

(1) LAND BANK

As at 30th June, 2007, Sino Group had 26.5 million square feet of land bank. The Group's land bank consists of a well-diversified portfolio of properties: residential (55%), commercial (28%), industrial (9%), car parks (5%) and hotels (3%). Most of the developments currently under construction are located in popular locations and conveniently served by various modes of transportation, including railway and subway lines. The following tables show the detailed breakdown of the Group's land bank as at 30th June, 2007.

The Group's commercial, industrial buildings, car parks and hotels, namely The Fullerton Singapore and Conrad Hong Kong are held mainly for long-term investment, thereby generating a stable stream of recurrent income for the Group.

By Status and Usage

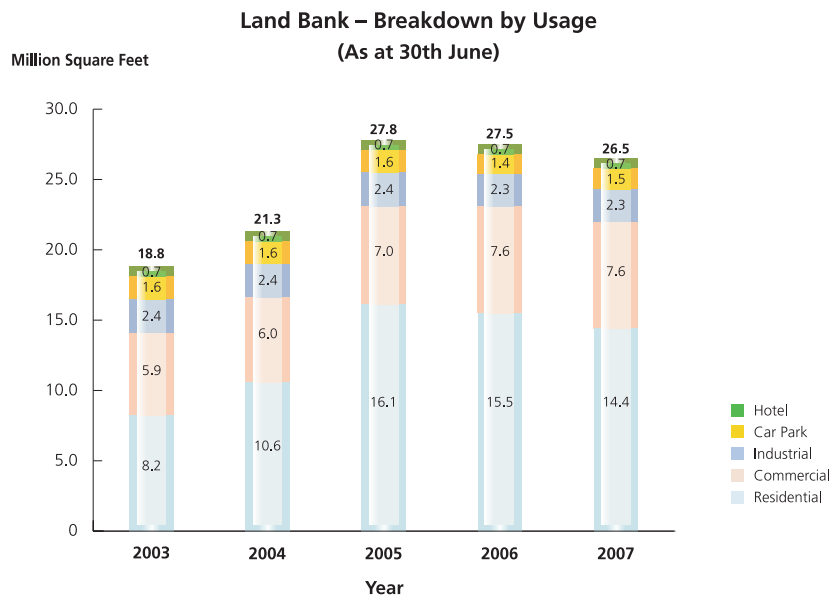
| | Residential | Commercial | Industrial | Car Park | Hotel | Total Area | Percentage |
|---------------------------------------|--|------------------|------------------|------------------|----------------|-------------------|-------------|
| | <i>(Gross Floor Area in Square Feet)</i> | | | | | | |
| Properties under Development | 13,447,517 | 2,060,728 | 0 | 12,861 | 119,480 | 15,640,586 | 59% |
| Properties for Investment/ Own Use | 265,390 | 5,465,001 | 1,756,226 | 1,445,288 | 631,929 | 9,563,834 | 36% |
| Completed Properties for Sale | 759,161 | 40,738 | 506,480 | 0 | 0 | 1,306,379 | 5% |
| Total | 14,472,068 | 7,566,467 | 2,262,706 | 1,458,149 | 751,409 | 26,510,799 | 100% |
| Percentage | 55% | 28% | 9% | 5% | 3% | | 100% |

By Location and Usage

| | Residential | Commercial | Industrial | Car Park | Hotel | Total Area | Percentage |
|------------------|--|------------------|------------------|------------------|----------------|-------------------|-------------|
| | <i>(Gross Floor Area in Square Feet)</i> | | | | | | |
| New Territories | 4,388,748 | 2,057,650 | 644,007 | 1,000,234 | 0 | 8,090,639 | 31% |
| Kowloon | 1,400,660 | 3,008,537 | 1,618,699 | 391,452 | 0 | 6,419,348 | 24% |
| Hong Kong Island | 304,795 | 1,141,064 | 0 | 53,602 | 165,506 | 1,664,967 | 6% |
| China | 8,377,865 | 1,230,130 | 0 | 12,861 | 38,750 | 9,659,606 | 36% |
| Singapore | 0 | 129,086 | 0 | 0 | 547,153 | 676,239 | 3% |
| Total | 14,472,068 | 7,566,467 | 2,262,706 | 1,458,149 | 751,409 | 26,510,799 | 100% |

(1) LAND BANK *(Continued)*

The following chart shows the movement of the land bank of the Group over the last 5 financial years:



Subsequent to the financial year ended 30th June, 2007, the Group acquired 2 additional plots of land in Cheng Hua District, Chengdu and Jiang Bei District, Chongqing both in Mainland China through land auctions. On completion, these 2 projects will provide a total attributable gross floor area of over 18.6 million square feet. Further to these acquisitions of land in China, the Group acquired Site B of Pak Shek Kok (TPTL 186) in a land auction in Hong Kong for residential development. On completion, the project will yield an additional total of approximately 250,000 square feet of attributable gross floor area. The Group has 35% interest in the project. Including these three new sites, the Group had approximately 45.4 million square feet of total land bank.

(2) HIGHLIGHTS OF THE GROUP'S PROPERTIES COMPLETED DURING THE YEAR**Vision City (100% owned)**

1 Yeung Uk Road, Tsuen Wan, New Territories, Hong Kong

Acquired in July 2002, the development is within a short walking distance from the two major railway arteries, namely MTR Tsuen Wan Station and from Tsuen Wan West Station on KCR West Rail. Vision City is ideally located in a well-planned integrated city in Tsuen Wan's waterfront, adjacent to Tsuen Wan City Hall where performing arts take place, landmark hotels and office buildings. With its unique architectural designed retail mall named Citywalk, the project will redefine the lifestyles of the residents in Tsuen Wan area. The project offers a total of 1,466 residential flats in 5 towers with a total gross floor area of approximately 1.15 million square feet and over 245,000 square feet of retail space. The development was launched to the market in April 2006 with over 80% of the total units sold. This project was completed in March 2007.

One HoneyLake, Shenzhen, PRC (50% owned)

Xiangmei Road, Futian District, Shenzhen, PRC

One HoneyLake, a 50/50 joint venture residential project, is located in the prime area alongside the Honey Lake in Futian District, Shenzhen. The land was acquired in April 2004. The development affords a total of 447 luxurious residential units consisting of 14 semi-detached houses, 79 terrace houses, 36 low-rise villas and 318 high-rise apartments. Over 95% of the total units have now been sold.

Chengdu International Community, Sichuan, PRC (20% owned)

Xipu Zhen, Pi Xian, Jin Niu District, Chengdu, Sichuan, PRC

Acquired in 2004, the project is jointly developed with a renowned property company. Upon completion, the development will yield a total of approximately 13 million square feet of gross floor area consisting of over 8,600 residential units, approximately 721,000 square feet of commercial space and approximately 193,000 square feet of hotel. The project is expected to be completed in phases over a few years.

(3) HIGHLIGHTS OF THE GROUP'S MAJOR PROPERTIES COMPLETED IN RECENT YEARS**One SilverSea (100% owned)**

18 Hoi Fai Road, West Kowloon

A much sought after development at West Kowloon waterfront, One SilverSea commands a panoramic seaview of the Victoria Harbour. The project is only a few minutes walk from the MTR Olympic Station. It provides 700 residential flats and 112,483 square feet of commercial space. Marketing of the project took place in September 2005 and it was very well received with over 89% of the total residential units now sold. Occupation permit was obtained in June 2006.

Mount Beacon (33.3% owned)

20 Cornwall Street, Kowloon Tong, Kowloon

The project is located in the most prestigious area of Kowloon Tong and within easy walking distance from the MTR and KCR Kowloon Tong Stations. Mount Beacon commands the breathtaking view of the Victoria Harbour and Kowloon Peninsula, and enjoys easy access to any parts of Hong Kong and Mainland China. The development offers 197 residential apartments and 22 luxurious townhouses with a full range of clubhouse facilities. It was rolled out to market in July 2005 and received good response from the market. Over 93% of all the units have already been sold. The development was completed in April 2006.

The Royal Oaks (100% owned)

8 Kam Tsin South Road, Sheung Shui, New Territories

This unique luxurious residential development is adorned with acres of verdant greenery, neighbouring the prestigious Hong Kong Golf Club and Hong Kong Jockey Club Beas River Country Club. The project consists of 44 quality detached houses. The occupation permit of this project was obtained in December 2004. All 44 detached houses have been sold.

St. Andrews Place (100% owned)

38 Kam Chui Road, Beas Stable, Sheung Shui, New Territories

St. Andrews Place is the epitome of luxury and comfort, offering a legendary neighbourhood of the Hong Kong Golf Club and the Hong Kong Jockey Club Beas River Country Club. The 2008 Olympic Equestrian Cross Country Event will be held in the area which is only a few steps from the development. The project comprises 26 quality detached houses, each with individual car-port. Occupation permit was obtained in June 2005. Approximately 40% of all the detached houses have been sold.

(3) HIGHLIGHTS OF THE GROUP'S MAJOR PROPERTIES COMPLETED IN RECENT YEARS *(Continued)*

Anglers' Bay (50% owned)

18 Castle Peak Road, Sham Tseng, New Territories

The development consists of some 248 residential units in 2 towers with a total gross floor area of 177,335 square feet, affording a panoramic view of the Ma Wan Channel and Tsing Ma Bridge. Marketing of the project started in July 2003 and occupation permit was obtained in October 2004. Virtually all of the units have been sold.

Caldecott Hill (33.3% owned)

2 Caldecott Road, Piper's Hill, Kowloon

This redevelopment project, located at the mid-levels of Piper's Hill, consists of 88 luxurious low-rise and low-density residential apartments with views overlooking the Kowloon Peninsula. The project, was marketed in March 2004 with over 87% of the units sold. Occupation permit was obtained in November 2004.

Parc Palais (30% owned)

18 Wylie Road, King's Park, Kowloon

This luxurious residential project consists of 700 flats and a 3-storey clubhouse/car park podium and is located in King's Park, one of the most sought after residential areas in Kowloon. The development was completed in February 2004 and over 96% of the total number of residential units have already been sold since it was launched onto the market in August 2003.

(4) HIGHLIGHTS OF THE GROUP'S MAJOR DEVELOPMENT PROPERTIES
DEVELOPMENT PROJECTS IN HONG KONG

Ho Tung Lau Site (100% owned)

STTL 470, Shatin, New Territories

The Group was awarded the development rights of Ho Tung Lau from Kowloon-Canton Railway Corporation in November 2002. The site is opposite to Shatin Race course and less than a minute walk from the KCR Fo Tan Station. Upon its completion which is estimated to be in the financial year 2008/2009, the project will yield a total of approximately 1.3 million square feet of residential space providing over 1,300 units in 10 towers and 21,528 square feet of retail space.

Lake W (100% owned)

STTL 530, Wu Kai Sha, New Territories

On 24th June, 2005, the Group was awarded the tender by Kowloon-Canton Railway Corporation to develop a 367,601 square feet site atop the KCR Wu Kai Sha Station on the East Rail Extension. Upon completion expected in the financial year 2008/2009, the project will yield a total of 1.8 million square feet of residential space and 43,056 square feet of retail space. It is anticipated that a total of over 2,100 high-quality residential units with special features and design will be built on this project.

Yeung Uk Road Site (100% owned)

TWTL 394, Tsuen Wan, New Territories

The Group was awarded the development rights by Urban Renewal Authority to redevelop a site in Yeung Uk Road in Tsuen Wan in April 2004. The development will be well served by a wide range of public transportation including the two railway line KCR West Rail as well as MTR Tsuen Wan Line. Upon completion, this development will offer 288,160 square feet of residential space and 191,568 square feet of retail space. Approximately 270 units will be built on completion. Combining the residential and retail spaces of Vision City project, it will create a shopping hub in the entire centre of Tsuen Wan. Construction is expected to be completed in the financial year 2008/2009.

(4) HIGHLIGHTS OF THE GROUP'S MAJOR DEVELOPMENT PROPERTIES*(Continued)***DEVELOPMENT PROJECTS IN HONG KONG** *(Continued)***KIL11167 and KIL11168 (50% owned)**

KIL 11167, Junction of Hoi Wang Road and Hoi Ting Road, West Kowloon, Kowloon

KIL 11168, Hoi Ting Road, West Kowloon, Kowloon

On 27th September, 2005, the Group acquired these two plots of contiguous sites nearby the residential and commercial complex of Olympian City in West Kowloon. The Group owns 50% interest in both sites. On completion, estimated to be in the financial year 2009/2010, the projects will yield a total of 1.09 million square feet of gross floor area, of which 86% of the total gross floor area is designated for residential development and the remaining for the development of retail space. Foundation work is under way and the construction of the superstructure will commence soon.

KIL11073 (45% owned)

KIL 11073, West Kowloon, Kowloon

The Group acquired this prime site close to MTR Kowloon Station in West Kowloon area at a government land auction in May 2007. Foundation work is expected to begin soon. On completion expected to be in the financial year 2010/2011, a total of 650,678 square feet of gross floor area will be built.

1 Broadcast Drive (100% owned)

NKIL 6374, 1 Broadcast Drive, Kowloon Tong, Kowloon

The Group won this project in a land auction in November 2006. The site will be developed into low-density luxurious residential project with a total of 196,592 square feet of gross floor area. Demolition of the existing buildings is under way. Site formation and foundation work will soon commence and completion is expected to be in the financial year 2010/2011.

Site A Pak Shek Kok (50% owned)

TPTL 187, Pak Shek Kok, Tai Po, New Territories

Acquired in March 2007, the Group plans to build 345,406 square feet of low-density luxurious residential premises overlooking the Tolo Harbour. The Group has 50% interest in the project. Foundation work will commence soon and completion is estimated to be in the financial year 2009/2010.

(4) HIGHLIGHTS OF THE GROUP'S MAJOR DEVELOPMENT PROPERTIES*(Continued)***DEVELOPMENT PROJECTS IN HONG KONG** *(Continued)***Site C Pak Shek Kok (25% owned)**

TPTL 188, Pak Shek Kok, Tai Po, New Territories

The development, in which the Group has 25% interest, will consist of 749,788 square feet of premium residential premises. The site was acquired in a government land auction in March 2007. Work on foundation will commence soon and completion is scheduled for the financial year 2009/2010.

Fuk Wing Street and Fuk Wa Street, Sham Shui Po (100% owned)

New Kowloon Inland Lot No. 6425, Kowloon

In September 2004, the Group successfully won the joint development contract from Urban Renewal Authority to develop the site at Fuk Wing Street/Fuk Wa Street in Sham Shui Po, which is only a 2-minute walk from the MTR Sham Shui Po Station. On completion, the development will yield a total of 134,043 square feet of gross floor area. The site will be developed for residential and retail purposes. Over 170 units will be built for this project. The project is scheduled for completion in the financial year 2007/2008.

53 Conduit Road (100% owned)

The remaining portion of Inland Lot No. 2138 and Inland Lot No. 2613, Hong Kong Island

In August 2004, the Group successfully won a tender from a private landlord to redevelop this prime residential site. This luxury residential development will yield a total of 64,272 square feet of gross floor area. Construction is expected to be completed in the financial year 2009/2010.

One New York (100% owned)

New Kowloon Inland Lot No. 1175 – 1177, Kowloon

In August 2004, the Group entered into a sale and purchase agreement for a site of 6,448 square feet located in Sham Shui Po, Kowloon. The site has been designated for residential and retail developments. The project is only a 5-minute walk from MTR Lai Chi Kok Station. A total of 58,867 square feet of gross floor area with over 130 residential units will be built. The project is expected to be completed in financial year 2007/2008.

(4) HIGHLIGHTS OF THE GROUP'S MAJOR DEVELOPMENT PROPERTIES*(Continued)***DEVELOPMENT PROJECTS IN HONG KONG** *(Continued)***305 Castle Peak Road, Sham Shui Po (100% owned)**

NKIL 939, Kowloon

Acquired in October 2004, the site is located in Sham Shui Po area and it is about a 3-minute walk from MTR Cheung Sha Wan Station. The development affords approximately 130 residential units with a total gross floor area of 64,791 square feet. The project is expected for completion in the financial year 2007/2008.

Ma Wo, Tai Po (100% owned)

TPTL 179, Tai Po, New Territories

In November 2004, the Group entered into a sale and purchase agreement for a plot of agricultural land of 63,603 square feet in Ma Wo, Tai Po, New Territories. The site will be used for residential development. Modification of the lease has been granted by the HKSAR Government. It is expected that a total of 114,486 square feet of gross floor area will be completed in financial year 2009/2010.

Site at Cheung Sha Wan Road (100% owned)

Remaining portion of NKIL 1069, 270 – 274 Cheung Sha Wan Road, Kowloon

The Group won this project through a tender in January 2007. It will have 36,209 square feet of gross floor area consisting of 30,407 residential gross floor area and 5,802 square feet of retail space on completion, which is estimated to be in the financial year 2010/2011.

Junction of Sheung Yuet Road and Wang Chiu Road, Kowloon Bay (100% owned)

NKIL 6310, Kowloon Bay, Kowloon

The site was acquired through a land auction on 22nd February, 2005. Conveniently located near MTR Kowloon Bay Station and connected by the East Kowloon Expressway, this commercial building will offer a total of 609,027 square feet of gross floor area upon completion in the financial year 2008/2009. It is anticipated that a mix of office and retail spaces will be built to optimise rental returns.

(4) HIGHLIGHTS OF THE GROUP'S MAJOR DEVELOPMENT PROPERTIES
(Continued)

DEVELOPMENT PROJECTS IN HONG KONG (Continued)

256 Hennessy Road, Wan Chai (100% owned)

IL 2769, Wan Chai, Hong Kong Island

The site was acquired in December 2004. It is conveniently located in a vibrant business area near MTR Wan Chai Station. The site is designated for commercial development. Upon completion expected in financial year 2007/2008, the building will contain a total of 71,862 square feet of commercial space.

DEVELOPMENT PROJECTS IN MAINLAND CHINA

Project in Zhangzhou, Fujian Province, PRC (100% owned)

2004G12 North of Zhangxiang Road, Zhangzhou, Fujian Province, PRC

The site was acquired in June, 2005 with a substantial portion designated for residential development and a minor portion for commercial use. Upon completion which is expected to be by phases and beyond 2010, a total of approximately 5.3 million square feet of gross floor area will be built. Subject to final design and construction plan, it is anticipated that a total of approximately 4,000 residential units will be built.

New Projects in Chengdu and Chongqing, PRC

Subsequent to the financial year ended 30th June, 2007, the Group acquired 2 additional plots of land in Cheng Hua District, Chengdu and Jiang Bei District, Chongqing both in Mainland China through land auctions. Set out below are the descriptions of the projects:

Project in Cheng Hua District, Chengdu (100% owned)

West of Cheng Kun Railway, East of Sha He, South of Cheng Luo Road, North of Ying Hui Road, Cheng Hua District, Chengdu, PRC

The Group acquired a prime site in the Cheng Hua District, eastern side of Chengdu in July 2007 through a land auction. This new project is wholly owned by the Group and it will be developed into a 13.1 million square feet of top-quality residential and commercial multi-purpose complex. It is well connected by local road network. Completion is expected in phases over the next four years.

(4) HIGHLIGHTS OF THE GROUP'S MAJOR DEVELOPMENT PROPERTIES*(Continued)***DEVELOPMENT PROJECTS IN MAINLAND CHINA** *(Continued)***Project in Jiang Bei District, Chongqing (50% owned)**

No. 1, Zhong Xing Duan, Qiao Bei Cun, Hua Xin Street, Jiang Bei District, Chongqing, PRC

The project is located in the prime area Jiang Bei District overlooking the Jia Ling Jiang in Chongqing. It was acquired in July 2007. On completion, the project will yield approximately 11 million square feet of gross floor area. Completion of the project is expected to be in phases over the next four years. The Group has 50% interest in the project.

DEVELOPMENT PROJECT IN SINGAPORE**Collyer Quay (100% owned)**

Collyer Quay, Singapore

Acquired in December 2006, Collyer Quay is located in a prestigious waterfront in Marina Bay in Singapore. The site is next to The Fullerton Singapore and One Fullerton retail mall. It is expected to be developed into a distinctive complex that features a boutique hotel together with commercial and entertainment uses. A total of 107,640 square feet of gross floor area will be built upon completion of the construction which is expected to be in the financial year 2009/2010.

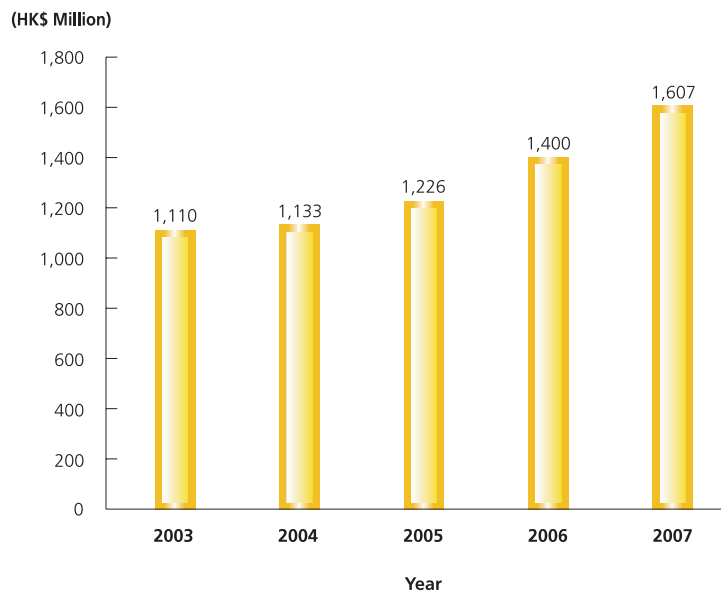
(5) PROPERTIES FOR INVESTMENT/OWN USE

The Group's properties for investment/own use, including attributable share in associated companies, was approximately 9.6 million square feet as at 30th June, 2007. The portfolio comprises properties of diversified usage:

| Use | Gross Floor Area (Square feet) | Percentage |
|---------------|-----------------------------------|------------|
| Office/Retail | 5,465,001 | 57% |
| Industrial | 1,756,226 | 18% |
| Car parks | 1,445,288 | 15% |
| Hotels | 631,929 | 7% |
| Residential | 265,390 | 3% |
| | 9,563,834 | |

The Group's investment property portfolio has maintained high occupancy rates throughout the year. Including contributions from associated and related companies, the total gross rental revenue reached a new benchmark of HK\$1,607 million for the financial year 2006/2007.

Gross Rental Income
(including those from associated and related
companies attributable to the Group)
(For the years ended 30th June)



(6) HIGHLIGHTS OF PROPERTIES FOR INVESTMENT/OWN USE**Tuen Mun Town Plaza, Phase I (100% owned)**

1 Tuen Shun Street & 1 Tuen Shing Street, Tuen Mun, New Territories, Hong Kong

Tuen Mun Town Plaza has grown from a major regional mall to the retail hub of the North-West New Territories. With direct access to the West Rail Tuen Mun Terminus, the local Light Rail system and bus terminus, the shopping mall draws substantial pedestrian traffic from the transport system that links the western New Territories. The occupancy rate for the entire retail complex was close to full occupancy throughout the year.

Olympian City 1 and 2 (30% and 42.5% owned respectively)

11 Hoi Fai Road and 18 Hoi Ting Road, MTR Olympic Station, Kowloon, Hong Kong

These two shopping malls are part of the developments which surround the MTR Olympic Station in West Kowloon, a massive section of land reclaimed from Victoria Harbour. Both Olympian City 1 and 2 shopping malls are inter-connected and linked to the MTR Olympic Station and offer in excess of 650,000 square feet of retail spaces. This development is only 5 minutes from Central and approximately 18 minutes to Hong Kong International Airport on the MTR's Tung Chung Line.

Olympian City 2, with its 3 levels of shopping area, 80,000 square feet of open piazza, a variety choices of retail outlets, a cinema and a bowling alley not only affords the consumer an excellent choice of entertainment and retail shopping, but also the opportunity to dine in a wide selection of restaurants. The mall is equipped with numerous plasma televisions, projector screens and a large outdoor LED screen providing visual entertainment and other information to shoppers. To further enhance pedestrian flow and the popularity of the mall and promote customer loyalty, activities such as stage performance, lucky draw, family oriented events and joint promotions with movie companies and broadcasting media are organised on a regular basis. The mall achieved high occupancy throughout the year.

Island Resort Mall (40% owned)

28 Siu Sai Wan Road, Hong Kong

Island Resort Mall provides 189,190 square feet of retail space over three levels and in excess of 1,200 car parks offering a rich array of consumer choice. The ground floor comprises an air-conditioned public transport interchange equipped with a state-of-the-art digital electronic information system. Served by different bus companies with more than 20 bus routes, it links popular locations across the territory. The mall not only features fine retail shopping opportunities but also the relaxed appeal of a spacious promenade where one can enjoy the view of the Victoria Harbour. The mall enjoyed high occupancy during the financial year 2006/2007.

(6) HIGHLIGHTS OF PROPERTIES FOR INVESTMENT/OWN USE *(Continued)***Tsim Sha Tsui Centre (45% owned)**

Salisbury Road, Tsim Sha Tsui East, Kowloon, Hong Kong

Tsim Sha Tsui Centre, located centrally in Tsim Sha Tsui East, is surrounded by several international-class hotels. The building is a popular choice for trading and manufacturing companies requiring office space. The completion of East Tsim Sha Tsui Extension on the KCR East Rail and Tsim Sha Tsui Promenade Beautification Scheme has been instrumental in bringing in more shoppers' traffic into the area. The recently opened bus terminus, which is approximately a minute walk from Tsim Sha Tsui Centre, will further boost traffic flow to the area as well. The occupancy rate for this property was high during the financial year 2006/2007.

Hong Kong Pacific Centre (100% owned)

28 Hankow Road, Tsim Sha Tsui, Kowloon, Hong Kong

Located in the centre of Tsim Sha Tsui's bustling retail neighbourhood, this commercial development comprising a high-rise modern office tower and shopping centre podium, has a total gross floor area of 232,606 square feet. Most of the shops enjoy extensive street frontage with a heavy pedestrian flow generated from nearby Nathan Road. The building enjoyed high occupancy during the financial year 2006/2007.

China Hong Kong City (25% owned)

33 Canton Road, Tsim Sha Tsui, Kowloon, Hong Kong

China Hong Kong City, a development of approximately 2.6 million square feet incorporating retail, offices, hotel, traffic interchange and ferry terminal, is located on the waterfront of western Tsim Sha Tsui. The unique gold curtain wall cladding and passenger facilities for the China Ferry Terminal have led to it's being recognised as the 'Golden Gateway to China'. With a continued expansion in traffic between Hong Kong and China's coastal cities (including Macau), the pedestrian flow in the complex is enjoying encouraging growth, underpinning good business opportunities for office tenants, the retail tenants and hotel operation. The new retail ambience will reflect contemporary European style and inspiration. This new architectural design and finishes, coupled with a new and exciting retail mix, promises a new shopping experience for visitors, commuters and shoppers. With this facelift, pedestrian flow recorded strong growth and occupancy rate was high during the financial year under review.

(6) HIGHLIGHTS OF PROPERTIES FOR INVESTMENT/OWN USE (Continued)**Oceania Heights (100% owned)**

2 Hoi Chu Road, Tuen Mun, New Territories, Hong Kong

Located in one of the fastest growing new towns of New Territories, the development is close to major traffic arteries and can be conveniently reached by various transport means including KCR West Rail. The existing local Light Rail system provides a convenient link with new towns within North West New Territories. The site is well served by public recreational facilities, schools and is approximately a 10-minute walk from Tuen Mun Town Plaza, Phase I. All the 544 residential units have been sold. The occupation permit of the project was obtained in September 2004. The 29,082 square feet of retail space have been retained as rental property providing good rental to the Group. Occupancy rate for the financial year under review was good.

The Fullerton Singapore and One Fullerton (100% owned)

1 Fullerton Square and 1 Fullerton Road, Singapore

The Fullerton Singapore, characterised by its unique heritage building structure and contemporary interior design, is located in the heart of the Singapore Central Financial and Business District and on the seafront. Re-developed into a prestigious, world-class, 5-star deluxe hotel with 400 rooms and suites and linked by a subway with its adjacent commercial complex on the seafront, the project was completed in December 2000. During the financial year 2006/2007, a strong growth in the average room rate was recorded mainly due to rising business activities and tourist arrivals.

The hotel has received a number of awards in recognition of its quality of service as well as architectural design and concept. Awards received include the world's top hotels in the 12th Annual Travel + Leisure World's Best Awards, 'The Best Hotel in Singapore' awarded by *Condé Nast Traveller* in January 2007, *Condé Nast Traveller* Readers' Choice Awards (2006) – 'The Best Hotel in Asia', Awards of Excellence by *Urban Land Institute* (2004), FIABCI Prix d'Excellence under the Leisure Category Winner (2003), Urban Redevelopment Authority Architectural Heritage Award 2001 and the Singapore Institute of Architects Architectural Design Award 2001 (Conservation Category). In terms of quality of service, the hotel was ranked 2nd in the 'Best Hotel in Singapore (2005)' by Finance Asia Business Travel Poll Awards. It was on the Condé Nast Traveler Gold List (2005) and was awarded the eighth in Condé Nast Traveller (UK) Readers' Travel Awards – Overseas Leisure Hotels, Asia & the Indian Subcontinent, the third in Condé Nast Traveler Readers' Choice Awards Top Ten Hotels, Asia Category in 2004. It was voted as one of the World's Best Hotels by Institutional Investor and bestowed SPRING Singapore (Standards, Productivity and Innovation Board) Singapore Service Class Award in 2004.

(6) HIGHLIGHTS OF PROPERTIES FOR INVESTMENT/OWN USE (Continued)**Conrad Hong Kong (30% owned)**

Pacific Place, 88 Queensway, Hong Kong

This 5-star, international-class hotel is located above a major shopping complex on Hong Kong Island and is managed by one of the most well known international hotel operators. Its excellent location and superior standard of service have made Conrad Hong Kong one of the most favoured hotels in the region.

During the financial year 2006/2007, Conrad Hong Kong achieved positive growth in both room sales and average room rate mainly attributable to a continuing economic prosperity in the Asia Pacific region, rising trade activities, increasing Chinese travellers and the promotional campaign carried out by the HKSAR Government. With all its guest rooms renovated, the hotel is well positioned to gain.

In the financial year 2006/2007, the hotel was awarded 'Readers Choice World's Best Hotels Award' by *Condé Nast Traveller*, 'T+L 500 World's Best Hotels' by *Travel + Leisure* and 'Top Hotels in Asia Pacific' by *Asian Legal Business*.

Central Plaza (10% owned)

18 Harbour Road, Wan Chai, Hong Kong

Central Plaza, a 78-storey intelligent office building, with a full view of the Victoria Harbour, is recognized as the one of the tallest buildings in Asia and the tallest reinforced concrete building in the world. This Grade-A office tower has a gross floor area of approximately 1.4 million square feet. Located next to the Hong Kong Convention & Exhibition Centre, its prestigious location and advanced technical facilities have attracted many global corporate tenants. The building was completed in October 1992 and the occupancy was good during the financial year 2006/2007.

Skyline Tower (50% owned)

39 Wang Kwong Road, Kowloon Bay, Kowloon, Hong Kong

This office redevelopment project located next to the East Kowloon Expressway and is about an 8-minute walk from the MTR Kowloon Bay Station. The project was completed in November 2003, providing a total attributable gross floor area of 413,915 square feet. It has achieved high occupancy with favourable rental in the financial year 2006/2007.

(6) HIGHLIGHTS OF PROPERTIES FOR INVESTMENT/OWN USE *(Continued)***The Centrium (70% owned)**

60 Wyndham Street, Central, Hong Kong

This Grade-A commercial development located near Lan Kwai Fong, the 'expatriate quarter' renowned for its cosmopolitan lifestyle, festive entertainment and dining activities, was completed in June 2001. It provides 255,911 square feet of international-class commercial space with a retail mall to match and complement the flamboyant atmosphere and popular restaurants nearby. The building was close to full occupancy during the financial year 2006/2007.

Futura Plaza (100% owned)

111-113 How Ming Street, Kwun Tong, Hong Kong

This 26-storey building located in Kwun Tong is approximately 3-minute walk from the MTR Kwun Tong Station. The property has been converted its usage from industrial to office building. The project was completed in November 2001 and achieved full occupancy during the financial year 2006/2007.

148 Electric Road (100% owned)

Electric Road, North Point, Hong Kong

This is a prime commercial development near the MTR Fortress Hill Station and Cross-Harbour Tunnel. The development caters to a wide range of businesses and is within walking distance from five international hotels, including the City Garden Hotel. The project yields an attributable gross floor area of 197,400 square feet. The project enjoyed high occupancy during the financial year 2006/2007.

Pacific Plaza (100% owned)

418 Des Voeux Road West, Hong Kong

Pacific Plaza is situated in the popular Western district near the Western Harbour Tunnel, and incorporates a future MTR exit on the ground level. This attractive commercial building of 23 storeys provides 131,960 square feet gross floor area of space and a 32,500 square feet shopping podium. The occupancy rate was good during the financial year 2006/2007.

Omega Plaza (100% owned)

32 Dundas Street, Kowloon, Hong Kong

Completed in 1993 and situated in the heart of Mongkok, Kowloon's most vibrant retail and business area, this property has 19 storeys of office space and a 4-storey shopping podium. The occupancy rate was good during the financial year 2006/2007.

(6) HIGHLIGHTS OF PROPERTIES FOR INVESTMENT/OWN USE *(Continued)***One Capital Place (100% owned)**

18 Luard Road, Wan Chai, Hong Kong

This attractively designed commercial project, located in the heart of Wan Chai, is close to the MTR Wan Chai Station. The building has maintained good occupancy during the financial year 2006/2007.

Cameron Plaza (100% owned)

23 Cameron Road, Tsim Sha Tsui, Kowloon, Hong Kong

This Ginza-style commercial building is located within one of Kowloon's busiest retail and tourist areas. Both the retail space and the office floors enjoy high occupancy during the financial year 2006/2007.

Marina House (100% owned)

68 Hing Man Street, Shau Kei Wan, Hong Kong

Located in one of the Island's busiest districts, the commercial development provides 119,298 square feet of office space over a shopping podium and a basement car-park. The building has maintained good occupancy during the financial year 2006/2007.

Sunley Centre (100% owned)

9 Wing Yin Street, Tsuen Wan, New Territories, Hong Kong

The Centre was acquired in June 2002. This 18-storey and 170,570 square feet industrial building is located at the centre of the Tsuen Wan Industrial Zone and is close to the Kwai Chung terminals. The property recorded high occupancy during the financial year 2006/2007.

Commercial Parts of Rosedale Gardens (100% owned)

133 Castle Peak Road, Tuen Mun, New Territories, Hong Kong

Acquired in May 2005, the commercial parts of Rosedale Gardens comprise two-level shopping arcade of approximately 35,000 square feet and 38 carparking spaces. It is conveniently located near KCR Light Rail's Ho Fuk Tong Station. The occupancy rate for this retail property was satisfactory during the financial year 2006/2007.

(6) HIGHLIGHTS OF PROPERTIES FOR INVESTMENT/OWN USE (Continued)**Raffles City Shanghai (22% owned)**

Plot 105 A & B, 228 Xizang Road, Central, Huangpu District, Shanghai, PRC

The building is jointly developed by several international property developers. The 46-storey prime office tower is located in the central business area of Huangpu District and surrounded by boutique shops that attract heavy pedestrian flow. The project was completed in October 2003, yielding a total of 1.35 million square feet of gross floor area. The retail precinct is fully occupied whereas the office space enjoyed high occupancy for the financial year ended 30th June, 2007.

(7) CORPORATE AFFAIRS

The Group affirms its commitment to maintaining a high degree of corporate transparency as well as good communication with banks, research analysts and investors. The Corporate Finance Department have used various channels including regular meetings with investors, fund managers and analysts; investor conferences; site visits, result briefings and the web site (www.sino.com) to disseminate information on the Group's latest developments. During the financial year 2006/2007, we have participated in a total of 20 investor conferences and non-deal roadshows.

| Date | Type | Region/Country/City | Organiser |
|--------|----------------------------------|---------------------|-------------------------|
| Jul-06 | Non-deal roadshow | Tokyo and Singapore | DBS Vickers |
| Sep-06 | Non-deal roadshow | Hong Kong | JP Morgan/Deutsche Bank |
| Sep-06 | Non-deal roadshow | Hong Kong | Goldman Sachs |
| Sep-06 | Non-deal roadshow and Conference | United States | JP Morgan |
| Oct-06 | Non-deal roadshow | Europe | Goldman Sachs |
| Nov-06 | Non-deal roadshow and Conference | Singapore | Morgan Stanley |
| Nov-06 | Non-deal roadshow | Tokyo and Sydney | UBS |
| Nov-06 | Conference | Hong Kong | Euromoney |
| Jan-07 | Non-deal roadshow | Europe | Deutsche Bank |
| Jan-07 | Non-deal roadshow | United States | Goldman Sachs |
| Mar-07 | Non-deal roadshow | United States | Lehman Brothers |
| Apr-07 | Non-deal roadshow | Hong Kong | BNP |
| Apr-07 | Non-deal roadshow | Singapore | DBS Vickers |
| May-07 | Conference | Hong Kong | Deutsche Bank |
| Jun-07 | Non-deal roadshow | Europe | UBS |
| Jun-07 | Conference | London | UBS |
| Jun-07 | Conference | Hong Kong | Morgan Stanley |
| Jun-07 | Conference | Hong Kong | JP Morgan |

(7) CORPORATE AFFAIRS *(Continued)*

The Group won the Corporate Governance Asia Annual Recognition Awards 2007 by Corporate Governance Asia earlier this year. Management would like to thank everyone who nominated Sino Land for this year's award. The encouragement and support from investment and finance professionals will continue to motivate management to further improve the quality of the products and services.

Sino Land is one of the constituent stocks in the Hang Seng Index as well as Hang Seng Property Index.

Sino Club, established in July 1997, has now grown to a membership base of approximately 62,000 members. With a view to bridging the gap and fostering good relationship between the Group and its customers including owners, residents and tenants of its properties, as well as the general public, Sino Club serves as an important communication channel of the Group by dispatching its news and offering value-added privileges for the products and services of the various business arms of the Group together with a wide array of complimentary lifestyle and community activities to its members on a regular basis through newsletter, website and email, etc.

Efforts have also been put into focusing more on web-based channels of communication to help save paper. Members are offered a wide range of shopping and hospitality incentives at the Group and Group-related malls and hotels both in Hong Kong and Singapore, with exclusive home purchase privileges. They are also invited to priority previews of show flats and can enjoy activities arranged exclusively for them. As the Group markets more residential units and commercial space, Sino Club will see a further increase in its membership.

The Group regards staff training and development as one of its most important management objectives, and an integral part of building professionalism and integrity and maintaining excellence in service quality. During the year, the Group organised various types of training programmes for its employees to further enhance staff development and productivity. The Group arranges a broad range of seminars and training in customer service, language, environmental conservation and information technology to broaden the knowledge, skill and ultimately the quality of service provided by its employees. The Group takes advantage of the many different channels of communication available, including the Internet and internal computer network facilities to promote the exchange of information and improve efficiency.

(8) EMPLOYEE PROGRAMME

Human capital is one of the most important assets of the Group. As at 30th June, 2007, the Group employed approximately 7,800 staff. During the financial year 2006/2007, the Group held various internal and external training programmes for its employees designed, inter alia, to raise yet higher the standard of service, promote staff's awareness of the need to first understand the varying needs of their customers better to provide them with quality care and service. Language proficiency, professional knowledge, management know-how, corporate governance, productivity and efficiency are all areas that are addressed by various programmes and seminars.

Courses are organised to improve language skills; customer relations and customer service; information technology; self-enhancement initiatives and environmental conservation. Office administration, property management and project management as well as knowledge in relation to corporate governance are also high on the training agenda.

Our mission is to be recognised as the Group that consistently provides Hong Kong with the very best in products and service and, ultimately, to make the Group the 'The Preferred Choice for Customers, Investors and Employees'.

New courses will continually be developed to meet corporate and specific career planning needs. During the year, a number of new courses or seminars were introduced, comprising seminars on the new code of corporate governance, issues in relation to connected transactions and notifiable transactions and code for dealing in the company's securities by relevant employees to enable all the key and relevant staff to better understand the issues involved.

As the economic and social ties between Mainland China and Hong Kong strengthen, the Group continues its efforts in promoting the use of Putonghua amongst staff by providing courses for various levels on a regular basis. It is the Group's policy that all staff members, in particular those in front-line positions, must uphold meticulous standards in customer service.

The Group has always laid particular emphasis on promoting good teamwork as an essential element in the efficient and effective use of human resources, internal procedures and systems. Teamwork serves to focus individual achievement upon the objectives of the Group, which results in better quality of products and services. During the financial year 2006/2007, several workshops and seminars on team-building and leadership were organised in order to promote the spirit and skills of teamwork.

(9) PROPERTY MANAGEMENT

Complementing the Group's property development and leasing operations is its fully integrated property management division consisting of Sino Estates Management Limited (SEML), Sino Security Services Limited, Best Result Cleaning Services Limited and Sino Parking Services Limited. The company's property management division currently manages approximately 180 projects with an aggregate floor area in excess of 50 million square feet.

Delivering high-quality customer service has long been one of the Sino Land's key business objectives. Sino Land will continue to make improvements in its quality of service aimed at enhancing both customer satisfaction and the value of its properties.

During the financial year 2006/2007, the Group established several training programmes, in addition to regular training. The programmes covered all aspects of property management with a focus on building a team of all-rounded professionals. A number of programmes were rolled out during the financial year under review and they included:

- Sino Property Management Academy offering a series of comprehensive training for the new staff so that they can provide the required standards of service to our customers
- Sino Maintenance Academy providing training for technical staff so that they can be equipped with the necessary knowledge and skills in various aspects of the maintenance services
- Sino Security Academy providing security related training to staff including management training so as to enhance the awareness of the staff at all levels in terms of security control and to supervisory staff in terms of management skills
- Sino 5-star Service Academy affording training mainly to front-line staff to ensure that they serve customers with care and always think what our customers need

Management continues to focus on the need for excellent communication and to this end actively encourages staff to attend the various language courses provided by the Group and upgrade the existing communication system and channels to ensure information and instructions can be cascaded down to all relevant levels of staff; good and constructive ideas and suggestions for further improvement in quality of service can be passed to senior executives effectively.

(9) PROPERTY MANAGEMENT *(Continued)*

To cope with the Group's expansion of its property management operations and to meet customers' expectations of quality service and lifestyle environments, the Group will continue to review, and where necessary upgrade, its services to achieve even higher standards of property management services.

During the financial year under review, SEML received a number of awards for service, energy saving, environmental protection and quality management from sources including government departments, professional organisations and community bodies. With its active participation in charitable events, SEML was again awarded the 2006/07 Caring Company Logo by the Hong Kong Council of Social Services.

SEML has identified the importance of energy saving for environmental protection and cost saving for the customers. Considerable efforts have been made in four main areas namely lighting, electrical appliances or equipment, air conditioning and lift and escalator. As of 30th June, 2007, a total of 55 buildings under the management of SEML have received certification in efficient energy management.

During the financial year ended 30th June, 2007, thirty-one properties under the management of SEML were granted various awards in organised the regional Quality Building Management and Cleaning Competitions organized by various District Councils. SEML will continue to satisfy the customer needs of premium living and superior lifestyle.

Best Result Cleaning Services Limited, a wholly-owned subsidiary of the Company specializing in cleaning, pest control, grease and water tank cleaning, won five Champions and one Annual Award in the financial year 2006/2007: Champion in KCRC Station Cleaning Award in the Third Quarter of 2006, Champion in KCRC Station Cleaning Competition for the First Quarter of 2007, Champion in MTRC Annual Best Cleaning Contractors Award, Champion in NT North Clearing Competition, Champion in Kwun Tong Cleaning Competition, and Annual Award in KCRC East Rail Station Cleaning Award 2006.

Sino Security Services Limited, a wholly-owned subsidiary of the Company, received a number of awards from the Hong Kong Police Force and various District Fight Crime Committees in the financial year 2006/07 in recognition of its outstanding quality of security services and high standards of performance of its security staff. These include two Best Security Awards in the West Kowloon Best Security Service Award, twenty-two Outstanding Certificates for security guards in the Eastern District Outstanding Security Guard Award, four Outstanding Awards for security guards in the Best Security Guard Award of NT North Region 2006 and one Best Security Award for a security guard in the Tuen Mun district Best Security Guard Award.

(9) PROPERTY MANAGEMENT *(Continued)*

The Group will through its property management division continue to explore new business opportunities and widen the scope of their business activities to enhance shareholders' value.

(10) SOCIAL AND ENVIRONMENTAL RESPONSIBILITIES

A committed corporate citizen, the Group's Community Care Committee, Volunteer Team and Sino Club have initiated and organised various art and cultural activities, community services and green events over the years.

With a vision of building a caring society, the Group sponsors different charitable events and encourages staff members and managed property residents to participate in community initiatives to help the needy. The Group's keen involvement in voluntary and community services earned it the Caring Company Logo awarded by the Hong Kong Council of Social Service for four consecutive years from 2003 to 2007.

To promote environmental conservation, the Group worked with the Green Student Council to organise a 'No Plastic Bag Day' in Olympian City. Joining hands with the Friends of the Earth (FoE), the Group participated in the "Corporate Afforestation at Tai Lam Country Park 2007" to plant 10,000 seedlings in one year and support management and maintenance work for three years. Further, to promote healthy environmentally-conscious lifestyles, the Group and Hong Kong Organic Country co-organised Organic Farm Guided Tours for 4,000 students.

The Group has a strong interest in supporting local arts and cultural programmes. Its "Art.in.HK" project is open to all art organisations and artists. To these, "Art.in.HK" provides such support as free venues, exhibition organisation, promotion and event management. Programmes supported include the prestigious "New Face of Ink Painting – Modern Ink Painting Group Exhibition and Symposium", "Influential People Marking the Tenth Anniversary of the Handover – Papercutting Arts Exhibition by Lu Xue" among many others. In addition, the Group has supported many dramatic and musical productions including "Shaolin in the Wind", the Moscow Philharmonic Orchestra and "The Wizard of Oz" by HKAPA Summer Musical School. The company also helped the Asia Art Archive and the Opera Hong Kong establish permanent headquarters.