

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, No. 219 Nathan Road, Tsim Sha Tsui, K.I.L. No. 6345 | Medium lease | Commercial | 100.0% |
| Chuang's Hung Hom Plaza, No. 83 Wuhu Street, Hunghom, H.H.I.L. Nos. 428, 440 S.A., 440 R.P., 304, 305, 394, 462, 443, 456, 455, 470, 466 and 452 | Medium lease | Commercial/Offices/ Car Parking Spaces | 100.0% |
| Chuang's City Tower, No. 39 Morrison Hill Road, Wanchai, S.A., S.B.S.S.1 and R.P. of I.L. No. 1312 | Long lease | Commercial/Offices | 100.0% |
| 5th, 15th - 23rd 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 | Long lease | Offices | 100.0% |

1. Investment Properties (Continued)

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

Particulars of Principal Properties

2. Land and Buildings

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

3. Properties Held for Sale

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

3. Properties Held for Sale (Continued)

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

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3. Properties Held for Sale (Continued)

| Location | Stage of completion | | Expected completion date | Usage | The site and unsold gross floor area | Group's interest | | |
|--|--|-----------------------------------|--------------------------|-----------|--------------------------------------|--|---|-------|
| | At date of report | At balance sheet date | | | | | | |
| The People's Republic of China | | | | | | | | |
| Chuang's New Town, Danshui, Huiyang, Huizhou | Chuang's Garden | 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 soon | 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

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

Particulars of Principal Properties

4. Properties Held for/Under Development (Continued)

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