

Particulars of Properties Held by the Group

The following list contains properties held by the Group which are material to the Group at 31st March, 2003 as the directors are of the opinion that a complete list will be of excessive length:

1. Investment Properties

| Location | Usage | Category of the lease | Group's interest |
|---|-------------------|-----------------------|------------------|
| Chuang's Tower Nos. 30-32 Connaught Road Central, Central, Hong Kong | Commercial/Office | Long | 100% |
| Carpark No. 48, 2nd Floor, and Flat D, 22nd Floor, Block 2, Jin Ming Building, 8 Zun Yi Road South, Shanghai, The PRC | Residential | Long | 100% |

2. Properties Held for Sale

| Location | Stage of completion | | Expected completion date | Usage | Site area (Square feet) | Unsold gross floor area | Group's interest |
|---|---|-----------------------|--------------------------|----------------------------|-------------------------|-------------------------|------------------|
| | At date of report | At balance sheet date | | | | | |
| Chuang's New City, Shatian, Dongguan, The PRC | Chuang's Shatian Garden, Phase I: Completed | Completed | Completed | Residential | 145,314 | 24,426 | 100% |
| Chuang's New Town, Danshui, Huiyang, Huizhou, The PRC | Chuang's Garden, Phase I, II and III: Completed | Completed | Completed | Residential | 176,530 | 73,444 | 100% |
| Chuang's Metropolis, Shilou, Panyu, Guangzhou, The PRC | Phase I: Completed | Completed | Completed | Residential/ Commercial | 29,278 | 30,960 | 85% |

Particulars of Properties Held by the Group

3. Properties Held for/under Development

| Location | Stage of completion | | Expected completion date | Usage | Site area (Square feet) | Gross floor area | Group's interest |
|---|---------------------|-----------------------|--------------------------|--------------------------------|-------------------------|------------------|------------------|
| | At date of report | At balance sheet date | | | | | |
| Chuang's New City, Shatian, Dongguan, The PRC | Planning stage | Planning stage | – | Comprehensive development area | 4,072,000 | 15,329,000 | 100% |

Chuang's New City is a comprehensive new township development having a total site area of approximately 4,218,000 square feet and can be developed for logistic, residential, commercial, office, hotel and other ancillary usage, with a total gross floor area of approximately 15,505,000 square feet.

| | | | | | | | |
|---|----------------|----------------|---|--------------------------------|-----------|------------|------|
| Chuang's New Town, Danshui, Huiyang, Huizhou, The PRC | Planning stage | Planning stage | – | Comprehensive development area | 1,766,000 | 14,568,000 | 100% |
|---|----------------|----------------|---|--------------------------------|-----------|------------|------|

Chuang's New Town is a comprehensive new township development having a total site area of approximately 2,153,000 square feet and can be developed for residential, commercial, office, hotel and other ancillary usage, with a total gross floor area of approximately 15,695,000 square feet.

| | | | | | | | |
|--|-----------------------|-----------------------|---|--------------------------------|-----------|------------|-----|
| Chuang's Metropolis, Shilou, Panyu, Guangzhou, The PRC | Planning stage | Planning stage | – | Comprehensive development area | 2,835,000 | 11,048,000 | 85% |
| | Phase II (block 25): | | | | | | |
| | Piling work completed | Piling work completed | – | Residential/Commercial | 7,856 | 215,280 | 85% |

Chuang's Metropolis is a comprehensive new township development having a total site area of approximately 2,872,000 square feet and can be developed for residential, commercial, office, hotel and other ancillary usage, with a total gross floor area of approximately 11,325,000 square feet.