

Major Projects

| "The Genesis" after redevelopment | Main building | First detached house | Second detached house |
|-----------------------------------|---|---|---|
| Gross floor area | Approx. 19,000 sq. ft. | Approx. 4,300 sq. ft. | Approx. 4,300 sq. ft. |
| No. of floors | 4-storey | 4-storey | 4-storey |
| Special features | European palace style | Private garden over 6,000 sq. ft. | Private garden over 6,000 sq. ft. |
| | 6 bedrooms in different design | Private swimming pool | Private swimming pool |
| | The entire design will use abundant crystal decorations | Private covered car-park | Private covered car-park |
| | | Private observation elevator | Private observation elevator |
| | | Master bedroom on separate floor with terrace over hundreds sq. ft. | Master bedroom on separate floor with terrace over hundreds sq. ft. |
| | Each bedroom is designed as suite | Each bedroom is designed as suite | |



"The Genesis" – the luxury property on the Peak, Hong Kong

The Group acquired the world-class property "The Genesis" at the price of HK\$230,000,000 in December 2001. "The Genesis", located at No. 23 Severn Road on The Peak of Hong Kong, was listed in the "Guinness World Records" as the most expensive free-standing luxury property in the world.

The Group has commissioned the renowned architectural company P&T Group and design consultant Hirsh Bedner and Associates Ltd to redevelop "The Genesis" to enhance the value and thus maximize the investment returns of this property.

Commencing in September 2002, the redevelopment project comprises the renovation of the existing main building and construction of two adjacent detached houses. The entire project is expected to be completed and ready for sale by the end of 2003.

The total land area of "The Genesis" is approximately 56,400 sq. ft. The existing four-storey main building will be retained and renovated into deluxe residence and a clubhouse. Additionally, the three-storey pool house will be demolished and re-built into two detached houses.



Office Premises in Office Tower of the Convention Plaza

The Group acquired an office premises in Office Tower of the Convention Plaza as its headquarters in Hong Kong in August 2002, showing the Group's confidence in establishing its base in Hong Kong. The 10,000 sq. ft. office with a panoramic view of the Victoria Harbour is equipped with comprehensive office system and other supporting facilities. The new office was renovated in 2002 and full operation began in early 2003. By providing a quality workplace and comfortable working environment for its staff, the Group expects to increase its overall efficiency.



Shanghai Shimao Lakeside Garden

In February 2002, the Group formed a 50:50 joint venture with a subsidiary of Shanghai Shi Mao Co., Ltd, an A share listed company in Shanghai, to invest in a large-scale and up-market residential property, the “Shanghai Shimao Lakeside Garden” (“Lakeside Garden”). The project commenced in early 2002 and is scheduled for completion in mid 2004, with a total investment of HK\$420,000,000.

The formal sale of Lakeside Garden started in September 2002. Up to the end of 2002, Lakeside Garden Phase 1 comprising Block 1 (a high-rise residential building with about 200 units) and 88 townhouses had been sold out, recording sales revenue of approximately RMB750 million.

In March 2003, over 230 units of Lakeside Garden Block 2 were launched in the market and were sold out in a very short period of time. Until early April 2003, the accumulated sales revenue was approximately RMB1.3 billion and the total sales revenue for the entire project is expected to reach RMB2.6 billion.



Shanghai Shimao Lakeside Garden

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| Distinct location | <ul style="list-style-type: none"> • Located at Jinyang Shenghuoyuanju, Jin Qiao, Pudong, Shanghai • Adjacent to a luxurious golf club, in a superb metropolitan environment with lots of prominent multinational corporations, international schools, hospitals and large-scale department stores. | Total gross floor area | Approximately 2,600,000 sq. ft. |
| Ecological environmental planning | <ul style="list-style-type: none"> • Adopted the views of West Lake in Hangzhou as the main theme for garden design and planning, with a large ecological lake over 430,000 sq. ft. • To the north of the lake is a great expanse of lake-view and south are the peninsula islands • Landscaped gardens and lakes • Embrace a panoramic view of lush greenery golf course | High-rise residential buildings | 4 blocks |
| Environmental friendly concept | <ul style="list-style-type: none"> • Use the green design concept of a “Smokeless City” • No driveways on the grounds resulting in less noise disturbance and no air pollution from vehicles | Townhouses | 176 units |
| | | Villas | 16 units |
| | | Covered car-park | 1,079 spaces |
| | | Deluxe clubhouse | 50,000 sq. ft. |
| | | Outstanding achievement | Ranked seventh in property sales revenue in Shanghai for 2002 |

Shop Units at Epoch Centre

In July 2002, the Group acquired 3 shop units at Epoch Centre. Epoch Centre, situated in the Haidian District in Beijing, is an up-market property. These commercial properties serve as long-term investment for the Group bringing in stable rental income.

Dong Fang Hong Shopping Centre

The Group acquired Dong Fang Hong Shopping Centre in Lanzhou, Gansu Province in July 2002. The shopping centre is a 3-storey underground commercial building with a gross floor area of about 210,457 sq. ft. With high occupancy rates translating into stable rental income, this quality commercial property is a long-term investment project of the Group.