

Schedule of Major Properties

31st December, 2003



COMPLETED PROPERTIES FOR SALE

Name/location	Use	Gross floor area (sq. m.)	Percentage of Group's interest
Morning Star Villa, Phase I Mu He Path, Gangkouzhen Zhongshan, Guangdong People's Republic of China ("PRC")	Residential	103,166	55
Morning Star Villa, Phase II Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Residential	73,439	55
Morning Star Villa, Shops Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Commercial	7,669	55
Morning Star Villa, Phase III Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Residential	49,211	55
Morning Star Villa, Phase IV Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Residential	36,149	55
Morning Star Villa, Phase V Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Residential	48,931	55
Morning Star Villa, Phase VI Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Residential/ Commercial	91,290	55

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Morning Star Villa, Phase VII Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Residential	55,931	55
Morning Star Plaza Eastern site Qing Miao Di Hou Shan Guan Li Qu, Xi Qu Zhongshan, Guangdong PRC	Residential/ Commercial	60,947	55

PROPERTIES UNDER DEVELOPMENT HELD FOR SALE

Name/location	Use	Site area (sq. m.)	Gross floor area (sq. m.)	Stage of completion	Expected completion date	Percentage of Group's interest
Morning Star Villa, Phase VIII & IX Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Residential	188,060	—	Preliminary stage	—	55
Morning Star Plaza Western site Qing Miao Di Hou Shan Guan Li Qu, Xi Qu Zhongshan, Guangdong PRC	Residential/ Commercial	33,793	—	Preliminary stage	—	55

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PROPERTY HELD FOR DEVELOPMENT

Name/location	Use	Site area (sq. m.)	Gross floor area (sq. m.)	Stage of completion	Expected completion date	Percentage of Group's interest
Enrico Hotel building Corner Leon Guinto and Padre Faura Streets Ermita, Manila Philippines (Lots 4-A, 9-A and 9-B of Psd-21677)	—	1,410	—	Foundation work completed	—	61

PROPERTY HELD FOR OWN USE

Name/location	Use	Tenure	Percentage of Group's interest
13th and 14th Floors (portion) and car parking space nos. 405, 421, 422 and 423 4th Floor AXA Centre 151 Gloucester Road Wanchai Hong Kong	Office	Long term leasehold	100

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INVESTMENT PROPERTIES

Name/location	Use	Tenure	Percentage of Group's interest
14th Floor (portion) AXA Centre 151 Gloucester Road Wanchai Hong Kong	Office	Long term leasehold	100