

SUMMARY OF INVESTMENT PROPERTIES AND PROPERTIES UNDER DEVELOPMENT

For the Year ended 31 December 2004

投資物業及在建物業概覽

截至二零零四年十二月三十一日止年度

The following is a list of the Group's investment properties and properties under development at 31 December 2004:

下列為本集團於二零零四年十二月三十一日之投資物業及在建物業名單：

Investment Properties in Hong Kong

位於香港之投資物業

Location 地點	Lease term 租約期限	Purpose 用途	Gross area 建築面積 Square feet 平方呎
1. Certain properties at Tung Shun Hing Building, No. 22 Chi Kiang Street, To Ka Wan, Kowloon. 九龍土瓜灣浙江街22號同順興大廈若干物業。	Medium term lease 中期	Commercial 商業	19,934
2. Certain properties at Admiralty Centre, No. 18 Harcourt Road, Hong Kong. 香港夏慤道18號海富中心若干物業。	Long lease 長期	Commercial 商業	2,076
3. Certain properties at Winfield Building, Nos. 1-5 Ventris Road, Happy Valley, Hong Kong. 香港跑馬地雲地利道1-5號雲暉大廈若干物業。	Long lease 長期	Residential 住宅	4,791
4. Certain properties at Beverly Hill, No. 6 Broadwood Road, Hong Kong. 香港樂活道6號比華利山若干物業。	Long lease 長期	Residential 住宅	1,738
5. Certain properties at Yee King Court, Nos. 513-521 Shun Ning Road, Cheung Sha Wan, Kowloon. 九龍順寧道513-521號怡景閣若干物業。	Medium term lease 中期	Residential/ commercial 住宅／商業	2,316
6. Certain properties at Yee Wah Court, No. 182 Fuk Wa Street, Sham Shui Po, Kowloon. 九龍福華街182號怡華閣若干物業。	Medium term lease 中期	Residential/ commercial 住宅／商業	6,677

Investment Properties in The PRC

位於中國之主要投資物業

Location 地點	Lease term 租約期限	Purpose 用途	Gross area 建築面積 Square feet 平方呎
7. Portions of Level 1-6 (on the retail podium), Jiali Plaza, Zhongshan Avenue, Jiangnan District, Wuhan, Hubei Province, the PRC. 中國湖北省武漢市江岸區中山大道佳麗廣場第一至六層(零售商場)部分。	Medium term lease (note) 中期 (附註)	Commercial 商業	188,531
8. Basement 1, Basement 2, Level 0 and Level 1 to 3 of East Gate Plaza, 19 Dongzhong Street, Dongcheng District, Beijing, the PRC. 中國北京市東城區東中街19號東環廣場地庫1層、地庫2層、夾層及1層至3層。	Medium term lease 中期	Commercial 商業	700,427
9. Level 4 to 31, South Apartment Tower, East Gate Plaza, 39 Dongzhong Street, Dongcheng district, Beijing, the PRC. 中國北京市東城區東中街39號東環廣場南座公寓樓第四至三十一層。	Long lease 長期	Residential 住宅	339,993
10. Level 4 to 31, North Apartment Tower, East Gate Plaza, 19 Dongzhong Street, Dongcheng District, Beijing, the PRC. 中國北京市東城區東中街19號東環廣場北座公寓樓第四至三十一層。	Long lease 長期	Residential 住宅	339,739
11. Portion of Level 2-5, 6 and 8 of Hua Bo Lau, No 28 Dong Zhong Jie Jia, Dongcheng District, Beijing, the PRC. 中國北京市東城區東中街甲二十八號華波樓第二至五、六及八層部分。	Medium term lease (note) 中期 (附註)	Commercial 商業	10,540
12. Certain properties at Yin Tong International Centre, C5 World Trade Avenue, Haikou City, Hainan Province, the PRC. 中國海南省海口市世貿大道C5銀通國際中心若干物業。	Long lease 長期	Residential 住宅	153,882
13. Certain properties on various level of Block 4, Yinhe Garden, Daihua Road, Haidian Island East, Development District the 3rd Southern Zone, Haikou, Hainan Province. The PRC. 中國海南省海口市海甸島東部開發區南三區甸花路頤和花園小區4幢若干物業	Long lease 長期	Residential 住宅	9,052
14. A unit located on Block 6, Yihe Garden, Diahua Road, Haidian Island East, Development District the 3rd Southern Zone, Haikou, Hainan Province. The PRC. 中國海南省海口市海甸島東部開發區南三區甸花路頤和花園小區6幢一單元	Long lease 長期	Residential 住宅	6,637

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Location 地點	Lease term 租約期限	Purpose 用途	Gross area 建築面積 Square feet 平方呎
15. Carparking space No. 6 & 8 on Level 1 of Block 3, Yihe Garden, Diahua Road, Haidian Island East, Development District the 3rd Southern Zone, Haikou, Hainan Province, The PRC. 中國海南省海口市海甸島東部開發區南三區甸花路頤和花園小區6, 8號車庫	Long lease 長期	Car parking 車位	464
16. Unit 502 on Level 5 of Block 16, No. 2 Longkum Road North, Haikou, Hainan Province, The PRC. 中國海南省海口市龍昆北路2號16棟502號	Long lease 長期	Residential 住宅	1,162
17. Unit 401 & 501 on Level 4 & 5 of Block 10, No. 2 Longkum Road North, Haikou, Hainan Province, the PRC. 中國海南省海口市龍昆北路2號10棟之二401, 501號	Long lease 長期	Residential 住宅	2,015
18. An office unit located on the Eastern Portion of Level 15, CMEC Building, Guomao Main Road, Haikou, Hainan Province, The PRC. 中國海南省海口市國貿大道CMEC大廈十五層東區	Long lease 長期	Commercial 商業	6,079
19. Villa No. 8 of Block D, Shannei Garden, No. 258 Wenming Road East, Haikou, Hainan Province, The PRC. 中國海南省海口市文明東路258號山內花園D型別墅8號	Long lease 長期	Residential 住宅	3,118

Note: The legal title of the properties have not been passed to the Group at 31 December 2004.

附註：此等物業之產權於二零零四年十二月三十一日尚未過戶予本集團。

Properties Under Development

在建物業

Location 地點	Attributable interest to the Group 本集團應佔權益	Site area 地盤面積 (sq. ft.) (平方呎)	Estimated gross floor area 估計樓面面積 (sq. ft.) (平方呎)	Purpose 用途	Estimated date of completion 預期完工日期	State of completion 建築進度
1. No. 58, North Yun Feng Street, Tiexi District, Shenyang, the PRC. 中國沈陽市鐵西區雲風街北58號。	98.5%	Approximately 273,000 約273,000	Approximately 1,118,000 約1,118,000	Residential 住宅	2005 二零零五年	Construction in progress 在建中