

THE YEAR 2004

January



Deep Bay Link - Southern Section started construction



"China Overseas Property" awarded "2003 Top Ten Strategic and Innovative Property Brand"

COLI raised HKD1.5 billion by placement of shares

"China Overseas Property" accredited "Top 10 Listed Property Development Company"



Contract signing for acquiring Xian land parcel

February



"China Overseas Property" won "2003 Top Ten Best Sales Property Corporation" Award

March



2003 Annual Results recorded remarkable surge

Seven sites grasped the "Considerate Contractor Site Awards"



Numerous awards gained in the Construction Industry Safety Award Scheme

Overwhelming sales for Zhanghai Faery Villa, Beijing



Contract Signing for New Campus Development of Lingnan University

April



Successful bid of premium land parcels at Chengdu, Shenzhen and Suzhou

Changchun's Villa Marbella Phase II started construction works

Guangzhou's Cannes Garden Phase III made another market hit

May

Impressive sales of Zhanghai Faery Villa, Beijing

Construction started for Chengdu's Greenwich Village



June



Changchun's Villa Marbella won 2004 "Residential Properties Model Design" recognition

MAJOR EVENTS

July



Revolving/Term Loan of HK\$2.43 billion successfully secured

Works Commencement Ceremony for Cyberport residential development Phase RIII & RIVa



2004 Symposium on Corporate Culture

August



2004 Interim Results recorded satisfactory surge

September

Promotion Seminar for ERP system



October

Guangzhou bid premium land at Foshan



2004 Financial Conference

November

"China Overseas Property" accredited 2004 Leading Brand at China property market



Acquisition of a premium land parcel at Suzhou



HKCA presented safety awards to "China State" and "China Overseas"



Guangzhou company recorded 380 million sales turnover in 2 days

Experiences exchange for the "Staff Good Suggestions" scheme



December

Guangzhou company bid land parcel at Foshan

Exchange Seminar for "Construction Dynamic Management System" held at construction site



"China State (Hong Kong)" gained Quality Public Housing Construction Award (Building)



"China Overseas Industrial" acquired 65% stakes for Nanjing Changjiang Second Bridge