

SUMMARY OF PROPERTIES

Particulars of the Group's investment properties and properties under development as at 31st March, 2005, are as follows:

INVESTMENT PROPERTIES

	Location	Purpose	Floor area sq.ft.	Car parking	Group's interest %
1.	4th Floor, China Insurance Group Building, 141 Des Voeux Road Central, Central, Hong Kong	Commercial	14,505 (G)	–	100
2.	Ground Floor, 474-476 Lockhart Road, and Shop G on Ground Floor, Pun Tak Building, 478-484 Lockhart Road Causeway Bay, Hong Kong	Commercial	2,276 (S)	–	100
3.	Ground Floor and 1st Floor of 46 Leighton Road and Ground Floor of 44 and 48 Leighton Road, Lai Chi Building Causeway Bay, Hong Kong	Commercial	4,391 (S)	–	100
4.	4/6th shares of Car Parking Spaces Nos. C5 and P4 Ground Floor, Sandoz Centre, 178 – 182 Texaco Road, Tsuen Wan, New Territories	Carparks	–	2	100
5.	103 Belcher's Street, Kennedy Town, Hong Kong	Commercial/ Residential	5,669 (G)	–	100

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6.	7th Floor and Car Parking Spaces Nos.370 & 371 on 3rd Floor, Yat Chau International Plaza, 118 Connaught Road West, Sheung Wan, Hong Kong	Commercial	13,265 (G)	2	100
7.	Units 1 to 4 on 12th Floor, Wing Yip Commercial Building 65-71 Yen Chow Street, Shamshuipo, Kowloon	Commercial	783 (S)	–	100
8.	Carpark Nos. 1-11, 20, 23, 23A, 24 and 24A on Ground Floor, Kwong Sang Hong Building, Blocks C and D, 188 Wanchai Road, Wanchai, Hong Kong	Carparks	–	16	100
9.	Unit 901 Emperor Group Centre, 288 Hennessy Road, Wanchai, Hong Kong	Commercial	2,324 (G)	–	100
10.	Unit 902 Emperor Group Centre, 288 Hennessy Road, Wanchai Hong Kong	Commercial	977 (G)	–	100
11.	Unit 1103 Emperor Group Centre, 288 Hennessy Road, Wanchai Hong Kong	Commercial	692 (G)	–	100
12.	Unit 1104 Emperor Group Centre, 288 Hennessy Road, Wanchai Hong Kong	Commercial	1,582 (G)	–	100

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13.	Unit 1206 Emperor Group Centre, 288 Hennessy Road, Wanchai, Hong Kong	Commercial	1,431 (G)	–	100
14.	Unit 1207 Emperor Group Centre, 288 Hennessy Road, Wanchai Hong Kong	Commercial	1,510 (G)	–	100
15.	Unit 1701 Emperor Group Centre, 288 Hennessy Road, Wanchai, Hong Kong	Commercial	2,178 (G)	–	100
16.	Unit 2001 Emperor Group Centre, 288 Hennessy Road, Wanchai, Hong Kong	Commercial	2,178 (G)	–	100
17.	Unit 2101 Emperor Group Centre, 288 Hennessy Road, Wanchai, Hong Kong	Commercial	2,178 (G)	–	100
18.	Emperor Plaza, 55 Chung On Street, Tsuen Wan, New Territories	Commercial/ Residential	196,150 (G)	–	100
19.	Shop A on Ground Floor, Mon Hing Factory Building, 97 Belcher's Street, Kennedy Town, Hong Kong	Industrial	4,250 (S)	–	100
20.	Ground Floor and 1st Floor Hong Kong Chinese Bank Causeway Bay Centre 42-44 Yee Wo Street, Causeway Bay, Hong Kong	Commercial	4,086 (G)	–	100

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21.	Ground Floor and 1st Floor 523 Lockhart Road, Causeway Bay, Hong Kong	Commercial	1,060 (S)	–	100
22.	Shops on Basement One, G/F – 4/F, Carparking Spaces on B2, Commercial Units on 23/F – 29/F, Emperor Group Centre, Wanchai, Hong Kong	Commercial	146,901 (G)	34	100
23.	3 Shek Tong Street, Hunghom, Kowloon	Commercial/ Residential	832.50 (Site)	–	100
24.	Unit G on 4/F and Private Carparking Space No. G8 on G/F, Kaiser Estate, 2nd Phase, 47-53 Man Yue Street and 20-28 Man Lok Street, Hunghom Kowloon	Industrial	6,940 (S)	1	100
25.	Wing Yin Building, 245-247 Queen's Road West, Sheung Wan, Hong Kong	Commercial	15,112 (G)	–	100
26.	Shop Q on Ground Floor (including Mezzanine Floor), Hong Kong Mansion, 1A-1H & 1J-1L Yee Wo Street, 1-7 Paterson Street & 2-10 Great George Street, Causeway Bay, Hong Kong	Commercial	1,500 (G)	–	100

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27.	Shops 1-3 & 5 on Ground Floor, the whole of 1st, 2nd and 3rd Floors, the External Walls of Ground Floor to 3rd Floor, the Flat Roof on 5th Floor and Parapet Walls enclosing the Flat Roof on 5th Floor and Lift No. 1 and No. 5, 8 Russell Street, Causeway Bay, Hong Kong	Commercial	22,642 (G)	–	100
28.	Flat D on Ground Floor of Cheong Kee House, No. 4 Sai Yeung Choi Street, South and Nos. 21, 21A & 21B, Soy Street, Kowloon	Commercial	1,000 (G)	–	100

Remarks: (G) – gross floor area

(S) – saleable area

(Site) – site area

SUMMARY OF PROPERTIES

PROPERTIES UNDER DEVELOPMENT

	Property	Purpose	Site Area sq.ft.	Estimated Gross Floor Area sq.ft.	Stage of Completion	Estimated Completion Date	Car Parking	Group's Interest %
1.	Phase II of Riverside Garden, Hubin Bei Road, Xiamen, Fujian Province, The People's Republic of China	Commercial/ Residential	73,346	440,000	2 level basement completed	2006	165	95
2.	Site located at Lot No. 09-10 at Jin Gu Zhou Economic Development Zone, Xinhui District, Guangdong Province, The People's Republic of China	Commercial/ Residential	405,027	2,430,000	Vacant site	–	–	100
3.	26 – 30 Beach Road Repulse Bay Hong Kong	Commercial	45,532	77,565	Foundation work in progress	2007	125	96
4.	Lot Nos. 299sC, 299RP, 302-304, 305sA, 306sA, 307sA, 308, 309RP, 342, 343sAss1 and 372-382 in Demarcation District No. 210, Ho Chung, Sai Kung, New Territories	Residential	66,900	21,640	Site clearance completed	2007	24	100
5.	Section A of Lot Nos. 590 and 885 in Demarcation District No.23, Po Sam Pai, Tai Po, New Territories	Agricultural	28,314	N/A	Vacant site	–	–	100