

## Property Portfolio

as at 31st December, 2004

### A. MAJOR INVESTMENT PROPERTIES

Name and location	Lease Expiry	Use	Attributable Gross Floor Area (sq.m.)	Group's Interest
<b>Hong Kong</b>				
Dah Sing Financial Centre 108 Gloucester Road, Wanchai	30th June, 2047	Commercial	37,171 and 154 carparks	100.00%
28/F., 9 Queen's Road, Central	16th November, 2854	Commercial	1,279	100.00%
Shop No.22 Excelsior Plaza Ground Floor, No.24 East Point Road, Causeway Bay	23th June, 2841/ 23rd December, 2863	Retail	39	61.31%
<b>The People's Republic of China</b>				
18 Ban Ting Road, Song Jiang District, Shanghai	24th March, 2046	Office/ Warehouse	17,474	100.00%

Name and location	Lease Expiry	Use	Net Lettable Area (sq.m.)	Group's Interest
<b>New Zealand</b>				
132 Halsey Street, Auckland	20th March, 2015	Retail/Office/ Warehouse	3,465	61.31%
Finance Centre				
Qantas House <sup>1</sup> , 191 Queen Street, Auckland	Freehold	Office	15,103	61.31%
Simpson Grierson Building <sup>2</sup> , 96-98 Albert Street, Auckland	Freehold	Office	11,044	61.31%
Brookfields House <sup>2</sup> , 19 Victoria Street West, Auckland	Freehold	Office	9,183	61.31%
Durham House <sup>2</sup> , 22 Durham Street West, Auckland	Freehold	Office	5,549	61.31%
Finance Centre Carpark <sup>2</sup> , Durham Lane, Auckland	Freehold	Carpark	496 carparks	61.31%
EDS House <sup>3</sup> , 12-14 Gilmer Terrace, Wellington	Freehold	Office	10,088	61.31%
<b>Australia</b>				
65 York Street Strata Units <sup>4</sup> , 65 York Street, Sydney	Freehold	Office	8,344	61.31%

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### B. MAJOR PROPERTIES UNDER DEVELOPMENT

Name and location	Attributable Gross Floor Area (sq.m.)	Use	Stage of Completion	Estimated Completion Date	Group's Interest
<b>Hong Kong</b>					
6-20 Leighton Road, Causeway Bay	13,210	Hotel	Project design work in progress	End 2007	100.00%
<b>The People's Republic of China</b>					
Overseas Exchange Square Yan Shi Kou, Chengdu City, Sichuan	89,306	Commercial/ Office	Finishing work in progress	3rd quarter 2005	97.00%
<b>New Zealand</b>					
Air New Zealand Cnr Fanshawe & Beaumont Street	15,831	Office/ Carpark	Superstructure work in progress	1st quarter 2006	61.31%
Clearwater Resort Clearwater Avenue, Harewood	27,778 (site area)	Residential	Finalising development consents	End 2007	20.91%

### C. MAJOR PROPERTIES UNDER DEVELOPMENT FOR SALE

Name and location	Attributable Gross Floor Area (sq.m.)	Use	Stage of Completion	Estimated Completion Date	Group's Interest
<b>Hong Kong</b>					
Fanling Sheung Shui Town Lot No. 189, New Territories	45,120	Residential	Phase 1 – finishing work Phase 2 – finishing work	Phase 1 – 3rd quarter 2005 Phase 2 – 2nd quarter 2006	55.00%
223-227 Wan Chai Road, Wanchai	3,826	Residential/ Commercial	Hoarding work in progress	End 2006	61.31%
97 Po Kong Village Road, Diamond Hill, Kowloon	18,825	Residential/ Commercial	Foundation work in progress	Mid-2007	61.31%
Sha Tin Lot No. 75 & 744RP, Fo Tan Industrial Zone	100,460	Residential/ Commercial	Planning stage	Beyond 2007	61.31%
<b>The People's Republic of China</b>					
Westmin Plaza Phase 2 Zhongshan Road 7, Guangzhou, Guangdong	118,211	Residential/ Commercial/ Office	Superstructure work in progress	End 2006	100.00%

Note :

- 1 Unconditionally sold 1/12/04 and settled on 28/1/05.
- 2 Unconditionally sold 1/12/04 and due to settle on 1/4/05.
- 3 Unconditionally sold 10/2/05 and due to settle on or before 24/5/05.
- 4 Approximately 37% of the lettable floor area unconditionally sold 31/12/04 and due to settle on or before April 2005.