

主要物業概要

Schedule of Principal Properties

持作投資或自用物業 Properties held for Investment or Own Use	華潤置地(北京) 股份有限公司 應佔實際權益 Attributable Beneficial Interest of China Resources Land (Beijing)	概約總建築面積 平方米 Approximate Total Gross Floor Area (m ²)	類別 Type	租賃年期 Lease Term
西單文化廣場 Xidan Cultural Centre 北京西城區西單北大街 Xidan Avenue, Xicheng District, Beijing	100%	36,184.4	商 C	中期租賃 Medium Term Lease
華威大廈 Huawei Centre 北京西城區西單北大街 Xidan North Avenue, Xicheng District, Beijing	50%	54,214.1	住/商 R/C	中期租賃 Medium Term Lease
華南大廈 Huanan Building 北京西城區西單北大街 Xidan North Avenue, Xicheng District, Beijing	2.31%	70,058.4	商/辦 C/O	中期租賃 Medium Term Lease
光大購物中心 Guang Da Shopping Centre 北京西城區西單北大街 Xidan North Avenue, Xicheng District, Beijing	5%	54,000.0	商 C	中期租賃 Medium Term Lease
華遠大廈 Hua Yuan Building 北京西城區南禮士路36號 No. 36, Nanlishi Road, Xicheng District, Beijing	100%	8,968.0	辦/停 O/CP	中期租賃 Medium Term Lease
冠華大廈 Guan Hua Building 北京西直門內大街118號 No. 118 Xizhimennei Avenue, Xicheng District, Beijing	100%	9,446.9	辦/停 O/CP	中期租賃 Medium Term Lease
冠英園22號樓 Building 22, Guanyingyuan 北京市西城區新街口南街 Xinjiekou South Avenue, Xicheng District, Beijing	100%	4,128.4	住/商 R/C	中期租賃 Medium Term Lease
冠英園2號樓 Building 2, Guanyingyuan 北京市西城區新街口南街 Xinjiekou South Avenue, Xicheng District, Beijing	100%	1,603.0	住/商 R/C	中期租賃 Medium Term Lease

備註：華潤置地有限公司透過其全資擁有的子公司堅實發展另持有華南大廈13.08%的權益

Note: China Resources Land Limited has an additional 13.8% indirect interest in Huanan Building held by Strong Foundation, its wholly-owned subsidiary

商 — 商業 停 — 停車場 辦 — 辦公室 住 — 住宅
C — Commercial CP — Car Park O — Office R — Residential

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發展中物業 Properties under Development	華潤置地(北京) 股份有限公司 應佔實際權益 Attributable Beneficial Interest of China Resources Land (Beijing)	概約 地盤總面積 平方米 Approximate Total Site Area (m ²)	概約 總建築面積 平方米 Approximate Total Unsold Gross Floor Area (m ²)	類別 Type	估計	落成情況 State of Completion
					落成日期 Estimated Date of Completion	
風景翠園(翡翠城一期) La Firenze Phase 1 (Jade City Phase I) 北京市大興區黃村 Daxing District, Beijing	100%	109,654.0	52,652.2	住 R	Dec-04	興建中 Construction in Progress
翡翠城二期 La Firenze Phase 2 (Jade City Phase II) 北京市大興區黃村 Daxing District, Beijing	100%	270,702.0	161,850.1	住 R	Dec-04	興建中 Construction in Progress
翡翠城後期 La Firenze Later Phases (Jade City Later Phases) 北京市大興區黃村 Daxing District, Beijing	100%	669,015.0	451,800.0	住 R	na	計劃中 Planning in Progress
鳳凰城二期 Phoenix City Phase 2 北京市朝陽區三元橋 San Yuan Qiao, Chaoyang District, Beijing	100%	42,100.0	121,303.7	住 R	Jul-05	興建中 Construction in Progress
鳳凰城二期地下停車場 Phoenix City Phase 2 Underground Car Park 北京市朝陽區三元橋 San Yuan Qiao, Chaoyang District, Beijing	100%	na	55,275.0	停 CP	Jul-05	興建中 Construction in Progress

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風景翠園
La Firenze Phazse 1



鳳凰城二期
Phoenix City Phase 2



翡翠城二期
La Firenze Phase 2

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					落成日期 Estimated Date of Completion	
鳳凰城後期 Phoenix City Later Phases 北京市朝陽區三元橋 San Yuan Qiao, Chaoyang District, Beijing	100%	183,100.0	380,000.0	住/ 辦/商 R/ O/C	na	計劃中 Planning in Progress
峻峰華亭(華亭嘉園二期) Top Box (Majestic Garden Phase 2) 北京市朝陽區健翔橋 Jian Xiang Qiao, Chaoyang District, Beijing	100%	10,668.0	53,813.5	辦/住 O/R	Jun-04	興建中 Construction in Progress
峻峰華亭停車場 Top Box Underground Car Park 北京市朝陽區健翔橋 Jian Xiang Qiao, Chaoyang District, Beijing	100%	na	10,687.5	停 CP	Mar-05	興建中 Construction in Progress
雲景華亭(華亭嘉園三期) Majestic Garden Phase 3 北京市朝陽區健翔橋 Jian Xiang Qiao, Chaoyang District, Beijing	100%	14,860.0	95,150.0	辦/商 O/C	na	計劃中 Planning in Progress

商 — 商業 停 — 停車場 辦 — 辦公室
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峻峰華亭
Top Box



優士閣
U-Space



翡翠城一期
La Firenze Phase 1

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發展中物業 Properties under Development	華潤置地(北京) 股份有限公司 應佔實際權益 Attributable Beneficial Interest of China Resources Land (Beijing)	概約 地盤總面積 平方米 Approximate Total Site Area (m ²)	概約 尚未出售 總建築面積 平方米 Approximate Total Unsold Gross Floor Area (m ²)	類別 Type	估計 落成日期 Estimated Date of Completion	落成情況 State of Completion
優士閣一期 U-Space Phase 1 (Youth Court) 北京市朝陽區雙井橋1號 No.1 Shuangjing, Chaoyang District, Beijing	100%	11,663.0	53,871.6	辦/住 O/R	Jun-04	興建中 Construction in Progress
優士閣一期地下停車場 U-Space Phase 1 underground Car Park 北京市朝陽區雙井橋1號 No.1 Shuangjing, Chaoyang District, Beijing	100%	na	6,770.7	停 CP	Dec-04	興建中 Construction in Progress
優士閣二期 U-Space Phase 2 (Youth Court) 北京市朝陽區雙井橋1號 No.1 Shuangjing, Chaoyang District, Beijing	100%	4,622.0	25,421.0	辦/住 O/R	na	計劃中 Planning in Progress
置地星座 Resources Centre 北京市西城區皮庫胡同 Piku Alley, Xicheng District, Beijing	100%	14,000.0	40,682.0	辦/商 O/C	Dec-04	興建中 Construction in Progress
京通陽光華苑 Jing Tong Sunny Uptown 北京市朝陽區朝陽路 Chao Yang Road, Chaoyang District, Beijing	100%	3,735.0	40,966.0	住/商 R/C	Dec-03	興建中 Construction in Progress
京通陽光華苑停車場 Jing Tong Sunny Uptown Underground Car Park 北京市朝陽區朝陽路 Chao Yang Road, Chaoyang District, Beijing	100%	na	7,303.8	停 CP	Dec-03	興建中 Construction in Progress
沙河項目 Sha He Project 北京市昌平區沙河鎮 Sha He, Changping District, Beijing	100%	445,000.0	300,000.0	住 R	na	計劃中 Planning in Progress

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發展中物業 Properties under Development	華潤置地(上海) 有限公司 應佔實際權益 Attributable Beneficial Interest of China Resources Land (Shanghai)	概約 地盤總面積 平方米 Approximate Total Site Area (m ²)	概約 尚未出售 總建築面積 平方米 Approximate Total Unsold Gross Floor Area (m ²)	類別 Type	估計 落成日期 Estimated Date of Completion	落成情況 State of Completion
董家渡項目 Dong Jia Du Project 上海市浦西黃浦區 Huangpu District, Puxi, Shanghai	100%	60,230.0	204,725.0	住/商 R/C	Dec-06	地盤平整中 Site Levelling in Progress
董家渡項目地下停車場 Dong Jia Du Project Underground Car Park 上海市浦西黃浦區 Huangpu District, Puxi, Shanghai	100%	na	22,876.9	停 CP	Dec-06	地盤平整中 Site Levelling in Progress

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董家渡項目
Dong Jia Du project



西單文化廣場
Xidan Cultural Centre



華中園
Woodland Villa

主要物業概要

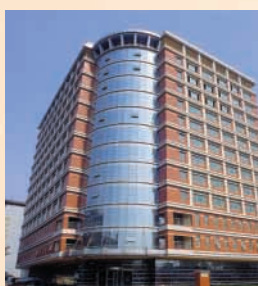
Schedule of Principal Properties

發展中物業 Properties under Development	華潤置地(成都) 有限公司 應佔實際權益 Attributable Beneficial Interest of China Resources Land (Chengdu)	概約 地盤總面積 平方米 Approximate Total Site Area (m ²)	概約 尚未出售 總建築面積 平方米 Approximate Total Unsold Gross Floor Area (m ²)	類別 Type	估計 落成日期 Estimated Date of Completion	落成情況 State of Completion
東湖項目 Dong Hu Project 成都市錦江區 Jinjiang District, Chengdu	100%	387,236.0	800,000.0	住/商 R/C	Dec-07	地盤平整中 Site Levelling in Progress
東湖項目地下車庫 Dong Hu Project Underground Car Park 成都市錦江區 Jinjiang District, Chengdu	100%	na	85,978.3	停 CP	Dec-07	地盤平整中 Site Levelling in Progress

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東湖項目
Dong Hu project



冠華大廈
Guan Hua Building



風景翠園
La Firenze Phase 1

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持作安置／出售物業 Properties held for Resettlement/Sales	華潤置地(北京) 股份有限公司 應佔實際權益 Attributable beneficial interest of China Resources Land (Beijing)	概約尚未出售 總建築面積平方米 Approximate Total Unsold Gross Floor Area (m ²)	類別 Type	租賃年期 Lease term
京通新城 Jing Tong 北京市朝陽區朝陽路 Chao Yang Road, Chaoyang District, Beijing	100%	68,529.8	住／商 R/C	中期租賃 Medium Term Lease
華清嘉園停車場 Leisure Garden Car Park 北京市海澱區 Haidian District, Beijing	100%	23,175.0	停 CP	中期租賃 Medium Term Lease
回龍觀 Hui Long Guan 北京市昌平區 Changping District, Beijing	100%	22,582.5	住／商 R/C	中期租賃 Medium Term Lease
西羅園小區 Xi Luo Yuan 北京市豐台區 Fengtai District, Beijing	100%	18,085.0	住／商 R/C	中期租賃 Medium Term Lease
華中國 Woodland Villa 北京市順義馬坡鄉 Mapo Village, Shunyi County, Beijing	50%	17,000.0	住 R	中期租賃 Medium Term Lease
東冠英西區 Dongguanying Western Area 北京市西城區新街口南街 Xinjiekou South Avenue, Xicheng District, Beijing	100%	15,148.0	住 R	中期租賃 Medium Term Lease
東升園二期 Dong Sheng Yuan — Phase 2 北京市海澱區 Haidian District, Beijing	100%	8,249.6	住／商 R/C	中期租賃 Medium Term Lease
大興住宅 Daxing Residential 北京市大興區 Daxing District, Beijing	100%	6,942.6	住 R	中期租賃 Medium Term Lease

備註：面積小於1,000平方米之物業不予單列，此類物業總面積約為4,578平方米

Note: Properties with gross floor area less than 1,000 square metres, which have an aggregate area of approximately 4,578 square metres, are not listed individually

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持作安置／出售物業 Properties held for Resettlement/Sales	華潤置地(北京) 股份有限公司 應佔實際權益 Attributable Beneficial Interest of China Resources Land (Beijing)	概約尚未出售 總建築面積平方米 Approximate Total Unsold Gross Floor Area (m ²)	類別 Type	租賃年期 Lease term
華亭嘉園 Mejestic Garden Phase 1 北京市朝陽區健翔橋 Jian Xiang Qiao, Chaoyang District, Beijing	100%	5,372.1	住／商 R/C	中期租賃 Medium Term Lease
健功西里 Jian Gong Xi Li 北京市宣武區 Xuwu District, Beijing	100%	3,297.8	住 R	中期租賃 Medium Term Lease
魯谷新城 Lu Gu New Town 北京市石景山區 Shijingshan District, Beijing	100%	3,071.1	住 R	中期租賃 Medium Term Lease
萬明寺小區 Wan Ming Si Minor District 北京市西城區阜城門 Fuchengmen, Xicheng District, Beijing	100%	2,840.9	住 R	中期租賃 Medium Term Lease
華恒大廈 Hua Heng Building 北京市西城區力學胡同 Lixue Alley, Xicheng District, Beijing	100%	2,342.7	住／商 R/C	中期租賃 Medium Term Lease
紅聯北村 Hong Lian North Village 北京市西城區 Xicheng District, Beijing	100%	2,272.2	住 R	中期租賃 Medium Term Lease
百合園 Bai He Garden 北京市宣武區 Xuan District, Beijing	100%	1,036.4	住 R	中期租賃 Medium Term Lease
停車場 Car Park in Various Locations	100%	24,937.5	停 CP	中期租賃 Medium Term Lease

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長期土地儲備 Land held as Long-term Reserve	華潤置地(北京) 股份有限公司 應佔實際權益 Attributable Beneficial Interest of China Resources Land (Beijing)	概約 總地盤面積 平方米 Approximate Total Site Area (m ²)	總建築面積 平方米 Approximate Total Gross Floor Area (m ²)	類別 Type	落成情況 State of Completion
太湖 Tai Hu Project 北京市朝陽區台湖鎮 Tai Hu, Tongzhou District, Beijing	100%	2,668,000.0	1,988,000.0	住 R	初步計劃中 Preliminary Planning in Progress
東冠英東區 Dongguanying Eastern Area 北京市西城區新街口南街 Xinjiekou South Avenue, Xicheng District, Beijing	100%	110,000.0	150,000.0	住/商 R/C	初步計劃中 Preliminary Planning in Progress
橫二條二期 Heng Er Tiao Phase 2 北京市西城區力學胡同 Lixue Alley, Xicheng District, Beijing	100%	20,780.0	63,000.0	住/商 R/C	初步計劃中 Preliminary Planning in Progress
白米斜街 Bai Mi Xie Jie 北京市西城區什剎海 Shichahai, Xicheng District, Beijing	100%	41,635.0	43,000.0	住/商 R/C	初步計劃中 Preliminary Planning in Progress
西西工程 1,4,5,8,9 地及 地下商場 Xixi Project Site 1,4,5,8,9 and Underground Shopping Mall 北京市西城區西單北大街西 West of Xidan North Avenue, Xicheng District, Beijing	19.6%	35,122.0	85,792.0	住/ 商/辦 R/C/O	初步計劃中 Preliminary Planning in Progress

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