

Major Properties and Property Interests

1. Particulars of the Group's Interests in Major Properties Held for Investment

Name of property and location	Use	Lease term	Approximate gross floor area (excluding carparks) <i>sq.ft.</i>	Group's interest <i>%</i>
(a) The whole of China Overseas Building (except unit A to E on 15/F and the whole of 26/F to 30/F) and 53 carparking spaces, 139 Hennessy Road and 138 Lockhart Road, Wanchai, Hong Kong	Commercial and carparks	Medium-term lease	167,361	100
(b) Warehouse Tower and Office Tower, Hai Fu Warehouse, Junction of Weiwu Road and Jingliu Road, Futian Free Trade Zone, Shenzhen, PRC	Godown and commercial	50 years from 2 September 1993	285,103	100
(c) Level 3, Hai Xing Plaza, 1 Ruijin Nan Road, Luwan District, Shanghai, PRC	Commercial	50 years from 3 November 1992	53,164	51
(d) Levels 6, 12, 17, and portion of Levels 7 and 16, Dongshan Plaza, 45-77 Xianlie Central Road, Dongshan District, Guangzhou, PRC	Commercial	50 years from 2 June 1995	118,105	100
(e) G/F, 1/F and 2/F, Horae Place, 209 Ma Tau Wai Road, To Kwa Wan, Kowloon	Commercial	Medium-term lease	39,147	100
(f) The unsold portions of commercial podium/basement of Shanghai Square and 138 carparking and 7 lorry carparking spaces, 138 Huaihai Zhong Road, Luwan District, Shanghai, PRC	Commercial and carparks	50 years from 24 October 1992	438,019	60

Note:

The Group's interest reflects an interest in the division of the property following completion of a development project.

Major Properties and Property Interests *(cont'd)*

2. Particulars of the Group's Interests in Major Properties Held Under Development

Name of property and location	Intended use	Stage of completion at 31/12/2003	Expected year of completion	Approximate		Group's interest %
				Approximate site area sq.ft.	gross floor area sq.ft.	
(a) Elegant Town Phase III 1 Fangzhi Road, Haizhu District, Guangzhou, PRC	Residential	Construction in progress	2004	993,679	745,149	100
(b) Cannes Garden Phase II Dong Pu Town, Tianhe District, Guangzhou, PRC	Residential	Construction in progress	2004-05	1,153,416	2,213,746	100
(c) Hai Yu Gardens Phase II 388 Luban Road, Luwan District, Shanghai, PRC	Residential	Construction in progress	2004	401,497	922,055	100
(d) Zhonghai Laiyin Longwu Road, Shanghai, PRC	Residential	Under planning	2006-07	2,631,486	2,906,280	99.5
(e) Zhonghai Faery Villa Xibeiwang Town, Haidian District, Beijing, PRC	Residential	Construction in progress	2004	1,086,088	1,625,364	100
(f) Champion Court Double Dragons Road, Xicheng District, Beijing, PRC	Commercial/ Residential	Close to completion	2004	285,246	887,330	100
(g) Zhonghai Tiandi Project East side of the Taoran Bridge, Chongwen District, Beijing, PRC	Residential	Land acquired	2006-08	1,184,040	3,293,784	79
(h) Zhonghai Plaza Guanghua No.1 Street, Chaoyang District, Beijing, PRC	Commercial	Land acquired	2007-08	208,100	1,584,913	75
(i) Sunny Palm Phase III Qianhai Road, Nanshan District, Shenzhen, PRC	Residential	Close to completion	2004	736,946	986,844	67

Note:

The Group's interest reflects an interest in the division of the property following completion of a development project.

Major Properties and Property Interests *(cont'd)*

3. Particulars of the Group's Interests in Major Properties Held for Sale

Name of property and location	Use	Approximate gross floor area (excluding carparks) <i>sq.ft.</i>	Group's interest <i>%</i>
(a) Ellery Terrace Kowloon Inland Lot No. 11091, 38 Good Shepherd Street, Ho Man Tin, Kowloon	Residential	95,483	90
(b) Cannes Garden Phase I Dong Pu Town, Tianhe District, Guangzhou, PRC	Residential	1,873,334	100
(c) The Seaview Junction of Shennan Road and Shahe Road, Nanshan District, Shenzhen, PRC	Residential	1,891,429	100
(d) Zhonghai Fu Yuan No. 37, Zengguang Road, Haidian District, Beijing, PRC	Residential	1,739,635	100

Note:

The Group's interest reflects an interest in the division of the property following completion of a development project.

Major Properties and Property Interests *(cont'd)*

4. Particulars of the Group's Interests in Major Properties Held for Future Development

Name of property and location	Intended use	Approximate site area <i>sq.ft.</i>	Approximate gross floor area <i>sq.ft.</i>	Group's interest %
(a) (i) Land situated in Lot No. 1497, Section B of Lot no. 1498 Lot Nos. 1500, 1501, 1503, 1508, 1510, 1511, 1513-1515, 1517-1524, 1526-1530, 1532-1534, 1536-1538, 1540-1548, 1550-1553, 1562, 1564, 1569 and 1746 in Demarcation District No. 100 and Lot No. 3522 in Demarcation District, No. 91, Fanling, New Territories	Residential	804,553	321,821	100
(ii) Land situated in Section B of Lot No. 1496 and Lot No. 1563 in Demarcation District No. 100 Fanling, New Territories	Residential	7,406	2,962	100
(b) Yumachang Project Henggang, Longgang District, Shenzhen, PRC	Residential	1,883,678	2,305,627	100
(c) Yantiangang Project Yantian District, Shenzhen, PRC	Residential	905,285	905,285	60
(d) Riverward Palais 8 Wangjiang Road, Wuhou District, Chengdu, PRC	Commercial/ Residential	547,037	2,114,846	100
(e) Shaxi Project Shaxi Town, Zhongshan, PRC	Residential	3,176,826	3,494,504	100

Note:

The Group's interest reflects an interest in the division of the property following completion of a development project.