

Diversified investments in the thriving Mainland property market

Through the injection of Rui Hong Xin Cheng development (also known as Rainbow City) and US\$50 million cash into Shui On Land Limited (SOL), the newly established flagship property firm of Shui On Group (SOCAM's privately held parent company), your Group now enjoys bigger and broader property development opportunities in the dynamic Mainland market.



SOL consolidates Shui On Group's prime developments together with two decades of experience in the Chinese Mainland. It focuses on two key business segments: City Core Development Projects, which are large-scale, mixed-use redevelopments, and Integrated Residential Development Projects, which are high-quality developments offering full amenities and consistent with overall city infrastructure planning. Your Group's stake in SOL allows it to benefit from SOL's well-balanced portfolio of properties which will produce steady, recurrent rental income as well as development profits and capital appreciation opportunities.



Taipingqiao: A city within city

A city core development encompassing 1.3 million square metres of mixed commercial and residential developments in the heart of Shanghai, the Taipingqiao Redevelopment Project blends the architecture and charm of Old Shanghai with modern features and facilities.

The main components of this project are Shanghai Xintiandi, Corporate Avenue and luxury residential developments. At the centre is a 44,000-square-metre green area containing the largest man-made lake in downtown Shanghai, creating a desirable environment and unrivalled views for the whole development.

Shanghai Xintiandi

This internationally acclaimed restoration area of premium commercial buildings houses some of Shanghai's most popular restaurants, bars, shops and boutiques, and covers a total gross floor area of 56,000 square metres.

Shanghai Xintiandi is a re-creation of a sprawling "Shikumen" residential area, with courtyard houses and stone-framed entrances, an architectural symbol of early 20th century Shanghai.

With its postmodern "yesterday-meets-tomorrow" design concept, Shanghai Xintiandi has won various awards including the Urban Land Institute's 2003 Award for Excellence, which is widely seen as the development community's most prestigious recognition.

Corporate Avenue

Located on the bustling Hubin Road at the north end of Taipingqiao Lake, this project features Grade A office buildings and a commercial and entertainment complex, covering a total gross floor area of 560,000 square metres. Offering the latest "smart" building services and facilities, Corporate Avenue is developed for multinational companies in Shanghai and is destined to become the core of the Luwan business district in downtown Shanghai.

The first phase comprises Corporate Avenue One and Two which recall the Art Deco style that is characteristic of Shanghai's architecture in the 1930s. Completed at the end of 2003, this phase has a total gross floor area of 78,000 square metres.

Luxury Residential Developments

Located on the southern side of Taipingqiao Lake, the extensive lakeside luxury residential developments cover a total gross floor area of 614,000 square metres and are within walking distance of the renowned shopping and entertainment area Shanghai Xintiandi.

The first phase, Lakeville, recalls the style of Old Shanghai Shikumen courtyard houses and features low-rise apartment buildings, high-rise buildings and individual villas. The second phase, which has a gross floor area of more than 137,000 square metres, will be put to the market at the end of 2004.





Rui Hong Xin Cheng (Rainbow City): Modern urban living

Rainbow City is an integrated residential development targeting the fast growing young, professional and upwardly mobile segment of the Shanghai market. Covering 40 hectares, the project transforms existing neighbourhoods into a modern residential community complete with full amenities.

Upon completion, it will comprise over 90 blocks of high-rise buildings with 12,000 units, underground car parks, shopping centres and clubhouses. Approximately 30% of the total site will be landscaped, open area.

Rainbow City is conveniently located in Hongkou district in Shanghai with strategic proximity to several leading universities, a new subway line and the central business district.



Xihu Tiandi

“XINTIANDI” BY THE WEST LAKE

A city core development focused on entertainment and recreation with a total gross floor area of 58,000 square metres, Xihu Tiandi is situated beside Hangzhou’s celebrated West Lake, one of China’s most famous and best-loved areas of natural beauty. The project features retail and dining facilities in restored historic buildings and an extensively re-landscaped lakeside public park, and will set both environmental and building standards that are only beginning to be adopted in some of the world’s most advanced development projects.

With the successful launch of the first phase of Xihu Tiandi in mid 2003, SOL is exploring larger development opportunities in Hangzhou.

Hualongqiao

MANUFACTURING SUPPORT CENTRE OF CHONGQING

Hualongqiao is a city core development project adjacent to the central business district in the Yuzhong District in Chongqing, the officially designated economic hub of Southwest China. As the manufacturing support centre of Chongqing, Hualongqiao will comprise business service facilities including an exhibition and merchandise mart, luxury hotels, intelligent office buildings as well as residential clusters and dining, shopping and entertainment amenities. A total gross floor area of 2.8 million square metres will be completed in phases within 10 years.



