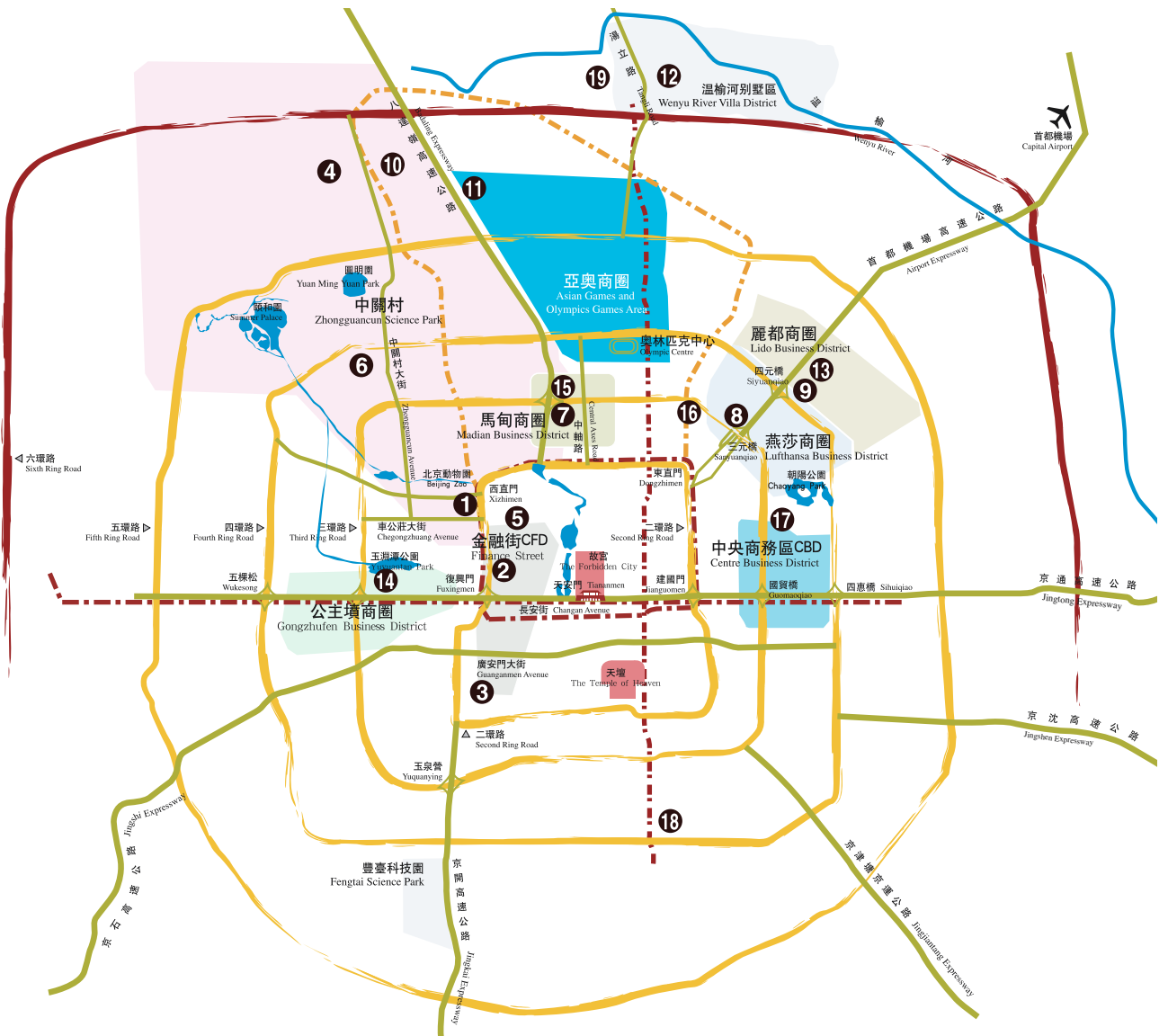


Property Portfolio

Location Map of Our Projects

- Subway
- City Light Rail
- MTR No.5 Line under construction



- | | | |
|---|--|---|
| <ul style="list-style-type: none"> ① Huatang Building ② Beijing International Finance Center / Finance Street Intercontinental Hotel ③ Central Plaza / Central Holiday Inn ④ Zhongguancun Softpark (Capital Space) ⑤ The Center ⑥ Capital Development Tower | <ul style="list-style-type: none"> ⑦ Sunny Scenic View ⑧ Sunshine Lotus (Top Land) ⑨ Jia Run Garden (Upper East Side) ⑩ Entrepreneur Garden (Winners Circle) ⑪ Sydney Coast ⑫ Vancouver Garden (First Forest) ⑬ Greenland Heights | <ul style="list-style-type: none"> ⑭ Yu Yuan Tan Apartment ⑮ Capital Commercial Center ⑯ Heping Lane Residential Project ⑰ Huijialou Business & Residential District Phase I ⑱ Shiliuzhuang Residential Project ⑲ The Waterside |
|---|--|---|

Property Portfolio

Investment Property							
No.	Project	Location	Type	Attributable Interest	Approximate Total GFA (sq. m.)	Lease Term	
1	Huatang Building *	Block A, TieLuXiang, Xizhimenwai Avenue, Xicheng District	Commercial / Office	52.23%	50,110	Medium Term Lease	
2	Finance Street Intercontinental Hotel *	No.6, Zone A, Finance Street, Xicheng District	Hotel	34%	42,878	Medium Term Lease	
3	Central Holiday Inn #	No.92 Zaolinqian Avenue, Xuanwu District	Hotel	100%	49,503	Medium Term Lease	
Total					142,491		
Completed Property							
No.	Project	Location	Type	Attributable Interest	Approximate site area (sq. m.)	Approximate GFA (sq. m.)	Expected Completion Year
4	Zhongguancun Softpark (Capital Space) *	R6, Zone D, Software Park, Zhongguancun, Haidian District	Office	45%	39,128	20,876	
Development Property - Under Development							
5	The Center	No.3, Zone A, Finance Street, Xicheng District	Office / Commercial	100%	12,421	101,289	2006
6	Capital Development Tower *	No.10 Part I Western Zone of Zhongguancun Science Park	Office / Commercial	100%	3,500	36,133	2004
7	Sunny Scenic View	No.23 Huangsi Avenue, Xicheng District	Residential / Commercial	24.3%	63,272	126,940	2005
8	Sunshine Lotus (Top Land)	A1 Shuguangxi, Chaoyang District	Office / Residential	56.7%	19,808	150,290	2006
9	Jia Run Garden (Upper East Side)	Daqingsi, Jiangtaixiang, Chaoyang District	Residential / Commercial / Hotel	25.9%	190,536	718,139	2007
10	Entrepreneur Garden (Winners Circle) *	Xi'erqi, Haidian District	Residential / Commercial	40%	178,779	99,911	2005
11	Sydney Coast	Xi'sanqi, Haidian District	Villa / Residential / Commercial	100%	251,018	73,952	2005
12	Vancouver Garden (First Forest) *	Dongshagezhuang, Beiqijia Town, Changping District	Villa / Commercial	50%	549,116	292,598	2007
13	Greenland Heights	No.10 Jiangtai West Road, Chaoyang District	Residential	20%	14,450	89,488	2005
Development Property- Planning In Progress							
14	Yu Yuan Tan Apartment	Yuyuantai, Haidian District	Residential / Commercial	55%	17,915	154,000	
15	Capital Commercial Center *	No.29A Central Road, the North Third Ring Road, Xicheng District	Residential / Commercial	89%	28,000	176,000	
16	Heping Lane Residential Project	Heping Lane, Chaoyang District	Residential / Commercial	100%	100,000	300,000	
17	Huijialou Business & Residential District Phase I *	Huijialouxili, Chaoyang District	Office / Residential / Commercial / Hotel	80%	86,000	354,988	
18	Shiliuzhuang Residential Project	Shiliuzhuang, FengTai District	Residential / Commercial	75%	124,000	218,880	
19	The Waterside *	Zhenggezhuang, Beiqijia Town, Changping District	Villa	80%	669,985	200,000	
Total					3,113,484		

*Note : GFA of certain projects have been adjusted in accordance with the newly obtained planning documents.

#Note : The total GFA of Central Holiday Inn amounted to 49,503 sq. m., in which hotel accounted for 39,079 sq. m. and the office and ancillary facilities accounted for 10,424 sq. m.



**Bird's Eye View of Yu Yuan Tan Apartment
(Graphics of Artist's Impression)**