

Project Summary – Major Property Projects in Mainland China

Ref	Project Name	Form of Investment	NWCL's Accounting Classification	NWCL's Attributable Interests	Site Area (sq. m.)
MAJOR DEVELOPMENT FOR SALE PROJECTS					
1	Chateau Regalia Beijing	CJV	Subsidiary	100%	173,352
2	Beijing New World Garden Phase I	CJV	JCE	70%	16,300
	Beijing New World Garden Phase I	CJV	JCE	70%	17,424
	Beijing Xin Yang Commercial Building				4,565
	Beijing Xin Cheng Commercial Building				6,477
3	Beijing Xin Yi Garden Phase I	CJV	JCE	70%	36,100
	Beijing Xin Yi Garden Phase II				46,219
4	Beijing New View Garden Phase I	CJV	JCE	70%	13,920
	Beijing New View Garden Phase IIA				110,356
	Beijing Liang Guang Road Blocks 5, 6 & 7				41,063
	Beijing New View Garden Remaining Phases				5,300
	Beijing New View Commercial Centre				9,935
5	Beijing Xin Yu Commercial Centre	CJV	JCE	70%	20,672
	Beijing Liang Guang Road Block 2				12,239
	Beijing Xin Yu Garden				380,528
6	Beijing Xin Kang Garden Phase III	CJV	JCE	70%	101,894
7	Tianjin Xin An Garden Phase I	WFOE	Subsidiary	100%	17,148
8	Tianjin New World Garden Phase I & II	JCE	JCE	60%	46,469
9	Tianjin Xin Chun Hua Yuan Phase II	JCE	JCE	60%	72,800
	Tianjin Xin Chun Hua Yuan Phase III				
	Tianjin Xin Chun Hua Yuan Phase IV				
10	Jinan Sunshine Garden Phase I	EJV	JCE	73%	37,600
	Jinan Sunshine Garden Phase II				6,000
	Jinan Sunshine Garden Phase III				78,300
11	Jinan Springs Plaza	EJV	JCE	51%	90,349
12	Shenyang New World Garden Phase IC	CJV	Subsidiary	90%	38,000
	Shenyang New World Garden Phase ID				53,885
	Shenyang New World Garden Phase IE				24,689
	Shenyang New World Garden Phase II				266,685
	Shenyang New World Garden Remaining Phases				995,606
13	Dalian Manhattan Tower I	EJV	Subsidiary	88%	9,800
	Dalian Manhattan Tower II				
14	Dalian New World Tower	EJV	Subsidiary	100%	16,600
15	Shanghai Zhongshan Square Phase III	CJV	JCE	48%	16,171
16	Shanghai Hong Kong New World Garden Phase I	EJV	Subsidiary	70%	104,483
	Shanghai Hong Kong New World Garden Phase II				
17	Wuhan Menghu Garden Phase I	CJV	Subsidiary	70%	57,200
	Wuhan Menghu Garden Phase II				64,137
	Wuhan Menghu Garden Phase III				61,668
	Wuhan Menghu Garden Phase IVA				140,694
	Wuhan Menghu Garden Remaining Phases				124,583
18	Wuhan New World Centre Phase I	WFOE	Subsidiary	100%	37,235
19	Wuhan Changqing Garden Phase V	CJV	JCE	60%	2,914,920
	Wuhan Changqing Garden Phase VIA				
	Wuhan Changqing Garden Phase VIB				
	Wuhan Changqing Garden Remaining Phases				
20	Wuhan Xin Hua Garden Phase I	CJV	JCE	60%	96,427
	Wuhan Xin Hua Garden Phase II				
	Wuhan Xin Hua Garden Phase III				
	Wuhan Xin Hua Garden Phase IV				
21	Nanjing New World Centre Phase I	EJV	Subsidiary	92%	11,219
	Nanjing New World Centre Phase II				
22	Hefei New World Garden	CJV	JCE	60%	82,660

Total GFA (sq. m.)	Residential (sq. m.)	Commercial (sq. m.)	Office (sq. m.)	Hotel (sq. m.)	Others (sq. m.)	Development Status	Expected Completion Date
89,382	83,855				5,527	COMPLETED	N/A
2,757	496				2,261	COMPLETED	N/A
27,701	1,095				26,606	COMPLETED	N/A
3,892			453		3,439	COMPLETED	N/A
34,983		2,835	23,835		8,313	COMPLETED	N/A
52,392	9,722	171	9,012		33,487	COMPLETED	N/A
235,194	103,699	16,751	57,241		57,503	UNDER DEVELOPMENT	July-08
3,883	565	874			2,444	COMPLETED	N/A
79,735	2,694	14,713	6,139		56,189	COMPLETED	N/A
45,669	29,204	1,690			14,775	UNDER DEVELOPMENT	Aug-08
137,912	71,800	17,141	17,487		31,484	UNDER PLANNING	TBD
72,208		9,579	42,037		20,592	UNDER PLANNING	TBD
125,655		32,000	58,941		34,714	UNDER PLANNING	TBD
51,178	18,831	6,270	10,832		15,245	UNDER DEVELOPMENT	July-07
1,515,163	710,953	325,000			479,210	UNDER PLANNING	Sep-09
20,506	8,188	2,610			9,708	UNDER DEVELOPMENT	Dec-06
5,472	258	319			4,895	COMPLETED	N/A
21,643		3,674			17,969	COMPLETED	N/A
1,600		1,600				COMPLETED	N/A
44,490	39,177	675			4,638	UNDER DEVELOPMENT	Jun-07
45,546	25,334	15,962			4,250	UNDER PLANNING	TBD
15,692	4,993	1,238			9,461	COMPLETED	N/A
155,197	108,689	11,198			35,310	UNDER DEVELOPMENT	July-08
325,322	157,122	4,300			163,900	UNDER PLANNING	TBD
44,226		44,226				UNDER DEVELOPMENT	Jun-08
5,819	5,819					COMPLETED	N/A
178,133	140,975				37,158	UNDER DEVELOPMENT	Dec-07
227,646	120,831	59,470	13,000		34,345	UNDER PLANNING	TBD
336,000	306,000				30,000	UNDER PLANNING	TBD
2,178,061	1,331,247	308,352	110,914		427,548	UNDER PLANNING	TBD
3,031	3,031					COMPLETED	N/A
25,282	6,793		13,739		4,750	COMPLETED	N/A
103,206	103,206					UNDER DEVELOPMENT	Sep-09
133,101			82,878	25,341	24,882	UNDER PLANNING	TBD
576	576					COMPLETED	N/A
642,238	318,132	31,438	64,826	18,842	209,000	UNDER DEVELOPMENT	TBD
1,297	1,297					COMPLETED	Jun-05
4,060	4,060					COMPLETED	Mar-06
26,663	26,663					UNDER DEVELOPMENT	Sep-06
70,000	70,000					UNDER DEVELOPMENT	Jun-08
62,602	54,823				7,779	UNDER PLANNING	TBD
85,755	85,755					UNDER DEVELOPMENT	Sep-06
16,195	3,070	332			12,793	COMPLETED	N/A
192,150	149,417	8,093			34,640	UNDER DEVELOPMENT	Oct-08
57,194	56,413	566			215	UNDER DEVELOPMENT	Dec-08
1,818,000	1,395,168	152,690	118,828		151,314	UNDER PLANNING	TBD
5,251	155				5,096	COMPLETED	N/A
1,180	280				900	COMPLETED	N/A
5,076	676				4,400	COMPLETED	Jun-06
123,383	105,336	4,428			13,619	UNDER DEVELOPMENT	Dec-07
45,833	3,758		34,000		8,075	COMPLETED	N/A
41,206		41,206				UNDER DEVELOPMENT	Jan-07
12,432	219				12,213	COMPLETED	N/A

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23	Guangzhou Dong Yi Garden Phase I	CJV	Subsidiary	100%	74,720
	Guangzhou Dong Yi Garden Phase IV				
	Guangzhou Dong Yi Garden Remaining Phases				
24	Guangzhou New World Oriental Garden Phase I	CJV	Subsidiary	100%	99,885
	Guangzhou New World Oriental Garden Phase II & IV				
	Guangzhou New World Oriental Garden Phase III				
25	Guangzhou Central Park-view Phase IA	CJV	Subsidiary	91%	107,876
	Guangzhou Central Park-view Phase II				
26	Guangzhou Covent Garden Phase I	CJV	JCE	60%	370,383
	Guangzhou Covent Garden Phase II				
	Guangzhou Covent Garden Phase III				
	Guangzhou Covent Garden Phase IV				
	Guangzhou Covent Garden Phase V				
27	Guangzhou Concord New World Garden Phase I	CJV	JCE	40%	44,516
	Guangzhou Concord New World Garden Phase II				
28	Guangzhou Park Paradise Phase IIA-IIB	CJV	JCE	60%	1,153,493
	Guangzhou Park Paradise Phase IIC				
	Guangzhou Park Paradise Phase IID1				
	Guangzhou Park Paradise Phase IID2				
	Guangzhou Park Paradise Remaining Phases				
	Guangzhou Park Paradise Remaining Phases	WFOE	Subsidiary	100%	36,000
29	Guangzhou Xintang New World Garden Phase I	CJV	JCE	60%	348,774
	Guangzhou Xintang New World Garden Phase II				
	Guangzhou Xintang New World Garden Phase III				
	Guangzhou Xintang New World Garden Phase IVA				
	Guangzhou Xintang New World Garden Phase IVB				
	Guangzhou Xintang New World Garden Remaining Phases				
30	Shenzhen Xilihu Development	CJV	JCE	70%	58,132
31	Shenzhen New World Yi Shan Garden Phase I	CJV	Subsidiary	90%	25,600
	Shenzhen New World Yi Shan Garden Phase IIA				31,500
	Shenzhen New World Yi Shan Garden Phase IIB				
	Shenzhen New World Yi Shan Garden Phase IIC				
	Shenzhen New World Yi Shan Garden Phase III				32,200
32	Shunde New World Centre Phase II (Formerly known as Shunde New World Convention & Exhibition Centre)	CJV	Assoc. Co.	35%	14,171
	Shunde New World Centre Phase III-V				
33	Huiyang Palm Island Resort Phase I-IV	EJV	JCE	34%	264,485
	Huiyang Palm Island Resort Phase V				
	Huiyang Palm Island Resort Remaining Phases				
34	Zhaoqing New World Garden Phase I	CJV	Assoc. Co.	40%	139,134
	Zhaoqing New World Garden Phase II				
	Zhaoqing New World Garden Phase III				
	Zhaoqing New World Garden Phase IV				
35	Zhuhai New World Riviera Garden Phase I	CJV	Subsidiary	100%	21,604
	Zhuhai New World Riviera Garden Phase II				19,400
	Zhuhai New World Riviera Garden Phase III				50,019
	Zhuhai New World Riviera Garden Phase IV				45,227
36	Foshan Country Club	CJV	Subsidiary	79%	3,010,000
37	Huizhou Changhuyuan Phase IIA	CJV	JCE	63%	50,436
	Huizhou Changhuyuan Phase IIB				30,955
38	Haikou New World Garden Phase I	CJV	JCE	60%	246,800
	Haikou New World Garden Phase II				
	Haikou New World Garden Phase III				
	Subtotal				12,736,982

Total GFA (sq. m.)	Residential (sq. m.)	Commercial (sq. m.)	Office (sq. m.)	Hotel (sq. m.)	Others (sq. m.)	Development Status	Expected Completion Date
3,033					3,033	COMPLETED	N/A
92,036	76,871	1,349			13,816	UNDER DEVELOPMENT	Oct-06
39,694	26,490				13,204	UNDER PLANNING	TBD
9,513					9,513	COMPLETED	N/A
145,908	124,570				21,338	UNDER DEVELOPMENT	Dec-08
94,837	82,963				11,874	UNDER PLANNING	Mar-10
34,315	11,035	8,593			14,687	COMPLETED	N/A
151,156	113,317				37,839	UNDER PLANNING	Dec-09
2,779	124				2,655	COMPLETED	N/A
41,205	13,318				27,887	COMPLETED	N/A
43,190	39,278				3,912	UNDER DEVELOPMENT	Dec-08
46,060	34,628	3,768			7,664	UNDER PLANNING	TBD
1,007,924	850,601	52,064			105,259	UNDER PLANNING	TBD
9,498	2,748				6,750	COMPLETED	N/A
53,075	38,279	2,040			12,756	UNDER DEVELOPMENT	Dec-06
11,234	1,673				9,561	COMPLETED	N/A
6,393	606				5,787	COMPLETED	Jun-06
3,819	978				2,841	COMPLETED	N/A
154,271	106,022	10,236			38,013	UNDER DEVELOPMENT	Jun-08
325,391	152,748	21,830			150,813	UNDER PLANNING	TBD
1,040,040	741,855	117,604			180,581	UNDER PLANNING	TBD
9,336	3,855				5,481	COMPLETED	N/A
3,169	3,169					COMPLETED	N/A
23,869	23,869					COMPLETED	Jan-06
34,925	20,003	14,922				UNDER DEVELOPMENT	Jan-07
12,709	12,709					UNDER DEVELOPMENT	Dec-07
330,164	284,890	5,178			40,096	UNDER PLANNING	TBD
29,180	23,800	3,700			1,680	UNDER PLANNING	TBD
1,837	1,837					COMPLETED	N/A
13,686	2,728				10,958	COMPLETED	N/A
3,510	3,510					COMPLETED	Jan-06
5,124	5,124					UNDER DEVELOPMENT	Feb-08
128,880	94,831				34,049	UNDER PLANNING	TBD
13,831	13,831					COMPLETED	N/A
66,670	66,670					UNDER PLANNING	TBD
7,822	7,822					COMPLETED	N/A
27,912	27,912					UNDER DEVELOPMENT	Dec-06
205,633	169,894			7,939	27,800	UNDER PLANNING	TBD
13,862	2,488				11,374	COMPLETED	N/A
62,935	58,445				4,490	UNDER DEVELOPMENT	Dec-08
150,435	150,435					UNDER PLANNING	TBD
67,841	65,141	2,700				UNDER PLANNING	TBD
4,679	1,902		1,093		1,684	COMPLETED	N/A
1,601	771	437			393	COMPLETED	N/A
88,600	81,248	1,864	1,033		4,455	UNDER DEVELOPMENT	Sept-07
81,092	71,730	9,362				UNDER PLANNING	TBD
1,180,000	1,180,000					UNDER PLANNING	TBD
32,895	18,578	2,270			12,047	COMPLETED	N/A
74,930	60,894	3,566			10,470	UNDER DEVELOPMENT	Jun-08
4,545	892				3,653	COMPLETED	N/A
78,286	77,716				570	UNDER DEVELOPMENT	Feb-07
126,766	125,016				1,750	UNDER DEVELOPMENT	Dec-08
15,760,863	10,750,189	1,380,884	666,288	52,122	2,911,380		

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INVESTMENT PROPERTY UNDER DEVELOPMENT					
18a	Wuhan New World Centre Phase IIA	WFOE	Subsidiary	100%	37,235
14a	Dalian New World Tower	EJV	Subsidiary	100%	16,600
	Subtotal				53,835
HOTEL PROPERTY UNDER DEVELOPMENT					
18b	Wuhan New World Centre Phase IIB	CJV	JCE	60%	37,235
14b	Dalian New World Tower	EJV	Subsidiary	100%	16,600
	Subtotal				53,835
Ref	Project Name	Form of Investment	NWCL's Accounting Classification	NWCL's Attributable Interests	Site Area (sq. m.)
COMPLETED INVESTMENT PROPERTY PROJECTS					
39	Beijing New World Centre Phase I	CJV	JCE	70%	19,533
40	Beijing New World Centre Phase II	CJV	JCE	70%	16,224
41	Beijing Zhengren Building	CJV	JCE	70%	7,400
2a	Beijing New World Garden Phase I & II Carpark	CJV	JCE	70%	28,265
4a	Beijing New View Garden Phase I	CJV	JCE	70%	13,920
6a	Beijing Xin Kang Garden Phase II-III	CJV	JCE	70%	101,894
42	Tianjin New World Plaza	WFOE	Subsidiary	100%	19,386
9a	Tianjin Xin Chun Hua Yuan Phase I	CJV	JCE	60%	72,800
13a	Dalian New World Plaza Phase II	EJV	Subsidiary	88%	9,800
43	Shanghai Hong Kong New World Tower	CJV	Assoc. Co.	44%	9,953
44	Shanghai Ramada Plaza	CJV	Subsidiary	75%	9,084
44a	Shanghai Belvedere Service Apartment	CJV	Assoc. Co.	50%	
45	New World Hotel Shenyang Shopping Mall	EJV	Subsidiary	100%	7,847
21a	Nanjing New World Centre Carpark	EJV	Subsidiary	92%	11,219
19a	Wuhan Changqing Garden Phase I- IV	CJV	JCE	60%	2,914,920
20a	Wuhan Xin Hua Garden Phase I	CJV	JCE	60%	96,427
46	Wuhan New World Trade Tower II (Formerly known as Wuhan New World International Trade Tower II)	EJV	Subsidiary	95%	3,806
46a	Wuhan New World Trade Tower I (Formerly known as Wuhan New World International Trade Tower I)	EJV	Subsidiary	100%	27,597
24a	Guangzhou New World Oriental Garden Phase I	CJV	Subsidiary	100%	99,885
23a	Guangzhou Dong Yi Garden Phase I-III	CJV	Subsidiary	100%	74,720
25a	Guangzhou Central Park-view	CJV	Subsidiary	91%	107,876
26a	Guangzhou Covent Garden Carpark	CJV	JCE	60%	370,383
28a	Guangzhou Park Paradise Phase II	CJV	JCE	60%	1,153,493
	Guangzhou Park Paradise Phase II	WFOE	Subsidiary	100%	36,000
29a	Guangzhou Xintang New World Garden Phase III	CJV	JCE	60%	74,071
31a	Shenzhen New World Yi Shan Garden Phase IIB	CJV	Subsidiary	90%	31,500
32a	Shunde New World Centre (Formerly known as Shunde New World Convention & Exhibition Centre)	CJV	Assoc. Co.	35%	14,171
	Subtotal				5,332,174

Total GFA (sq. m.)	Residential (sq. m.)	Commercial (sq. m.)	Office (sq. m.)	Hotel (sq. m.)	Others (sq. m.)	Development Status	Expected Completion Date
153,724		43,492	74,010		36,222	UNDER DEVELOPMENT	Apr-07
76,390		42,870			33,520	UNDER DEVELOPMENT	Feb-08
230,114	–	86,362	74,010	–	69,742		
37,432				37,432		UNDER DEVELOPMENT	Sep-07
35,570				35,570		UNDER DEVELOPMENT	Feb-08
73,002	–	–	–	73,002	–		
Total GFA (sq. m.)	Residential (sq. m.)	Commercial (sq. m.)	Office (sq. m.)	Hotel (sq. m.)	Others (sq. m.)	Development Status	Expected Completion Date
132,662	4,604	74,232	24,618		29,208	COMPLETED	N/A
109,607	57,256	47,345	2,557		2,449	COMPLETED	N/A
22,975			6,560		16,415	COMPLETED	N/A
35,877					35,877	COMPLETED	N/A
5,668		5,668				COMPLETED	N/A
13,124		7,536			5,588	COMPLETED	N/A
101,746		82,022	9,540		10,184	COMPLETED	N/A
16,802		16,802				COMPLETED	N/A
69,196		49,413			19,783	COMPLETED	N/A
113,645		17,807	81,476		14,362	COMPLETED	N/A
20,198		12,772			7,426	COMPLETED	N/A
54,865	39,358	9,579			5,928	COMPLETED	N/A
13,976		13,976				COMPLETED	N/A
19,601					19,601	COMPLETED	N/A
69,787		56,426	10,047		3,314	COMPLETED	N/A
56,696		36,069			20,627	COMPLETED	N/A
9,963			9,963			COMPLETED	N/A
121,956			104,556		17,400	COMPLETED	N/A
61,092		22,198			38,894	COMPLETED	N/A
17,714		7,634			10,080	COMPLETED	N/A
97,607	29,868	17,408			50,331	COMPLETED	N/A
11,700					11,700	COMPLETED	N/A
48,799		5,982			42,817	COMPLETED	N/A
43,220	22,220				21,000	COMPLETED	N/A
2,967					2,967	COMPLETED	N/A
4,937		3,099			1,838	COMPLETED	N/A
39,552		23,603			15,949	COMPLETED	N/A
1,315,932	153,306	509,571	249,317	–	403,738		

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COMPLETED HOTEL PROPERTY PROJECTS					
47	Courtyard by Marriott Beijing (Formerly known as New World Courtyard Hotel Beijing)	CJV	JCE	55%	N/A (included in Beijing New World Centre Phase I)
48	New World Hotel Shenyang	EJV	Subsidiary	100%	7,847
49	Courtyard by Marriott Shunde (Formerly known as New World Courtyard Hotel Shunde)	CJV	Assoc. Co.	35%	4,508
50	New World Mayfair Hotel Shanghai (Formerly known as Mayfair Hotel Shanghai)	CJV/EJV	Subsidiary	75%	10,883
	Subtotal				23,238
	Total				18,200,064
NEWLY ACQUIRED PROJECTS (note)					
51	Changsha La Ville New World	EJV	Subsidiary	90%	447,333
52	Chengdu New World Riverside	EJV	Subsidiary	60%	950,005
53	Guiyang Jinyang District Project	WFOE	Subsidiary	100%	1,670,089
54	Haikou Meilisha Project	WFOE	Subsidiary	100%	2,204,895
	Total				5,272,322

Note: Project under planning and subject to approval

Total GFA (sq. m.)	Residential (sq. m.)	Commercial (sq. m.)	Office (sq. m.)	Hotel (sq. m.)	Others (sq. m.)	Development Status	Expected Completion Date
23,988				23,988		COMPLETED	N/A
34,535				34,535		COMPLETED	N/A
36,524				36,524		COMPLETED	N/A
60,054				60,054		COMPLETED	N/A
155,101	-	-	-	155,101	-		
17,535,012	10,903,495	1,976,817	989,615	280,225	3,384,860		
1,070,000	TBD	TBD	TBD	TBD	TBD	UNDER PLANNING	TBD
3,000,000	TBD	TBD	TBD	TBD	TBD	UNDER PLANNING	TBD
3,200,000	TBD	TBD	TBD	TBD	TBD	UNDER PLANNING	TBD
TBD	TBD	TBD	TBD	TBD	TBD	UNDER PLANNING	TBD
7,270,000	-	-	-	-	-		