## Particulars of Principal Properties

The following list contains only properties held by the Group which are material to the Group as at 31st March, 2005 as the Directors are of the opinion that a complete list will be of excessive length:

#### 1. Investment Properties

Location	Term	Usage	Group's interest
Hong Kong			
Chuang's London Plaza,	Medium lease	Commercial	100.0%
No. 219 Nathan Road,			
Tsim Sha Tsui,			
K.I.L. No. 6345			
Chuang's Hung Hom Plaza,	Medium lease	Commercial/Offices/	100.0%
No. 83 Wuhu Street,		Car Parking Spaces	
Hunghom,			
H.H.I.L. Nos. 428, 440			
S.A., 440 R.P., 304, 305,			
394, 462, 443, 456, 455,			
470, 466 and 452			
Chuang's City Tower,	Long lease	Commercial/Offices	100.0%
No. 39 Morrison Hill Road,			
Wanchai,			
S.A., S.B.S.S.1			
and R.P. of I.L. No. 1312			
5th, 15th - 23rd	Long lease	Offices	100.0%
Floors and Penthouse,			
Chuang's Enterprises Building,			
No. 382 Lockhart Road,			
Wanchai,			
16745/46437th shares of and in			
S.B.S.S.1, S.B.R.P. and S.A.R.P.			
of I.L. No. 2618			

# 1. Investment Properties (Continued)

			Group's
Location	Term	Usage	interest
Dowle Villo	Longloss	Residential	100.0%
Park Villa,	Long lease	Residential	100.0%
No. 37 Island Road,			
Deep Water Bay,			
R.B.L. No. 599			
Apartment B, 17th Floor,	Long lease	Residential/	100.0%
Apartment B, 18th Floor and	6	Car Parking Spaces	
Car Parking Spaces Nos. LG12		9 . I	
and LG15, Twin Brook,			
No. 43 Repulse Bay Road,			
2/40th shares of and			
in R.B.L. No. 377			
Chuang's Tower,	Long lease	Commercial/Offices	60.1%
Nos. 30-32 Connaught Road Central,			
Central,			
M.L. Nos. 410, 375 and 376			
Malaysia			
Central Plaza,	Freehold	Commercial/Offices/	100.0%
No. 34 Jalan Sultan Ismail,		Car Parking Spaces	
50250 Kuala Lumpur,			
Lot No. 1221, Section 57,			
Kuala Lumpur,			
Federal Territory			

## Particulars of Principal Properties

## 2. Land and Buildings

			Group's
Location	Term	Usage	interest
Singapore			
245 Jalan Ahmad Ibrahim,	Medium lease	Industrial	88.2%
Jurong Town, Singapore 629144,			
Lots 508 and 715 of Mukim 6			
The People's Republic of China			
Chuang's New City	Long lease	Office	60.1%
Administrative Centre			
Shatian, Dongguan			

## 3. Properties Held for Sale

	Stage of completion		Expected		Expected		The site and	
	At date	At balance	completion		unsold gross	Group's		
Location	of report	sheet date	date	Usage	floor area	interest		
H V								
Hong Kong								
Reading Place	Completed	Completed	Completed	Residential	Site area – about	100.0%		
No. 5 St. Stephen's Lane,					5,202 square feet			
Mid-level,					Unsold gross floor			
S.G., S.H. & S.I. of					area – about 28,220			
I.L. No. 609B					square feet			
The Notting Hill	Completed	Completed	Completed	Residential	Site area – about	70.0%		
No. 1 Tung Shan Terrace,					9,147 square feet			
R.P. of I.L. No. 2933					Unsold gross floor			
					area – about 6,620			
					square feet			

## 3. Properties Held for Sale (Continued)

	Stage of c	ompletion	on Expected		The site and	
	At date	At balance	completion		unsold gross	Group's
Location	of report	sheet date	date	Usage	floor area	interest
Malausia						
Malaysia Taman Sri Amber,	Cimala atamay	Construction	Second	Residential	Site area – about	60.0%
Lot 2148 Pekan Setul,	Single-storey terrace	works in	half of	Residential	269,750 square feet	00.0%
District of Seremban	houses:		2005			
District of Scientian	application	progress	2003		Unsold gross floor area – about 14,816	
	of occupation				square feet	
	permit				square reet	
	permit					
The People's Republic of (	China					
Chuang's Metropolis,	Phase I:					
Shilou, Panyu,	Completed	Completed	Completed	Residential/	Site area – about	51.1%
Guangzhou				Commercial	29,278 square feet	
					Unsold gross floor	
					area – about 30,960	
					square feet	
Chuang's New City,	Chuang's					
Shatian, Dongguan	Shatian Garde	n				
	Phase I:					
	Completed	Completed	Completed	Residential	Site area – about	60.1%
	-	-	-		145,314 square feet	
					Unsold gross floor	
					area – about 14,971	
					square feet	
	Gold Coast					
	Phase II:					
	Internal and	Internal and	End of 2005	Residential	Site area – about	60.1%
	external	external			325,525 square feet	
	finishing	finishing work	XS .		Unsold gross floor	
	works	in progress			area – about 823,328	
	in progress				square feet	

## Particulars of Principal Properties

#### 3. Properties Held for Sale (Continued)

	Stage of co	ompletion	Expected		The site and	
	At date	At balance	completion		unsold gross	Group's
Location	of report	sheet date	date	Usage	floor area	interest
The People's Republic of Cl	nina					
Chuang's New Town,	Chuang's					
Danshui, Huiyang,	Garden					
Huizhou	Phases I,					
	II and III:					
	Completed	Completed	Completed	Residential	Site area – about 176,530 square feet Unsold gross floor area – about 73,444 square feet	60.1%
Beverly Hill, Changsha	Site formation and construction works will commence soo	Master layout planning submission	End of 2006	Residential/ Commercial	Site area – about 1,032,784 square feet Unsold gross floor area – about 693,000 square feet	32.5%

## 4. Properties Held for/Under Development

	Stage o	Stage of completion			Approximate	
	At date	At balance	completion		site and gross	Group's
Location	of report	sheet date	date	Usage	floor area	interest
Hong Kong						
Nos. 6D & 6E	Planning	Planning	_	Residential	Site area – about	100.0%
Babington Path,	stage	stage			5,837 square feet	
Mid-level,					Gross floor area	
R.P. and S.D.R.P. of					- about 52,000	
I.L. No. 609C					square feet	

#### 4. Properties Held for/Under Development (Continued)

Location At date At balance completion site and gross Group's  Location of report sheet date date Usage floor area interest  Malaysia  Taman Sri Amber, Remaining Lot 2148 Pekan Setul, development:  District of Seremban Planning stage Planning stage - Commercial/ Site area – about 60.0% Residential 1,030,000 square feet Gross floor area – about 595,000 square feet  The People's Republic of China		Stage of completion		Expected		Approximate	
Malaysia  Taman Sri Amber, Remaining  Lot 2148 Pekan Setul, development:  District of Seremban Planning stage Planning stage - Commercial/ Site area – about 60.0%  Residential 1,030,000 square feet  Gross floor area  – about 595,000  square feet		At date	At balance	completion		site and gross	Group's
Taman Sri Amber, Remaining  Lot 2148 Pekan Setul, development:  District of Seremban Planning stage Planning stage - Commercial/ Site area – about 60.0%  Residential 1,030,000 square feet Gross floor area – about 595,000 square feet	Location	of report	sheet date	date	Usage	floor area	interest
Taman Sri Amber, Remaining  Lot 2148 Pekan Setul, development:  District of Seremban Planning stage Planning stage - Commercial/ Site area – about 60.0%  Residential 1,030,000 square feet Gross floor area – about 595,000 square feet	M. ·						
Lot 2148 Pekan Setul,  District of Seremban  Planning stage Planni	•	Domoinino					
District of Seremban  Planning stage  Planning stage  Planning stage  Planning stage  Planning stage  Residential  1,030,000 square feet  Gross floor area  - about 595,000  square feet		-					
Residential 1,030,000 square feet  Gross floor area  - about 595,000  square feet		_	DI : .		0 : 1/	0.4	(0.00
Gross floor area  - about 595,000  square feet	District of Seremban	Planning stage	Planning stage	_			60.0%
– about 595,000 square feet					Residential	•	
square feet							
The People's Republic of China						square rect	
	The People's Republic of China						
Chuang's Metropolis, Phase II and	Chuang's Metropolis,	Phase II and					
Shilou, Panyu, remaining	Shilou, Panyu,	remaining					
Guangzhou development:	Guangzhou	development:					
Planning stage Planning stage - Comprehensive Site area – about 51.1%		Planning stage	Planning stage	_	Comprehensive	Site area – about	51.1%
development 2,840,000 square feet					development	2,840,000 square feet	
area Gross floor area					area	Gross floor area	
– under review						- under review	
Chuang's New City, Phase III and	Chuang'a Naw City	Dhaca III and					
Shatian, Dongguan remaining							
development:	Shatian, Dongguan	-					
Planning stage Planning stage – Comprehensive Site area – about 60.1%		_	Planning stage		Comprehensive	Site area _ about	60.1%
development 2,980,000 square feet		r tunning stage	r ianning stage		-		00.170
area Gross floor area					•	_	
- about 14,000,000							
square feet							
						-	
Chuang's New Town, Remaining	Chuang's New Town,	Remaining					
Danshui, Huiyang, development:	Danshui, Huiyang,	development:					
Huizhou Planning stage Planning stage - Comprehensive Site area – about 60.1%	Huizhou	Planning stage	Planning stage	-	Comprehensive	Site area – about	60.1%
development 1,465,000 square feet					development	1,465,000 square feet	
area Gross floor area					area	Gross floor area	
– under review						- under review	