

| PARTICULARS OF MAJOR PROPERTIES |

31 December 2005

Details of the Group's major investment properties, properties under development and properties held for sale are as follows:

INVESTMENT PROPERTIES

Location	Percentage of interest in property attributable to the Group	Use	Lease terms
Level 6, Levels 8 to 12 and Levels 17 to 19 Scriven Tower Phase II 24 Jian Guo Men Wai Avenue Dongcheng District Beijing The PRC	100	Commercial	Medium term lease 28/12/2043
Flat A, 23/F, Tower 2 The Floridian No. 18 Sai Wan Terrace Quarry Bay Hong Kong The PRC	100	Residential	Medium term lease 18/12/2033
Part of the second floor and the whole of the third floor A No. 1 Jian Guo Men Wai Avenue Chaoyang District Beijing The PRC	47.71	Office building	Medium term lease 15/12/2043
The Beijing Enterprises Hi-Tech Tower Block No.2 of 10 Bai Fu Chuan Road Changping District Beijing The PRC	98.09	Commercial	Medium term lease 26/11/2052

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INVESTMENT PROPERTIES (continued)

Location	Percentage of interest in property attributable to the Group	Use	Lease terms
Flat F, 7/F, Kin On Mansion Taikoo Shing Hong Kong The PRC	100	Residential	Long term lease 18/4/2899
Flat F, 9/F, Kin On Mansion Taikoo Shing Hong Kong The PRC	100	Residential	Long term lease 18/4/2899
Unit 1010-1012 10/F West Tower Shun Tak Centre 168-200 Connaught Road Central Hong Kong The PRC	100	Commercial	Long term lease 31/12/2130

PROPERTIES UNDER DEVELOPMENT

Location	Expected use	Site area sq. metre	Gross floor area sq. metre	Percentage of completion	Expected date of completion	Percentage of interest attributable to the Group
Block 7 Wan Bo Yuan Small District 72 You An Men Nei Avenue Xuanwu District Beijing The PRC	Residential	3,008	32,670	70	2006	50

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PROPERTIES HELD FOR SALE

Location	Use	Gross floor area (sq. metres)	Percentage of interest in property attributable to the Group
Wan Bo Yuan Small District 72 You An Men Nei Avenue Xuanwu District Beijing The PRC	Residential	148,000	50
Chaofeng Villas South of Shisanling Reservoir Changping County Beijing The PRC	Residential	19,100	50
Lorry car park nos. 13, 16-24, 29 And container space no. 30 on the ground floor Hong Kong Worsteds Mills Industrial Building 31-39 Wo Tong Tsui Street, Kwai Chung New Territories, Hong Kong The PRC	Industrial	270	55.81