

## SCHEDULE OF INVESTMENT PROPERTIES

As at 31st December 2004

Property	Description	Lot number	Type	Lease term
<b>Hong Kong</b>				
1. 1st, 2nd, 3rd, 4th and 5th floors, Goldlion Holdings Centre, 13-15 Yuen Shun Circuit, Siu Lek Yuen, Shatin, New Territories.	The property, with a gross floor area of 19,580 sq.m., comprises the entire 1st, 2nd, 3rd, 4th and 5th floors of a modern 8-storey factory/warehouse. The building was completed in 1989.	Shatin Town Lot No. 273	Industrial	The property is held for a term commencing on 26th February 1987 and expiring on 30th June 2047.
2. Ground, 1st, 2nd, 3rd, 4th (together with flat roof), 5th, 6th, 8th and 11th floors and main roof, Wai Shun Industrial Building, 5 Yuk Yat Street, To Kwa Wan, Kowloon.	The property comprises altogether 9 floors in a 12-storey industrial building completed in 1972. The property has a gross floor area of 553 sq.m. on the ground floor and 4,831 sq.m. for the upper floors. The gross floor area of the flat roof on the 4th floor is 147 sq.m. and on the main roof is 267 sq.m..	483/618th shares of and in Kowloon Inland Lot No. 9677	Industrial	The property is held for a term of 75 years from 5th January 1970 renewable for a further term of 75 years.
3. No. 3 Yuk Yat Street, To Kwa Wan, Kowloon.	The property comprises a modified 12-storey building completed in 1973. The property has a total gross floor area of 7,018 sq.m..	Kowloon Inland Lot No. 9676	Industrial/office	The property is held for a term of 75 years from 12th November 1969 renewable for a further term of 75 years.
4. Unit D on 6th floor, Unit A, B, C and D on 14th floor, together with car parking S18 on the ground floor, Ming Wah Industrial Building, 17-33 Wang Lung Street, Tsuen Wan, New Territories.	The property comprises a unit on 6th floor, the whole of 14th floor and a car parking space on the ground floor of a 24-storey industrial building completed in 1979. The property has a total gross floor area of 2,127 sq.m..	51/1024th shares of and in Tsuen Wan Town Lot No. 143	Industrial	The property is held for a term of 99 years from 1st July 1898 less the last three days and renewed to 30th June 2047.
5. Unit B on 3rd floor, Acro Industrial Building, 19 Yuk Yat Street, To Kwa Wan, Kowloon.	The property comprises a workshop unit on the third floor of a 12-storey plus basement industrial building completed in 1978. The property has a gross floor area of 536 sq.m..	58/1184th shares of and in Kowloon Inland Lot No. 9681	Industrial	The property is held for a term of 75 years and renewable for a further term of 75 years from 23rd March 1970.

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<b>Singapore</b>				
6. Unit 08-03, 3C Ridley Park, Tanglin Park, Singapore.	The property, with a floor area of 148 sq.m., is situated in an up market private condominiums completed around 1990.	Lot 2155/U204	Residential	Freehold
7. Unit 04-03, Goldlion Building, 161 Kampong Ampat, Singapore.	The property, with a floor area of 405 sq.m., is situated in a 6-storey flatted factory building completed in the early 1980's.	Strata Lot 5994/U12	Industrial	Freehold
<b>China Mainland</b>				
8. Level 4, Block C1, Shen Hua Ge, 131 Si You Xin Ma Road, Guangzhou, Guangdong Province.	The property comprises the whole of the 4th level of a 25-storey composite building completed in 1992. The property has a gross floor area of 1,679 sq.m..	-	Residential	The land use rights are held for a term of 70 years from 7th November 1990.
9. Levels 1 to 7, Units 03 to 05 on Level 8, Levels 23 to 29 and 53% interest of the parking spaces, Goldlion Digital Network Centre, Ti Yu Dong Road, Tianhe District, Guangzhou, Guangdong Province.	The property is a 29-storey plus 4 basements commercial building built on a site of 6,670 sq.m..  The gross floor area of the commercial and office portions attributable to the Group is approximately 26,366 sq.m..  The carparking area comprises 256 carparking spaces and 10 lorry parking spaces.	-	Commercial/ office	The land use right is held for a term of 50 years from 1994.

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<b>China Mainland</b> (continued)				
10. Shenyang Goldlion Commercial Building, 186-190 Zhong Jie Lu, Shen He Qu, Shenyang, Liaoning Province.	The property is a 7-storey commercial building built on a site of 5,379 sq.m.. The 2 phases were completed in 1991 and 1993 respectively and was completely refurbished in 2002. The property has a gross floor area of 14,801 sq.m..	-	Commercial	The land use right is held for a term of 30 years from 28th December 1994.
11. Unit 07 on Level 24, Unit 07 and 08 on Level 26 and Unit 07 and 08 on Level 28, No. 577 Tianhe North Road, Unit 07 and 08 on Level 25, Unit 07 on Level 26, Unit 07 on Level 27 and Unit 07 and 08 on Level 28, No. 581 Tianhe North Road, Concord New World Garden, Tianhe District, Guangzhou, Guangdong Province.	The property comprises 11 domestic units in the multi-storey residential estate built in 2003. The property has a gross floor area of 1,031 sq.m..	-	Residential	The land use right is held for a term of 70 years from 1st April 1999.
12. Unit 03 on Level 10, No. 852 Dongfeng East Road and Unit 01 on Level 18, No. 856 Dongfeng East Road, Glorious City Garden, Dongshan District, Guangzhou, Guangdong Province.	The property comprises 2 residential units in one of the 32-storey building of the estate built in 2001. The property has a gross floor area of 243 sq.m..	-	Residential	The land use right is held for a term of 70 years from 7th April 1990.