

Landbank

As at 31 December 2006

(All GFA figures are in sq.m. rounded to the nearest thousand)

1. COMPLETED PROPERTIES

Project	Site Area Approximate GFA (sq.m.)		Approximate Leasable & Saleable Area (sq.m.)					Group's Interest	Completion Date
			Office	Retail	Residential	Hotel/ Serviced Apartment/ Clubhouse	Total		
(A) HELD FOR INVESTMENT									
Shanghai Taipingqiao									
Shanghai Xintiandi	29,706	69,000	5,000	46,000	–	6,000	57,000	97.0%	2002
Corporate Avenue	11,119	99,000	76,000	7,000	–	–	83,000	99.0%	2004
Shanghai Rui Hong Xin Cheng									
Phase 2 (Lot 149)	45,131	48,000	–	28,000	–	–	28,000	99.0%	2006
Shanghai Knowledge and Innovation Community									
R1, KIC Village	42,708	20,000	8,000	7,000	–	–	15,000	70.0%	2006
Hub 1	34,339	77,000	29,000	23,000	–	–	52,000	70.0%	2006
Hangzhou Xihu Tiandi									
Phase 1	30,490	6,000	–	5,000	–	1,000	6,000	100.0%	2003
Total		319,000	118,000	116,000	–	7,000	241,000		
(B) HELD FOR SALE									
Shanghai Taipingqiao									
Lakeville (Lot 117)	16,937	15,000	–	–	–	1,000	1,000	69.3%	2003
Lakeville Regency	32,603	95,000	–	–	53,000	9,000	62,000	69.3%	2006
Shanghai Rui Hong Xin Cheng									
Phase 2 (Lot 149)	45,131	18,000	–	–	3,000	5,000	8,000	99.0%	2006
Shanghai Knowledge and Innovation Community									
R1, KIC Village	42,708	89,000	28,000	–	38,000	–	66,000	70.0%	2006
Total		217,000	28,000	–	94,000	15,000	137,000		

2. PROPERTIES UNDER DEVELOPMENT

Project	Site Area (sq.m.)	Estimated GFA (sq.m.)	Estimated Leasable & Saleable Area (sq.m.)					Group's Interest	Status ¹	Expected Completion Date
			Office	Retail	Residential	Hotel/ Serviced Apartment/ Clubhouse	Total			
Shanghai Taipingqiao										
Lot 113	23,975	152,000	–	30,000	80,000	4,000	114,000	99.0%	F	2007/08
Lot 126	11,817	65,000	65,000	–	–	–	65,000	99.0%	R	2010
Lot 127	13,204	73,000	72,000	–	–	–	72,000	99.0%	R	2010
Shanghai Rui Hong Xin Cheng										
Lot 4	18,617	102,000	–	11,000	63,000	2,000	76,000	99.0%	R	2009
Lot 6	34,500	126,000	–	–	126,000	–	126,000	99.0%	R	2009
Lot 8	5,800	45,000	–	2,000	33,000	1,000	36,000	99.0%	R	2008

2. PROPERTIES UNDER DEVELOPMENT (continued)

Project	Site Area (sq.m.)	Estimated GFA (sq.m.)	Estimated Leasable & Saleable Area (sq.m.)					Group's Interest	Status ¹	Expected Completion Date
			Office	Retail	Residential	Hotel/ Serviced Apartment/ Clubhouse	Total			
Shanghai Knowledge and Innovation Community										
Lot 7-7 (R2, KIC Village)	32,690	54,000	7,000	1,000	23,000	3,000	34,000	70.0%	F	2008
Lot 7-9 (R2, KIC Village)		36,000	17,000	2,000	8,000	–	27,000	70.0%	F	2008
Lot 8-2 (R2, KIC Village)		25,000	11,000	1,000	7,000	–	19,000	70.0%	F	2008
Hub 2		87,000	39,000	8,000	–	–	47,000	70.0%	F	2009
Hangzhou Xihu Tiandi Phase 2										
	25,289	73,000	–	46,000	–	–	46,000	100.0%	R	2009
Chongqing Tiandi										
Lot B1-1/01 (Phase 1A)	49,244	138,000	–	1,000	108,000	3,000	112,000	79.4%	S	2007/08
Lot B2-1/01	68,914	274,000	–	7,000	202,000	6,000	215,000	79.4%	P	2009
Lot B3/01	32,200	82,000	–	38,000	–	17,000	55,000	79.4%	P	2009
Wuhan Tiandi										
Lot A4	34,884	71,000	10,000	30,000	–	17,000	57,000	100.0%	S	2007/08
Lot A9	8,469	42,000	–	–	30,000	1,000	31,000	100.0%	S	2007/08
Total		1,445,000	221,000	177,000	680,000	54,000	1,132,000			

3. PROPERTIES FOR FUTURE DEVELOPMENT

Remaining lots in the above 6 projects	Estimated GFA (sq.m.)	Estimated Leasable & Saleable Area (sq.m.)			Group's Interest	Status ¹	Expected Completion Date
		Leasable	Saleable	Total			
Shanghai Taipingqiao	592,000	307,000	256,000	563,000	98%, 99% ²	M	2012
Shanghai Rui Hong Xin Cheng	819,000	168,000	638,000	806,000	99.0%	M	2011
Shanghai Knowledge and Innovation Community	274,000	142,000	116,000	258,000	70.0%	M	2010
Chongqing Tiandi	3,296,000	1,251,000	1,216,000	2,467,000	79.4%	M	2015
Wuhan Tiandi	1,410,000	623,000	695,000	1,318,000	100.0%	M	2015
Total	6,391,000	2,491,000	2,921,000	5,412,000			

1 M=Masterplanning; R=Relocation; P=Planning; F=Foundation; S=Superstructure

2 We have a 99% interest in our development of the remaining lots within the Shanghai Taipingqiao project, except for Lot 116, in which we have a 98% interest.