

業務概覽

Operation Highlights

業務簡述 BUSINESS DESCRIPTION

物業發展及銷售 Property Development and Sales

香港

- 君臨天下
- 君逸山
- 碧海藍天
- 浪澄灣

Hong Kong

- The HarbourSide
- Carmel-on-the-Hill
- AquaMarine
- The Long Beach

上海

- 恒隆廣場第二幢
辦公室大樓

Shanghai

- Plaza 66 Office Tower 2



物業租賃 Property Leasing

香港

- 商場及商舖
- 寫字樓
- 住宅及寓所
- 停車場

Hong Kong

- Commercial & Retail Sector
- Office Sector
- Residential & Apartment Sector
- Car Park Sector

上海

- 恒隆廣場
- 港匯廣場

Shanghai

- Plaza 66
- The Grand Gateway



2003/04 業務回顧 BUSINESS REVIEW

2004/05 展望 OUTLOOK

香港

- 君逸山項目於二零零三年十月取得入伙紙
- 於二零零三年十一月與香港房屋協會就有關碧海藍天單位售出後之收益分賬達成協議
- 碧海藍天項目於二零零三年十二月取得入伙紙
- 於二零零四年六月底，已售出一百六十九個君臨天下單位，平均價錢為每平方呎九千六百元

Hong Kong

- Received occupation permit of Carmel-on-the Hill in October 2003
- An agreement on the sharing of sales proceeds of AquaMarine units had been reached with Hong Kong Housing Society in November 2003
- Received occupation permit of AquaMarine in December 2003
- Already sold 169 units of The HarbourSide at an average price of \$9,600 p.s.f. at the end of June 2004

上海

- 地基工程進展順利

Shanghai

- Foundation work was progressing smoothly

香港

- 於二零零四年七月售出十二個君臨天下單位，平均價錢為每平方呎一萬零八百元，預期不久將繼續銷售計劃
- 於八月三星期內已售出一百六十五個君逸山單位（百分之八十八）
- 碧海藍天單位預期將於未來兩至三年推出市場
- 浪澄灣項目估計將於二零零五年完工

Hong Kong

- Sold 12 units of The HarbourSide at an average price of \$10,800 p.s.f. in July 2004, and expect to continue the sales programme in the near future
- Sold 165 units (88%) of Carmel-on-the-Hill in just 3 weeks in August
- AquaMarine units are expected to be released to market in the next two to three years
- The Long Beach development is expected to be completed in 2005

上海

- 地基工程將於本財政年度完成

Shanghai

- Foundation work will be completed in the financial year

香港

- 商場及商舖之租金收入維持穩定
- 雅蘭中心改建工程已完成，商場租出率達百分之一百
- 御峰之租出率達百分之八十，而租金收入顯著上升
- 康蘭酒店已由一所酒店改裝為服務式寓所物業，營業溢利增加
- 來自碧海藍天及君逸山約二萬五千平方米之商場面積加入集團旗下之投資物業組合

Hong Kong

- Rental income of commercial & retail sector remained stable
- Conversion of Grand Tower completed and occupancy of retail floors had reached 100%
- Occupancy of The Summit reached 80% with rental income significantly rose
- Grand Plaza Hotel had been converted from a hotel to a service apartment development and operating profit increased
- Approx. 25,000 sq.m. commercial spaces from the AquaMarine and Carmel-on-the-Hill projects were added to the portfolio

上海

- 租金收入增加百分之五十二
- 所有寫字樓及商場物業均已全部租出

Shanghai

- Rental income increased 52%
- All office and commercial spaces were fully let

香港

- 因新雅蘭中心租金收益增加，故商場及商舖之租金收入亦將會進一步上升
- 浪澄灣項目將來完成後，可供租賃之商場/寫字樓面積將增加二萬平方米

Hong Kong

- Rental income of commercial & retail sector will rise further as rental yield from the new Grand Tower is increasing
- An additional 20,000 sq.m. commercial/office spaces will be for lease after completion of The Long Beach project soon

上海

- 繼續將現有寫字樓租戶由跨國企業替代
- 繼續改進商場之租戶組合

Shanghai

- Continue to replace existing office tenants by multinational companies
- Continue to improve the tenant-mix of the shopping malls