

Schedule of Major Properties

31st December, 2005

COMPLETED PROPERTIES HELD FOR SALE

Name/location	Use	Gross floor area (sq. m.)	Percentage of Group's interest
Morning Star Villa, Phase I Mu He Path, Gangkouzhen Zhongshan, Guangdong The People's Republic of China ("PRC")	Residential	103,166	55
Morning Star Villa, Phase II Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Residential	73,439	55
Morning Star Villa, Shops Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Commercial	7,669	55
Morning Star Villa, Phase III Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Residential	49,211	55
Morning Star Villa, Phase IV Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Residential	36,149	55
Morning Star Villa, Phase V (includes Commercial Centre and Management Centre) Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Residential/ Commercial	48,991	55
Morning Star Villa, Phase VI (includes A Clubhouse) Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Residential/ Commercial	91,290	55
Morning Star Villa, Phase VII Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Residential	55,931	55

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Name/location	Use	Gross floor area (sq. m.)	Percentage of Group's interest
Morning Star Villa Phase VIII – Part I (Completed part) Mu He Path, Gangkouzhen Zhongshan, Guangdong PRC	Residential	16,341	55
Morning Star Plaza Eastern site Qing Miao Di Hou Shan Guan Li Qu, Xi Qu Zhongshan, Guangdong PRC	Residential/ Commercial	61,610	55
Morning Star Plaza Western site – Part I (excludes Central Garden) Qing Miao Di Hou Shan Guan Li Qu, Xi Qu Zhongshan, Guangdong PRC	Residential/ Commercial	11,377	55
Morning Star Plaza Western site – Part II Qing Miao Di Hou Shan Guan Li Qu, Xi Qu Zhongshan, Guangdong PRC	Residential/ Commercial	9,397	55
Morning Star Plaza Western site – Part III (Part A) Qing Miao Di Hou Shan Guan Li Qu, Xi Qu Zhongshan, Guangdong PRC	Residential/ Commercial	10,918	55

Schedule of Major Properties

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PROPERTIES UNDER DEVELOPMENT HELD FOR SALE

Name/location	Use	Site area (sq. m.)	Gross floor area (sq. m.)	Stage of completion	Percentage of Group's interest
Morning Star Villa Phase VIII – Part I (Uncompleted part) Mu He Path Gangkouzhen Zhongshan Guangdong PRC	Residential	11,635	4,963	15%	55
Morning Star Villa Phase VIII – Part II and III Mu He Path Gangkouzhen Zhongshan Guangdong PRC	–	42,789	40,034	–	55
Morning Star Villa Phase IX Mu He Path Gangkouzhen Zhongshan Guangdong PRC	–	103,106	–	–	55
Morning Star Plaza Western site Part III (Part B) Qing Miao Di Hou Shan Guan Li Qu Xi Qu Zhongshan Guangdong PRC	Residential/ Commercial	7,974	13,657	–	55
Morning Star Plaza Western site Part IV Qing Miao Di Hou Shan Guan Li Qu Xi Qu Zhongshan Guangdong PRC	Residential/ Commercial	6,542	29,990	–	55

31st December, 2005

PROPERTY UNDER DEVELOPMENT

Name/location	Use	Site area (sq. m.)	Gross floor area (sq. m.)	Stage of completion	Percentage of Group's interest
Enrico Hotel building Corner Leon Guinto and Padre Faura Streets Ermita, Manila Philippines (Lots 4-A, 9-A and 9-B of Psd-21677)	–	1,410	–	Foundation work completed	61

PROPERTIES HELD FOR OWN USE

Name/location	Use	Tenure	Percentage of Group's interest
13th and 14th Floors (portion) and car parking space nos.405, 421, 422 and 423 4th Floor AXA Centre 151 Gloucester Road Wanchai Hong Kong	Office	Long term leasehold	100

INVESTMENT PROPERTIES

Name/location	Use	Tenure	Percentage of Group's interest
14th Floor (portion) AXA Centre 151 Gloucester Road Wanchai Hong Kong	Office	Long term leasehold	100