



Spurring business opportunities

We have developed large-scale multi-use commercial complexes, all well-recognised city landmarks that generate new business opportunities and breathe new life into throbbing business hearts of Chinese metropolitans.

Like a jewel in the crown, Shanghai Hong Kong New World Tower stands majestically at the heart of Huaihai Road commercial district.








HIGHLIGHTS

The Group's flagship investment property, Shanghai Hong Kong New World Tower was fully completed in the first half of FY2004. Standing on Huaihai Road, the property is Shanghai's brand-new landmark. With direct pedestrian link to Shanghai's metro system and easy access to trendy shopping and dining districts, the 60-storey office complex has become a popular choice for businesses looking for conveniently located Grade-A office space.



-  Light rail transit
-  Metro line
-  Bridge
-  Tunnel
-  Shanghai Zhongshan Square
-  Shanghai Hong Kong New World Garden
-  Shanghai Hong Kong New World Tower
-  Shanghai Ramada Plaza
-  Mayfair Hotel Shanghai

(For project details, please refer to 'Major project profiles' starting from page 134)

-  Bridge
-  Completed development
-  Future development
-  World Expo Sites
-  Shanghai Hong Kong New World Garden

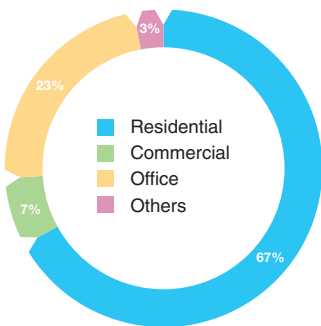


Shanghai — completion schedule

			sq.m.
FY2004	Shanghai Hong Kong New World Tower	Commercial	52,540
	Shanghai Hong Kong New World Tower	Office	57,509
Total			110,049

Shanghai — development properties for sale

Total GFA 568,178 sq.m.



Under the city government’s master development plan, Shanghai Hong Kong New World Garden, the Group’s residential property overlooking the well-known Huangpu River, is part of the site area for Shanghai World Expo 2010. The project’s unique location allows it to take advantage of expected increase in homebuyers’ interest in this area.

PROPERTY PORTFOLIO

There are two major property development projects with GFA of 568,178 sq.m.. Shanghai Zhongshan Square Phase III and the remaining phases of Shanghai Hong Kong New World Garden are under planning.

INVESTMENT PROPERTIES

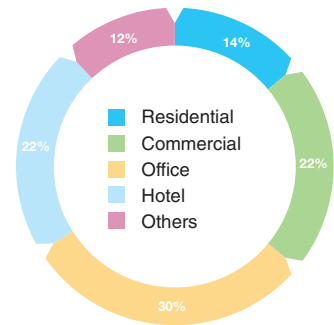
There are three completed investment properties with GFA of 271,517 sq.m.. A total of 52,540 sq.m. of commercial area and 57,509 sq.m. of office area were completed during the year.

Capitalizing on the buoyant property market in Shanghai, both Shanghai Hong Kong New World Tower and Shanghai Ramada Plaza are providing strong rental revenue to the Group.

Mayfair Hotel Shanghai, the largest 4-star hotel in Shanghai with over 860 guest rooms recorded high occupancy rates during the period under review. Apartment Belvedere of Shanghai Ramada Plaza recorded over 85% occupancy rate as of end June 2004.

Shanghai completed investment properties

Total GFA 271,517 sq.m.



At the executive lounge (top L.), standard suite (top R.), or the lobby lounge (bottom), Mayfair Hotel Shanghai lives up to what is expected of a brand new high-class hotel in Shanghai.

Dalian New World Plaza and Manhattan Towers, with their sophisticated classical design, enrich the skyline of Dalian's CBD.



HIGHLIGHTS

The Group's portfolio in Dalian consists of high-end shopping arcade, Dalian New World Plaza and residential apartments, Dalian Manhattan Towers. Leasing for the retail space and sale for the residential units both enjoyed satisfactory growth, partly due to government's plan to enhance the attractiveness of the famous pedestrian shopping avenue, Tianjin Street, on which the project commands a prime location.

PROPERTY PORTFOLIO

There is one major property development project, Dalian Manhattan Tower I and II, consists of 62,037 sq.m. of saleable GFA. A total of 55,005 sq.m. of saleable GFA were completed during the year.

INVESTMENT PROPERTY

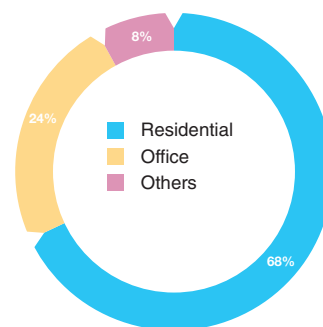
Dalian New World Plaza consists of 69,196 sq.m. of commercial space, of which around 32,000 sq.m. was leased by Dalian New World Department Store.

Dalian — completion schedule

FY2004	Property Name	Category	sq.m.
	Dalian Manhattan Tower II	Residential	39,787
	Dalian Manhattan Tower II	Office	15,218
Total			55,005

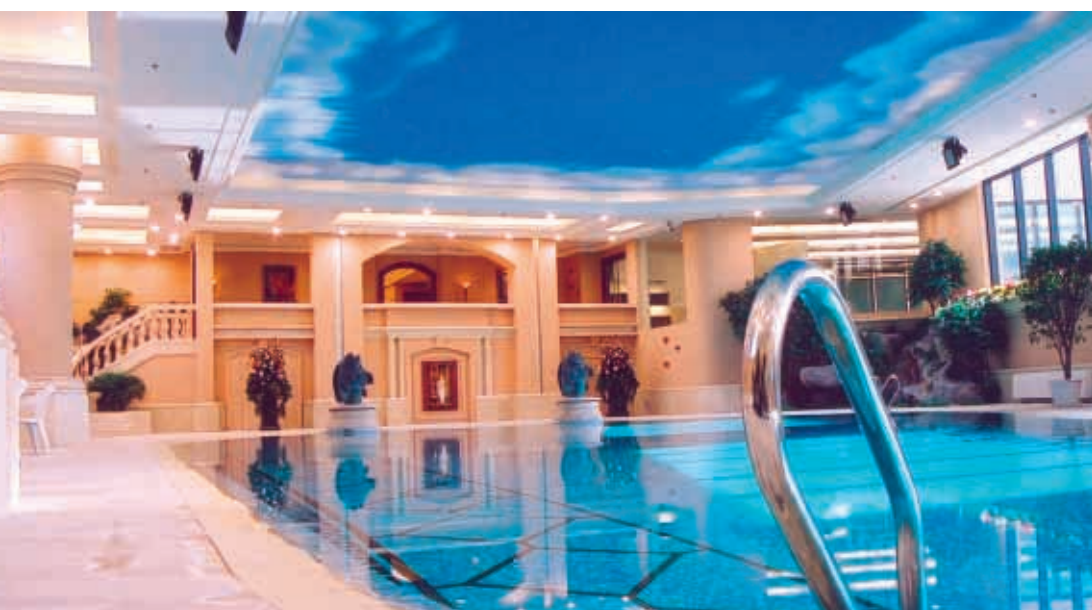
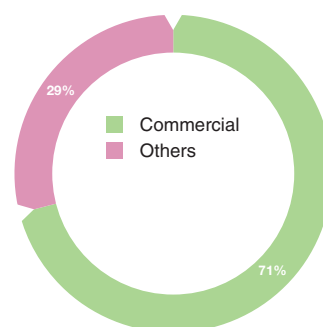
Dalian — development property for sale

Total GFA 62,037 sq.m.



Dalian — completed investment property

Total GFA 69,196 sq.m.



Dalian Manhattan Tower clubhouse features a swimming pool in Romanesque style.

Shenyang New World Garden's Riverside View Court enjoy a scenic view of the water feature garden and Hun River, a rarity in the city.



HIGHLIGHTS

Shenyang New World Garden, the Group's flagship residential project in Shenyang, belongs to a class of large-scale community residential estates rarely found in Northern China. In addition to setting the city's highest selling price for residential property, the project has enjoyed great popularity among homebuyers. Out of the launched GFA, 80% of the newly completed high-rise residential blocks of the project's phase I were sold as of end August 2004.



- Bridge
 - Completed development
 - Future development
 - Shenyang New World Garden
- (For project details, please refer to 'Major project profiles' starting from page 134)

Shenyang — completion schedule

FY2004	Shenyang New World Garden Phase IC	Residential	sq.m. 98,023
Total			98,023





Shenyang New World Garden's Club Royale, designed to the standard of a first-class private club.

(Bottom L.) Club Royale boasts an all-season swimming pool, rarely found in the Northern Chinese city, where snowy winter can last for months.



(Bottom M.) The international-standard indoor gymnasium of Club Royale is a popular venue for such social events as wedding banquet, mini concert and sports game.



Launched by the city government, the “Golden Corridor” project is set to turn the adjoining Qingnian Street into a business corridor, which, together with the technology centre under planning at Sanhao Street, will form a cradle of high-value businesses for Shenyang New World Garden. Easy accessibility to the city’s new commercial and shopping areas will be a unique appeal for the project’s future phases, on top of the captivating view offered by its bordering Hun River.

PROPERTY PORTFOLIO

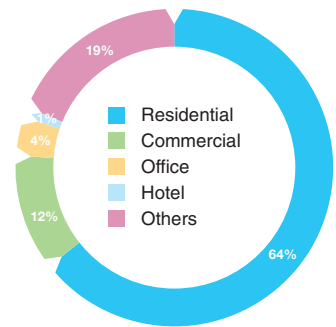
There is one major property development project with GFA of 3,019,675 sq.m. A total of 98,023 sq.m. of saleable GFA were completed during the year.

INVESTMENT PROPERTY

During the year under review, the average occupancy rate of New World Hotel, Shenyang, which comprises a GFA of 32,200 sq.m. and offering 261 guest rooms, was over 70%. Hotel’s podium was fully leased to Shenyang New World Department Store, and contributed stable rental income to the Group.

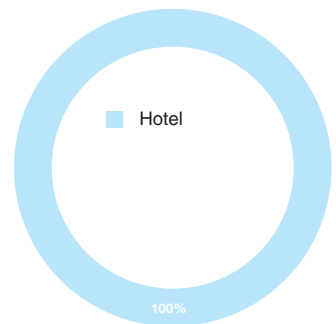
Shenyang — development property for sale

Total GFA 3,019,675 sq.m.



Shenyang — completed investment property

Total GFA 32,200 sq.m.



(R.) A tranquil corner of Shenyang New World Garden.





Creating modern communities

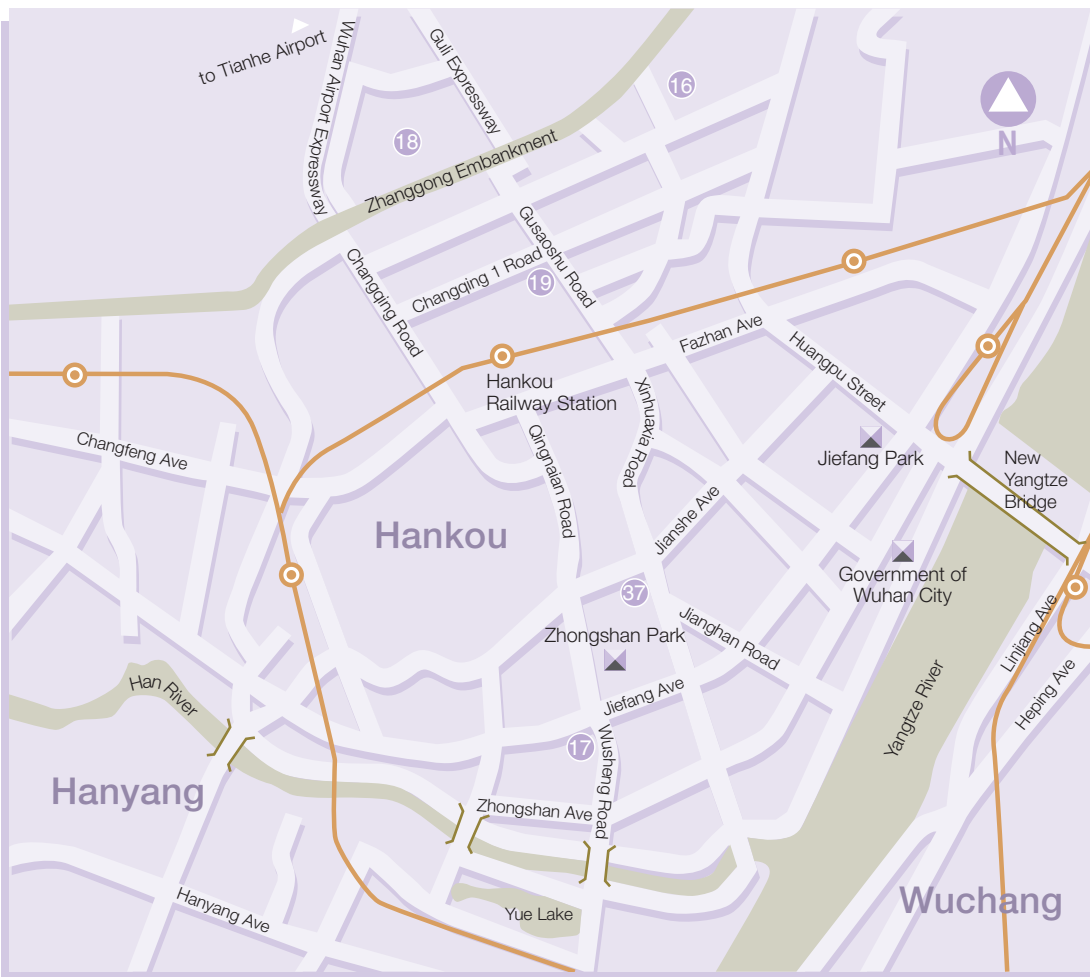
We pride ourselves on having created massive self-contained communities that nurture family living and promote a healthy cultural and social life.

Artist's impression of Wuhan International Trade & Commerce Centre office tower, now under construction.



HIGHLIGHTS

As the transportation hub in Central China, Wuhan's investments in real estate development reached RMB8 billion in the first half of year 2004. This represents a 50% increase over the same period last year, and put the city's property market on par with those of other second-tier Chinese cities.



- Railway station
- Bridge
- Embankment
- Wuhan Menghu Garden
- Wuhan New World Centre
- Wuhan Changqing Garden
- Wuhan Xin Hua Garden
- Wuhan International Trade and Commerce Centre

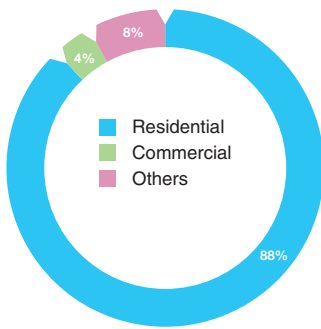
(For project details, please refer to 'Major project profiles' starting from page 134)

Wuhan — completion schedule

			sq.m.
FY2004	Wuhan Menghu Garden Phase IA	Residential	12,098
Total			12,098
FY2005	Wuhan Menghu Garden Phase IB	Residential	13,223
	Wuhan Xin Hua Garden Phase II	Residential	39,073
	Wuhan International Trade & Commerce Centre Phase III	Office	44,840
Total			97,136
FY2006	Wuhan Menghu Garden Phase II	Residential	23,258
	Wuhan Changqing Garden Phase V	Residential	142,936
	Wuhan Changqing Garden Phase V	Commercial	2,756
	Wuhan Xin Hua Garden Phase III	Residential	82,993
Total			251,943

Wuhan — development properties for sale

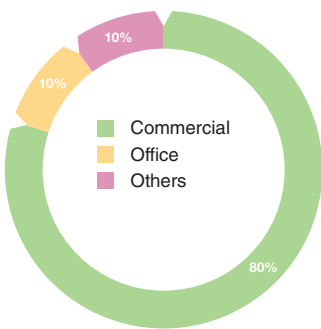
Total GFA 2,651,148 sq.m.



Wuhan Xin Hua Garden enjoys a convenient location, where a wide range of amenities are within walking distance.

Wuhan — completed investment properties

Total GFA 99,671 sq.m.



Overlooking the Wuhan's Tazi Lake, Wuhan Menghu Garden is a villa-type residential project in downtown Wuhan. During the year under review, over 90% of the property's launched GFA were sold.

The success of Wuhan Changqing Garden's first four phases in creating large-scale residential communities established a strong reputation among homebuyers in Wuhan. Riding on the project's brand name, Phase V was launched in September 2004 to capture the city's growing demand for housing.

PROPERTY PORTFOLIO

There are four major property development projects with GFA of 2,651,148 sq.m. A saleable GFA of 12,098 sq.m. was completed during the year. We expect to build 52,296 sq.m. of residential space in FY2005 and a further 249,187 sq.m. of residential space and 2,756 sq.m. of commercial space in FY2006.

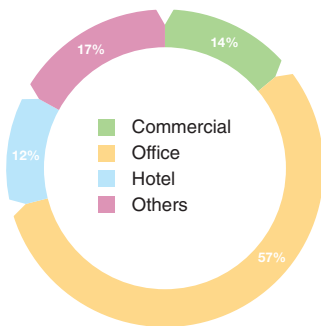
INVESTMENT PROPERTIES

There are three completed investment property projects and three investment properties under development with 99,671 sq.m. and 313,554 sq.m. respectively. We expect to complete 44,840 sq.m. of office space in FY2005.

Wuhan International Trade and Commerce Centre Annex Building provides 9,963 sq.m. of office space. The occupancy rate of the office space was over 75% during the year under review.

Wuhan — investment properties under development

Total GFA 313,554 sq.m.



NANJING

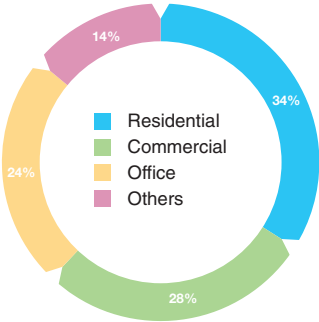
HIGHLIGHTS

Nanjing New World Centre is a unique multi-use complex in the city, offering residential, commercial and office space. Benefiting from its prime location in the city’s business district and comprehensive facilities, the property sold over 75% of its launched GFA during the year under review.

PROPERTY PORTFOLIO

There is one major property development project with a GFA of 147,104 sq.m.. A total of 70,363 sq.m. of saleable GFA were completed during the year. We expect to build 36,628 sq.m. of residential space, 35,875 sq.m. of office space and 41,206 sq.m. of commercial space in FY2005.

Nanjing — development property for sale
Total GFA 147,104 sq.m.



Nanjing — completion schedule

			sq.m.
FY2004	Nanjing New World Centre	Residential	70,363
Total			70,363
FY2005	Nanjing New World Centre	Residential	36,628
	Nanjing New World Centre	Office	35,875
	Nanjing New World Centre	Commercial	41,206
Total			113,709