

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 北京五洲大酒店及五洲皇冠假日酒店	98,953	酒店	100%
2 北京國際會議中心	62,197	會議、展覽	100%
3 匯園公寓	104,813	公寓	100%
4 匯園國際公寓	75,066	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 匯欣大廈	53,787	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 滙欣公寓	北京市朝陽區北辰東路 8 號	2,375	公寓 (已完成)	100%
2 綠色家園一期、二期	北京市朝陽區窪里鄉	71,956	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 姜莊湖園林別墅「碧海方舟」	北京市朝陽區姜莊 88 號	75,214	別墅 (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	305,906	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 北辰瀾橋國際花園 B1 區、B3 區、C2 區	北京市朝陽區來廣營東路	115,500	別墅 (工程進行中)	83.14%

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 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%
2 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%
3 馬坊村農業高科技示範園住宅小區發展項目	昌平區小湯山鎮	204,400	住宅	83.98%
4 北辰北苑居住區「綠色家園」	北京市朝陽區窪里鄉	994,100	居住區	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。

Investment Properties (Note 1)

	Name	Gross floor area (sq. m.)	Type of property	Interest attributable to the Group
1	Beijing Continental Grand Hotel and Crowne Plaza Park View Wuzhou Beijing	98,953	Hotel	100%
2	Beijing International Convention Centre	62,197	Convention, exhibition	100%
3	Hui Yuan Apartment	104,813	Apartment	100%
4	Hui Yuan International Apartment	75,066	Apartment	100%
5	Hui Bin Offices	37,795	Office	100%
6	Hui Zhen Building Property	6,299	Office	100%
7	Hui Xin Offices	53,787	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	Hui Xin Apartment	No.8 Bei Chen Dong Road, Chao Yang District, Beijing	2,375	Apartment (completed)	100%
2	Green Garden I, II	Wa Li Xiang, Chao Yang District, Beijing	71,956	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 (Bi Hai Fang Zhou)	No.88 Jiang Zhuang, Chao Yang District, Beijing	75,214	Villas (construction in progress)	42.40%
2	Bei Chen Bei Yuan Residential Estate "Green Garden" B1, B3, C2	Wa Li Xiang, Chao Yang District, Beijing	305,906	Residential estate (construction and renovation in progress, to be completed in 2005 or 2006)	100%
3	Bei Chen Lianqiao International Garden	Lai Guang Ying Dong Road Chao Yang District, Beijing	115,500	Villas (construction in progress)	83.14%

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	Beijing World Trade Centre Area Lots A&B of Development Project	Bei Chen Dong Road, Chao Yang District, Beijing	614,000	Commercial area	100%
2	Bei Chen 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%
3	Ma Fung Cun Agricultural Hi-Tech Demo Park Residential development project	Changping District Xiao Tang Shang	204,400	Residential	83.98%
4	Bei Chen Bei Yuan Residential Estate "Green Garden"	Wa Li Xiang, Chao Yang District, Beijing	994,100	Residential estate	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.