Area Lots A&B of Development Project	Bei Chen Dong Road, Chao Yang District, Beijing	614,000	Commercial area	100%
3	Bei Cheng Building	No.8 Bei Chen Dong Road, Chao Yang District, Beijing original site of Beijing Recreation Centre	181,708	Office (include commercial restaurant and entertainment facilities)	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.