

## Summary of Investment Properties and Properties under Development 投資物業及在建物業概覽

For the Year ended 31 December 2003 截至二零零三年十二月三十一日止年度

The following is a list of the Group's investment properties and properties under development at 31 December 2003:

下表所示為本集團於二零零三年十二月三十一日之投資物業及在建物業：

### INVESTMENT PROPERTIES HELD IN HONG KONG

### 位於香港之投資物業

Location 地點	Lease term 租約期限	Purpose 用途	Gross area 建築面積 sq. ft. 平方呎
1. Certain properties at Tung Shun Hing Building, No. 22 Chi Kiang Street, To Kwa Wan, Kowloon. 九龍土瓜灣浙江街22號同順興大廈若干物業。	Long lease 長期	Commercial 商業	19,934
2. Certain properties at Admiralty Centre, No. 18 Harcourt Road, Hong Kong. 香港夏慤道18號海富中心若干物業。	Long lease 長期	Commercial 商業	2,076
3. Certain properties at Winfield Building, Nos. 1-5 Ventris Road, Happy Valley, Hong Kong. 香港跑馬地雲地利道1-5號雲暉大廈若干物業。	Long lease 長期	Residential 住宅	4,791
4. Certain properties at Beverly Hill, No. 6 Broadwood Road, Hong Kong. 香港樂活道6號比華利山若干物業。	Long lease 長期	Residential 住宅	1,738
5. Certain properties at Yee King Court 513-521 Shun Ning Road Cheung Sha Wan, Kowloon 九龍順寧道513-521號怡景閣若干物業。	Medium term lease 中期	Residential/commercial 住宅／商業	2,316
6. Certain properties at Yee Wah Court 182 Fuk Wa Street Sham Shui Po, Kowloon 九龍福華街182號怡華閣若干物業。	Medium term lease 中期	Residential/commercial 住宅／商業	6,677

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### MAJOR INVESTMENT PROPERTIES IN THE PRC

### 主要位於中國之投資物業

Location 地點	Lease term 租約期限	Purpose 用途	Gross area 建築面積 sq. ft. 平方呎
7. Portions of Level 1-6 (on the retail podium), Jiali Plaza, Zhongshan Avenue, Jiangan District, Wuhan, Hubei Province, the PRC. 中國湖北省武漢市江岸區中山大道佳麗廣場第一至六層(零售商場)部分	Medium term lease 中期	Commercial 商業	188,531
8. Basement 1, Basement 2, Level 0 and Level 1 to 3 of East Gate Plaza, 19 Dongzhong Street, Dongcheng District, Beijing, the PRC. 中國北京市東城區東中街19號東環廣場地庫1層、地庫2層、夾層、1層至3層。	Medium term lease 中期	Commercial 商業	700,427
9. Level 4 to 31, South Apartment Tower, East Gate Plaza, 39 Dongzhong Street, Dongcheng District, Beijing, the PRC. 中國北京市東城區東中街39號東環廣場南座公寓樓第四至三十一層。	Long lease 長期	Residential 住宅	339,993
10. Level 4 to 31, North Apartment Tower, East Gate Plaza, 19 Dongzhong Street, Dongcheng District, Beijing, the PRC. 中國北京市東城區東中街19號東環廣場北座公寓樓第四至三十一層。	Long lease 長期	Residential 住宅	339,739
11. Portions of Level 2-5, 6 and 8 of Hua Bo Lou, No. 28 Dong Zhong Jie Jia, Dongcheng District, Beijing, the PRC. 中國北京市東城區東中街甲二十八號華波樓第二至五、六及八層部分	Medium term lease 中期	Commercial 商業	10,540
12. 12 residential units of Sunshine Garden, Binhe Road and Xinzhou Road, Futian District, Shenzhen, the PRC. 中國深圳福田區濱河路及新洲路陽光四季花園12個單位。	Long lease 長期	Residential 住宅	24,480

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### INVESTMENT PROPERTIES IN THE PRC (Continued)

### 位於中國之投資物業 (續)

Location 地點	Lease term 租約期限	Purpose 用途	Gross area 建築面積 sq. ft. 平方呎
13. Levels 11, 12, 14-16, 19-20, 22-25, 29 and Basement Levels 1-3 of Yin Tong International Centre, C5 World Trade Avenue, Haikou City, Hainan Province, the PRC. 中國海南省海口市世貿大道C5銀通國際中心第十一、十二、十四至十六、十九、二十、二十二至二十五、二十九層及地庫一至三層	Long lease 長期	Commercial 商業	153,882

### PROPERTIES UNDER DEVELOPMENT

### 在建物業

Location 地點	Attributable interest to the Group 本集團應佔權益	Site area 地盤面積 sq. ft. 平方呎	Estimated gross area 估計建築面積 sq. ft. 平方呎	Purpose 用途	Estimated date of Completion 估計完成日期	State of Completion 完成階段
1. Zone A, Wangjing Xincheng, Chaoyang District, Beijing, the PRC. 中國北京市朝陽區望京新城A區	57.14%	Approximately 1,600,000 約1,600,000	Approximately 4,500,000 約4,500,000	Residential 住宅	N/A 不適用	Construction in progress 在建中