

# 物業組合概要 Properties Profile

## 投資物業 (附註 1)

名稱	地點	樓面面積 (平方米)	物業類型	本集團所佔權益
1 北京五洲大酒店及北京五洲皇冠假日酒店		98,953	酒店	100%
2 北京國際會議中心		62,197	會議、展覽	100%
3 匯園公寓		112,509	公寓	100%
4 匯園國際公寓		75,066	公寓	100%
5 匯賓大廈		37,795	寫字樓	100%
6 滙欣大廈		53,787	寫字樓	100%
7 匯珍樓物業		6,299	寫字樓	100%
8 地塊 A 及 B	北京市朝陽區北辰東路	不適用	待定	100%

## 配套設施物業 (附註 1)

1 北辰購物中心		30,485	購物中心	100%
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## 發展物業

### 待銷物業

名稱	地點	未售部份之樓面面積 (平方米)	物業類型	本集團所佔權益
1 綠色家園二期、三期	北京市朝陽區窪里鄉	110,816	住宅 (已完成)	100%
2 姜莊湖園林別墅	北京市朝陽區姜莊 88 號	5,654	別墅 (已完成)	42.4%
3 長島瀾橋花園	北京市朝陽區來廣營東路	4,968	別墅 (已完成)	83.14%

### 發展中物業

名稱	地點	未售部份之樓面面積 (平方米)	物業類型	本集團所佔權益
1 姜莊湖園林別墅	北京市朝陽區姜莊 88 號	41,558	別墅、公寓 (工程進行中)	42.4%
2 北辰北苑居住區 「綠色家園」C1、C3、D、C4、B5 區	北京市朝陽區窪里鄉	959,328	居住區 (工程進行中)	100%
3 長島瀾橋花園	北京市朝陽區來廣營東路	19,056	別墅 (工程進行中)	83.14%
4 香山項目	北京市海淀區四季青鄉門頭村 A、B、C、E 地塊	205,140	住宅 (工程進行中)	42.4%
5 馬坊村農業高科技示範園住宅小區發展項目	北京市昌平區小湯山鎮	204,400	住宅 (工程進行中)	83.98%
6 北辰大廈	北京市朝陽區北辰東路 8 號 (康樂宮原址)	131,814	寫字樓 (工程進行中) (含商業、餐飲、娛樂設施)	100%

### 附註：

1. 本集團上述的投資物業及配套設施物業均位於北京市朝陽區安定門外亞運村內。該等物業所處的土地是從北辰集團公司租賃得到，租金為每年人民幣15,000,000元(可予調整)。視乎土地不同部份的用途而定，租賃期為四十年至七十年不等。

## Investment Properties (Note 1)

	Name	Location	Gross floor area (sq. m.)	Type of property	Interest attributable to the Group
1	Beijing Continental Grand Hotel and Crowne Plaza Park View Wuzhou Beijing		98,953	Hotel	100%
2	Beijing International Convention Centre		62,197	Convention, exhibition	100%
3	Hui Yuan Apartment		112,509	Apartment	100%
4	Hui Yuan International Apartment		75,066	Apartment	100%
5	Hui Bin Offices		37,795	Office	100%
6	Hui Xin Offices		53,787	Office	100%
7	Hui Zhen Building Property		6,299	Office	100%
8	Land A & B	Bei Chen Dong Road, Chao Yang District, Beijing	NA	Undetermined	100%

## Properties with ancillary facilities (Note 1)

1	Beichen Shopping Centre		30,485	Shopping centre	100%
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## Development Properties

## Properties for sales

	Name	Location	Gross floor area of unsold portion (sq. m.)	Type of property	Interest attributable to the Group
1	Green Garden Phase II, III	Wa Li Xiang, Chao Yang District, Beijing	110,816	Residential (completed)	100%
2	Jiang Zhuang Hu Garden Villas	No. 88 Jiang Zhuang, Chao Yang District, Beijing	5,654	Villas (completed)	42.4%
3	Changdao Lanqiao Garden Villas	Lai Guang Ying Dong Road, Chao Yang District, Beijing	4,968	Villas (completed)	83.14%

## Properties under development

	Name	Location	Gross floor area of unsold portion (sq. m.)	Type of property	Interest attributable to the Group
1	Jiang Zhuang Hu Garden Villas	No.88 Jiang Zhuang, Chao Yang District, Beijing	41,558	Villas, Apartment (construction in progress)	42.4%
2	Beichen North Court Residential Estate "Green Garden" C1, C3 D, C4, B5	Wa Li Xiang, Chao Yang District, Beijing	959,328	Residential estate (construction in progress)	100%
3	Changdao Lanqiao Garden Villas	Lai Guang Ying Dong Road, Chao Yang District, Beijing	19,056	Villas (construction in progress)	83.14%
4	Xiangshan Project	Lots A, B, C, E, Siji Qing Xiang Men Tou Village, Hai Dian District, Beijing	205,140	Residential (construction in progress)	42.4%
5	Ma Fang Cun Agricultural Hi-Tech Demo Park Residential/Development Project	Xiao Tang Shang, Chang Ping District, Beijing	204,400	Residential (construction in progress)	83.98%
6	Beichen Building	No.8 Bei Chen Dong Road, Chao Yang District, Beijing (original site of Beijing Recreation Centre)	131,814	Office (construction in progress) (include commercial, restaurant and entertainment facilities)	100%

## Note:

- The above-mentioned investment properties and properties with ancillary facilities of the Group are all located within the Asian Games Village at Andingmen (安定門), Chao Yang District, Beijing. The properties are erected on land leased from BNS Group Company for a rental of RMB15,000,000 per annum (subject to adjustment). Terms of the leases range from 40 years to 70 years, depending on uses of different parts of the land.