

Chongqing



Chongqing is located to the east of Sichuan Province in the Sanxia (Three Gorges) area on the upper reaches of the Yangtze River. Chongqing is both a commercial and industrial centre, and an inland transport hub. GDP per capita was about RMB 10,978 in 2005, and strong economic growth was recorded for the period from 2000 to 2006. It is also one of the world's largest cities with a population of 31.7 million in 2005.



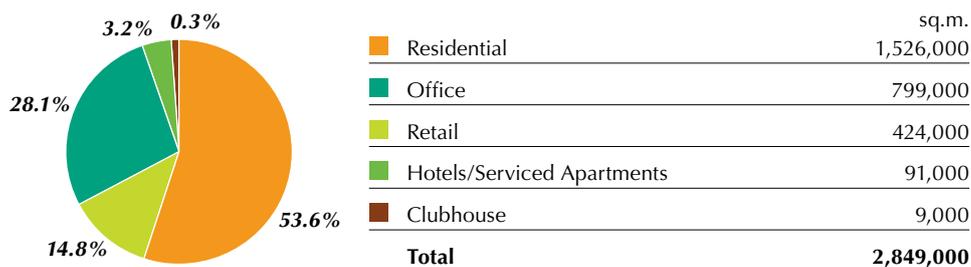
The Jialing and Yangtze Rivers separate the city centre into three major residential and business districts — Jiangbei, Yuzhong and Nan'an. These three key districts house 69% of the upper-mid residential units, and almost all the stock of upper residential units.

The future prospects for Chongqing's upper-mid and upper residential market are bolstered by China's "Go West" policies that promote foreign investment to the western regions of the country. Continued strong infrastructure investment, improving links to China's western regions, and the development of the city's metro system all encourage further growth.

Chongqing Tiandi

The Chongqing Tiandi project is a city-core development project comprising, on completion, an estimated GFA of approximately 2.8 million sq.m. The project is situated on the south bank of the Jialing River, just upstream of the confluence of the Yangtze and Jialing Rivers. It is located adjacent to the central business district in the Yuzhong District. This project is positioned to support and serve Chongqing's extensive manufacturing and service industries.

The following shows the mix of office, residential, retail and other properties that we plan for Chongqing Tiandi upon completion:



Note: All GFA quoted above includes leasable and saleable area only



The main features of the Chongqing Tiandi project are planned to include a man-made lake with pavilions and walkways along the shore; a commercial core comprising business service facilities, an exhibition, conference and merchandise centre, luxury hotels and offices, and retail and entertainment properties. Residential clusters on the hillside will replicate Chongqing's traditional hill-town characteristics and offer scenic views of the lake and the river.

Development Status and Plan for 2007

Construction of phase 1 (Lot B1-1/01) of the residential units is progressing well and pre-sale is scheduled for late 2007/ early 2008. Construction of residential units on Lot B2-1/01 and a retail and entertainment zone resembling Shanghai Xintiandi on Lot B3/01 is scheduled to commence in 2007. Construction of the man-made lake is also being planned within 2007.



Wuhan



Wuhan dominates the junction of the Yangtze and Han Rivers, and is the capital of Hubei Province. Well-established steel and automobile industries have driven the city's development into a centre of industry, finance, commerce, science, and education in central China. Wuhan's GDP per capita was approximately RMB 26,238 in 2005, having shown significant growth in the prior five years. Its population is 8.0 million in 2005.

Wuhan's economy has grown significantly since 2004 when the PRC Government introduced its policy to develop the central part of China with Wuhan taking a central role, particularly as a major transportation hub.

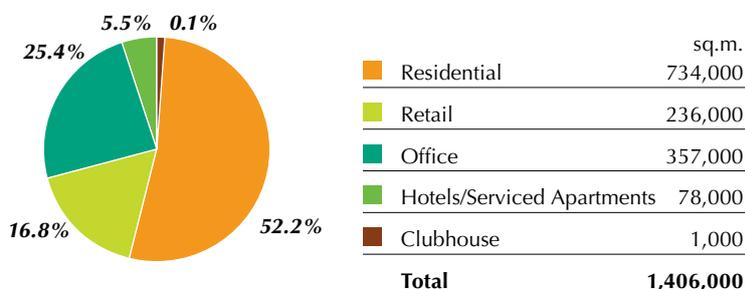
There are two major upper-mid and upper residential districts in Wuhan city, namely Hankou District, which includes the Jiang'an, Jianghan, and Qiaokou areas, where the city's CBD is located; and Wuchang District, which is characterised by a significant concentration of educational institutions.

Over the mid to long term, the demand for upper-mid and upper end residential properties is expected to be relatively firm due to the steady growth of Wuhan's economy, influx of immigrants, and decentralisation of residents. The migrant inflow from outer cities and suburbs, as well as from other provinces and foreign countries, is expected to further increase as a result of government policies seeking to attract quality talent to contribute to Wuhan's growing economy. Wuhan's business areas are also expected to develop in response to the increased business activity and economic growth.

Wuhan Tiandi

Wuhan Tiandi is a city-core development project with an estimated total GFA upon completion of approximately 1.4 million sq.m., divided into Site A and Site B. The project is located in Hankou's Jiang'an District, at a prominent position on the Yangtze River where the city's second bridge connects Hankou to Wuchang.

The following shows the mix of office, residential, retail and other properties which we plan for Wuhan Tiandi upon completion:



Note: All GFA quoted above includes leasable and saleable area only



The master plan of Wuhan Tiandi includes a mix of office, residential, retail, hotel and serviced apartments. It is also planned to include a historic restoration area resembling Shanghai Xintiandi, and a 250-metre tall landmark office tower next to the light transit station.

Development Status and Plan for 2007

The Company plans to launch the soft opening of the first phase of Lot A4, a retail and entertainment zone resembling Shanghai Xintiandi, in 2007.

Construction of phase 1 of residential units (Lot A9) is on track and the low rise blocks are scheduled to complete by the end of 2007. The Company plans to launch pre-sale of Lot A9 in 2007, and to commence construction of lots A6, A8 and A10 residential units within 2007. Relocation of residents at the remaining lots of Site A is progressing well and the Company is targeting to receive cleared land on schedule.



武汉天地
WUHAN TIANDI



Hangzhou



Hangzhou is a tourist destination well known for its scenic West Lake, and is the capital of Zhejiang Province. About 180 miles south-west of Shanghai, it is a major transportation hub, and has an international airport. Hangzhou has developed quickly in recent years and its GDP per capita was RMB 44,487 in 2005. Approximately 6.6 million people live in Hangzhou.

The most developed retail market in Hangzhou is the Hubin area, to the east of the West Lake, but the majority of high end international retailers are clustered in Xihu International Boutique Street. Due to the high residential land prices, this area consists mainly of high end and expensive villas. Prime offices are centralised in Huanglong area, which is to the north of the Xihu area, and where multi-national corporations and state-owned enterprises (SOE) have offices.

Growing numbers of domestic and foreign visitors are expected to boost the demand for lifestyle oriented retail space, given the uniqueness and beauty of the city, ringed around the West Lake. Hangzhou's proximity to Shanghai is another important positive factor.

Xihu Tiandi

Our Xihu Tiandi project is a mixed-use entertainment, retail, and food and beverage development consisting of approximately 52,000 sq.m. of GFA. It is a historic restoration project that is designed to offer a blend of traditional and modern architecture, set in a park on the southern edge of Hangzhou's fabled West Lake.



Phase 1 of Xihu Tiandi was completed in April 2003 and features restaurants, cafes, retail shops and other entertainment properties. It has approximately 6,000 sq.m. of GFA.

Development Status and Plan for 2007

Site clearance in Phase 2 is in hand and the Company is working with the local government to establish a start date for construction commencement.

