

SUMMARY OF PROPERTIES

Particulars of the Group's investment properties and properties under development as at March 31, 2004, are as follows:

INVESTMENT PROPERTIES

	Location	Purpose	Floor area sq.ft.	Car parking	Group's interest %
1.	4th Floor, China Insurance Group Building, 141 Des Voeux Road Central, Central, Hong Kong	Commercial	14,505 (G)	–	100
2.	Ground Floor, 474-476 Lockhart Road, and Shop G on Ground Floor, Pun Tak Building, 478-484 Lockhart Road Causeway Bay, Hong Kong	Commercial	2,276 (S)	–	100
3.	Ground Floor and 1st Floor of 46 Leighton Road and Ground Floor of 44 and 48 Leighton Road, Lai Chi Building Causeway Bay, Hong Kong	Commercial	4,391 (S)	–	100
4.	4/6th shares of Ground Floor Area Marked Green and including Parking Space Nos. L5 and P4 Ground Floor, Sandoz Centre, 178 – 182 Texaco Road, Tsuen Wan, New Territories	Carparks	–	2	100
5.	103 Belcher's Street, Kennedy Town, Hong Kong	Commercial/ Residential	5,669 (G)	–	100

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6.	7th Floor and Car Parking Spaces Nos.370 & 371 on 3rd Floor, Yat Chau International Plaza, 118 Connaught Road West, Sheung Wan, Hong Kong	Commercial	13,265 (G)	2	100
7.	Units 1 to 4 on 12th Floor, Wing Yip Commercial Building 65-71 Yen Chow Street, Shamshuipo, Kowloon	Commercial	783 (S)	–	100
8.	Carpark Nos. 1-11, 20, 23, 23A, 24 and 24A on Ground Floor, Kwong Sang Hong Building, Blocks C and D, 188 Wanchai Road, Wanchai, Hong Kong	Carparks	–	16	100
9.	3rd Floor, Amber Commercial Building, 70-74 Morrison Hill Road, Wanchai, Hong Kong	Commercial	5,850 (G)	–	100
10.	Unit 901 Emperor Group Centre, 288 Hennessy Road, Wanchai, Hong Kong	Commercial	2,324 (G)	–	100
11.	Unit 1206 Emperor Group Centre, 288 Hennessy Road, Wanchai, Hong Kong	Commercial	1,431 (G)	–	100
12.	Unit 1701 Emperor Group Centre, 288 Hennessy Road, Wanchai, Hong Kong	Commercial	2,178 (G)	–	100

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13.	Unit 2001 Emperor Group Centre, 288 Hennessy Road, Wanchai, Hong Kong	Commercial	2,178 (G)	–	100
14.	Unit 2101 Emperor Group Centre, 288 Hennessy Road, Wanchai, Hong Kong	Commercial	2,178 (G)	–	100
15.	Emperor Plaza, 55 Chung On Street, Tsuen Wan, New Territories	Commercial/ Residential	197,809 (G)	–	100
16.	Flat A, 16th Floor, Block 7 and Carpark No.215, Basement 1, Cavendish Heights, 33 Perkins Road, Jardine's Lookout Hong Kong	Residential	1,907 (G)	1	100
17.	Shop A on Ground Floor, Mon Hing Factory Building, 97 Belcher's Street, Kennedy Town, Hong Kong	Industrial	4,250 (S)	–	100
18.	Ground Floor and 1st Floor Hong Kong Chinese Bank Causeway Bay Centre 42-44 Yee Wo Street, Causeway Bay, Hong Kong	Commercial	4,086 (G)	–	100
19.	Ground Floor and 1st Floor 523 Lockhart Road, Causeway Bay, Hong Kong	Commercial	1,060 (S)	–	100

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20.	Shops on Basement One, G/F – 4/F, Carparking Spaces on B2, Commercial Units on 23/F – 29/F, Emperor Group Centre, Wanchai, Hong Kong	Commercial	146,901 (G)	34	100
21.	3 Shek Tong Street, Hunghom, Kowloon	Commercial/ Residential	832.50 (Site)	–	100
22.	Unit G on 4/F and Private Carparking Space No. G8 on G/F, Kaiser Estate, 2nd Phase, 47-53 Man Yue Street and 20-28 Man Lok Street, Hunghom Kowloon	Industrial	6,940 (S)	1	100
23.	Wing Yin Building, 245-247 Queen's Road West, Sheung Wan, Hong Kong	Commercial	15,112 (G)	–	100
24.	Shop Q on Ground Floor (including Mezzanine Floor), Hong Kong Mansion, 1A-1H & 1J-1L Yee Wo Street, 1-7 Paterson Street & 2-10 Great George Street, Causeway Bay, Hong Kong	Commercial	983 (S)	–	100

Remarks: (G) – gross floor area
(S) – saleable area
(Site) – site area

SUMMARY OF PROPERTIES

PROPERTIES UNDER DEVELOPMENT

	Property	Purpose	Site Area sq.ft.	Estimated Gross Floor Area sq.ft.	Stage of Completion	Estimated Completion Date	Car Parking	Group's Interest %
1.	Phase II of Riverside Garden, Hubin Bei Road, Xiamen, Fujian Province, The People's Republic of China	Commercial/ Residential	73,346	440,000	2 level basement completed	2006	165	95
2.	Site located at Lot No. 09-10 at Jin Gu Zhou Economic Development Zone, Xinhui District, Guangdong Province, The People's Republic of China	Commercial/ Residential	405,027	2,430,000	Vacant site	-	-	100
3.	26 - 30 Beach Road Repulse Bay Hong Kong	Commercial	45,532	77,565	Foundation work in progress	2006	125	95