

Major Properties and Property Interests

1. Particulars of the Group's Interests in Major Properties Held for Investment

Name of property and location	Use	Lease term	Approximate gross floor area (excluding carparks) sq.ft.	Group's attributable interest %
(a) The whole of China Overseas Building (except unit A to E on 15/F and the whole of 26/F to 30/F) and 53 carparking spaces, 125-139 Hennessy Road and 130-134 Lockhart Road, Wanchai, Hong Kong	Commercial and carparks	Medium-term lease	167,361	100
(b) Warehouse Tower and Office Tower, Hai Fu Warehouse, Lot No. B105-21-3, Junction of Weiwu Road and Jingliu Road, Fultian Free Trade Zone, Shenzhen, PRC	Godown and commercial	50 years from 2 September 1993	285,103	100
(c) Level 3, Hai Xing Plaza, 1 Ruijin Nan Road, Luwan District, Shanghai, PRC	Commercial	50 years from 3 November 1992	53,164	51
(d) Level 6, 12, 17, and portion of Levels 7 and 16, Dongshan Plaza, 45-77 Xian Lie Zhong Road, Dongshan District, Guangzhou, PRC	Commercial	50 years from 2 June 1995	118,105	100
(e) G/F, 1/F and 2/F, Horae Place, 209 Ma Tau Wai Road, To Kwa Wan, Kowloon	Commercial	Medium-term lease	39,147	100
(f) The unsold portion of commercial podium/basement of Shanghai Square and 138 carparking and 7 lorry carparking spaces, 138 Huai Hai Zhong Road, Luwan District, Shanghai, PRC	Commercial and carparks	50 years from 24 October 1992	550,455	60

Note:

With respect to interests in development projects in the PRC, the Group's attributable interest either reflects an interest in the division of the property following completion of a development or an equity interest.

Major Properties and Property Interests *(cont'd)*

2. Particulars of the Group's Interests in Major Properties Held Under Development

Name of property and location	Intended use	Stage of completion at 31/12/2002	Expected year of completion	Approximate site area <i>sq.ft.</i>	Approximate gross floor area <i>sq.ft.</i>	Group's attributable interest <i>%</i>
(a) Elegant Town Phase II & III 1 Fang Zhi Road, Hai Zhu District, Guangzhou, PRC	Residential	Superstructure work in progress	2003-04	583,646	2,647,847	100
(b) Cannes Garden Phase II, Dong Pu Town, Tianhe District, Guangzhou, PRC	Residential	Superstructure work in progress	2004-05	989,217	2,333,419	86
(c) Haiyu Garden, East of Street 88, Luwan District, Shanghai, PRC	Residential	Superstructure work in progress	2003	401,497	1,736,642	100
(d) Zhonghai Kaixuan, Erlong Road, Xidan, Beijing, PRC	Commercial/ Residential	Superstructure work in progress	2003-04	123,812	480,199	44
(e) Zhonghai Fuyuan, Zengguang Road, Haidian District, Beijing, PRC	Residential	Superstructure work in progress	2003	188,793	1,099,449	63
(f) The Seaview, Overseas Chinese Town, Nan Shan District, Shenzhen, PRC	Residential	Superstructure work in progress	2003	205,750	1,440,292	79
(g) Sunny Palm Phase II, Qianhai Road, Nanshan District, Shenzhen, PRC	Residential	Superstructure work in progress	2003	332,816	652,897	63

Note:

With respect to interests in development projects in the PRC, the Group's attributable interest either reflects an interest in the division of the property following completion of a development or an equity interest.

Major Properties and Property Interests *(cont'd)*

3. Particulars of the Group's Interests in Major Properties Held for Sale

Name of property and location	Use	Approximate gross floor area (excluding carparks) sq.ft.	Group's attributable interest %
(a) Ellery Terrace, Kowloon Inland Lot No. 11091, 38 Good Shepherd Street, Ho Man Tin, Kowloon	Residential	164,304	70
(b) Cannes Garden Phase I, Dong Pu Town, Tianhe District, Guangzhou, PRC	Residential	1,710,755	86
(c) Grandeur Vista Phase I, Zijing West Road, Hi-Tech Development Zone, Chengdu, PRC	Residential	1,639,357	100

Note:

With respect to interests in development projects in the PRC, the Group's attributable interest either reflects an interest in the division of the property following completion of a development or an equity interest.

Major Properties and Property Interests *(cont'd)*

4. Particulars of the Group's Interests in Major Properties Held for Future Development

Name of property and location			Intended use	Approximate site area sq.ft.	Approximate gross floor area sq.ft.	Group's attributable interest %
(a)	(i)	Land situated in Lot No. 1497, Section B of Lot No. 1498 Lot Nos. 1500, 1501, 1503, 1508, 1510, 1511, 1513-1515, 1517-1524, 1526-1530, 1532-1534, 1536-1538, 1540-1548, 1550-1553, 1562, 1564, 1569 and 1746 in Demarcation District No. 100 and Lot No. 3522 in Demarcation District, No. 91, Fanling, New Territories	Residential	804,553	321,821	100
	(ii)	Land situated in Section B of Lot No. 1496 and Lot no. 1563 in Demarcation District No. 100 Fanling, New Territories	Residential	7,406	2,962	100
(b)	Glorious City Garden Phase III, 858 Dongfeng Dong Road, Dongshan District, Guangzhou, PRC		Commercial	6,028	121,418	40
(c)	Grandeur Vista Phase II to IV, Zijing West Road, Hi-Tech Development Zone, Chengdu, PRC		Residential	2,731,031	4,391,464	100
(d)	Zhonghai Jinpu Laiyin, 1270 Lungwu Road, Shanghai, PRC		Residential	2,732,552	2,891,749	99.5
(e)	Hepin Garden Phase II, A parcel of land, Lot No. 2200 Kongjiang Road, Yangpu District, Shanghai, PRC		Residential	255,359	900,409	95
(f)	Zhonghai Golf Garden, Dongsiying Village, Chaoyang District, Beijing, PRC		Residential	2,528,462	2,308,638	95
(g)	Henggang Industrial Land, Henggang Central District, Shenzhen, PRC		Residential	1,995,107	2,684,326	84

Note:

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