

NEW STYLE OF LEISURE





You can't imagine the fun the kids are having when they harvest the vegetables they planted by their own. I used to think weekend golfing is mundane activity for my husband, surprisingly there are a lot more going on than I expected. The spa treatment I get under the palm tree is just amazing. Weekend will never be the same again....

GUANGZHOU



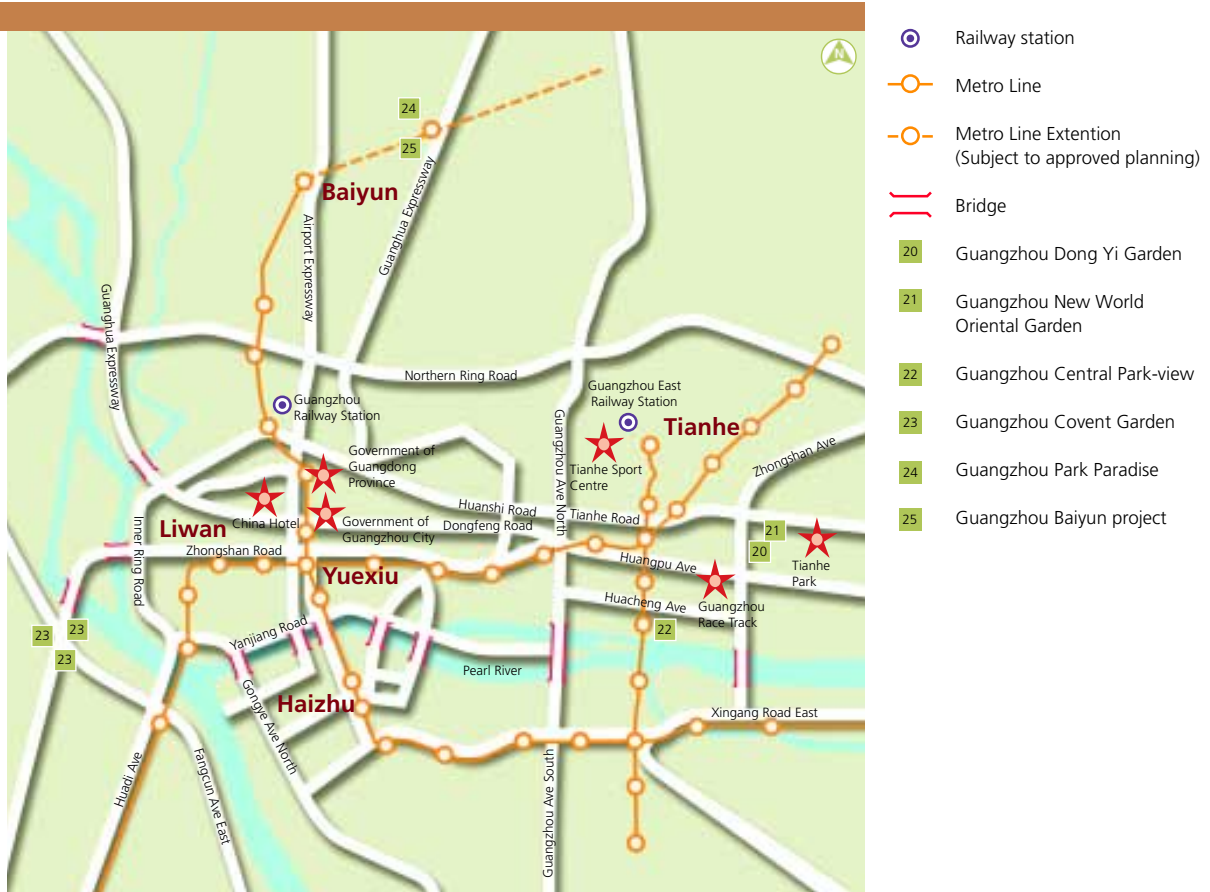
Guangzhou Central Park-view

Area	7,434 km ²
Location	Guangdong Province

HIGHLIGHTS

“ Benefiting from the hosting of 2010 Asian Games and rapid growth in finance, logistics and exhibition services, Guangzhou continues to top the country and province by maintaining the highest average growth during the year. The municipal government expects the GDP per capita could reach ten thousand US

dollars by 2010. Guangzhou in the future will be further strengthened by new high-tech industries of electronic communication and biotechnology concentrated in the region formed by Guangzhou Science City, Tianhe Software Park and Nansha IT Development Park. ”



Guangzhou — completion schedule			sq.m.
FY2007	Guangzhou Dong Yi Garden Phase IV	Residential, Commercial, Carpark	90,236
	Guangzhou Park Paradise Phase IID2	Residential, Commercial, Carpark	55,419
	Guangzhou Xintang New World Garden Phase IVA	Residential	20,082
	Guangzhou Concord New World Garden Phase II	Residential, Commercial, Carpark	44,336
Total			210,073
FY2008	Guangzhou Park Paradise Phase IID2	Residential, Commercial, Carpark	89,220
	Guangzhou Xintang New World Garden Phase IV	Commercial	14,922
Total			104,142
FY2009	Guangzhou New World Oriental Garden Phase II	Residential	11,717
	Guangzhou Covent Garden	Residential	28,151
	Guangzhou Park Paradise Phase IID	Residential	66,381
	Guangzhou Xintang New World Garden Phase V	Residential	67,410
Total			173,659

GUANGZHOU

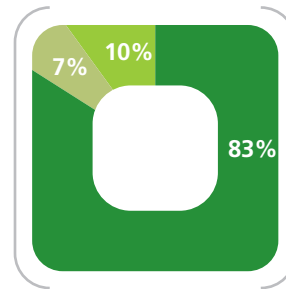
Construction of the new Baiyun International Airport, FedEx Asia Pacific Transshipment Hub and Nansha Port Phase Two Deepwater Terminal is speeding up. The fact that Guangzhou has succeeded in bringing in Maersk Line, the leader in international shipping and logistics, to construct and operate Nansha Port Phase Two Terminal Project this year also proves the government’s strength in accelerating development. Jinshazhou in Baiyun District is the most important western corridor of Guangzhou. Its well developed transport infrastructure has become a major catalyst for the further merging and development of the Guangzhou-Foshan metropolitan area. Guangzhou Opera House and Guangzhou TV & Sightseeing Tower, the two new landmarks of Guangzhou in the future, have begun to take shape.

The Group’s flagship luxurious residential project Guangzhou Central Park-view in Pearl River New City of Tianhe District launched reserved “Sky Villas” apartment units to the market earlier in the year, which has been the focus of the market. Average selling price surged 85% in merely a year’s time. Guangzhou Central Park-view has becoming a handful of international community which boasts a substantial mix of senior executives of foreign firms, embassy staffs and overseas Chinese.

The old town of Guangzhou Liwan District already merged with Fangcun District a few years ago to form the New Liwan District, an area with great potential. The Group launched a residential phase “Liyi Garden” in the large scale community development Guangzhou Covent Garden in the district in August 2007. There are about 300 high-rise apartment units with surrounding scenic landscaping. The Guangzhou Subway Line No. 5 will have a direct exit point in Covent Garden when operational in 2009.

Guangzhou – development properties for sale

Total GFA 3,194,962 sq.m.



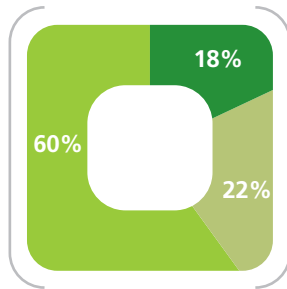
Residential **83%** Commercial **7%**
 Carpark **10%**



Guangzhou Park Paradise

Guangzhou – completed investment properties

Total GFA 285,624 sq.m.



■ Residential 18% ■ Commercial 22%
 ■ Carpark 60%

The first offering of Guangzhou New World Oriental Garden Phase II in Tianhe District comprised of only 48 duplex or triplex residential units. These large sized residential units are a rare find in the core city district and only discerned purchaser would learn to appreciate these gems. Over 40% of units has been gone since launching in April this year.

The extension of Guangzhou Subway Line No. 2 to Baiyun District has been approved by the State Development and Reform Committee, which is considered to be a major milestone in the development of Baiyun District and especially advantageous to the Group’s Guangzhou Park Paradise in the district. Park Paradise launched Phase IID in May this year. Drawing a flock of purchasers queuing up outside the sales office overnight, all 200 residential units have been sold.

Xintang Township in Guangzhou has been benefited by the city’s development strategy to push eastward. The Group’s long time project in the district Guangzhou Xintang New World Garden launched Phase VIB during May of 2007. All the residential units are accommodated in six storey low-rise apartment buildings, the overall low density and ample clearance among buildings make them very attractive to buyers and all units have been sold.

PROPERTY PORTFOLIO

There are seven major property projects under development with total GFA of 3,194,962 sq.m.. A total saleable GFA of 183,097 sq.m. of residential space was completed during the year. We expect to build 104,142 sq.m. GFA in FY2008 and 173,659 sq.m. GFA in FY2009.

INVESTMENT PROPERTIES

There are six completed investment property projects with GFA of 285,624 sq.m. of commercial area.

Commercial area of Guangzhou New World Oriental Garden Phase I recorded full tenancy during the year under review.



Guangzhou New World Oriental Garden

PEARL RIVER DELTA



Huizhou Changhuyuan

Area

28,919 km²

Location

Guangdong Province

HIGHLIGHTS

“

Pearl River Delta Region accounts for only 49% of the Guangdong Province population but contributes to 82% of the provincial GDP. The further integration of the Greater Pearl River Delta Region including the Special Administration Region of Hong Kong and Macau has progressed swiftly during the period under review. Various infrastructure improvement

and long term industry planning is making a headway start. Pearl River Delta is preparing to make the shift from traditional garments, footwear and electronics products towards high-tech value-added industry and service sectors such as communications equipment, telecoms switches and routers, and automobiles. ”



- Railway
- Highway
- Guangzhou Xintang New World Garden
- Shenzhen Xilihu Development
- Shenzhen New World Yi Shan Garden
- Shunde New World Centre
- Huiyang Palm Island Resort
- Zhaoqing New World Garden
- Zhuhai New World Riviera Garden
- Foshan Country Club
- Huizhou Changhuyuan
- Courtyard by Marriott Shunde

Pearl River Delta — completion schedule			sq.m.
FY2007	Huiyang Palm Island Resort Phase V	Residential	27,912
	Total		27,912
FY2008	Zhuhai New World Riviera Garden Phase III	Residential, Commercial	81,836
	Total		81,836
FY2009	Shenzhen New World Yi Shan Garden Phase III	Residential	5,124
	Huizhou Changhuyuan Phase IIB	Residential	59,960
	Total		65,084



Shenzhen New World Yi Shan Garden

The Guangzhou-Shenzhen No. 4 Railway Line was completed and put into operation in April 2007. The high speed train service improved traveling time to within one hour and there is train service every 10 to 20 minutes. In September 2007, the Guangzhou Shenzhen Coastal Highway project has been started. The 89-kilometre 16-lane highway will connect Guangzhou, Dongguan and Shenzhen all the way to Hong Kong. When completed in 2010, it will provide the much needed alleviation to the existing Guangzhou Shenzhen Highway along the Eastern Pearl River Delta corridor.

PEARL RIVER DELTA

Phase IIA of Shenzhen New World Yi Shan Garden has been completely sold during the year under review. Average price has seen a 60% increase in a year's time. Planning for Phase III high-rise apartment is in its final stage.

Phase IIA of Huizhou Changhuyuan has also been completely sold during the year under review. Foundation work for another new phase is scheduled to commence in the near future.

Huiyang Palm Island Resort's exclusive waterfront duplex villas and apartments, Jujube Trail Phase II has enjoyed tremendous success during the year under review. Over 80% of the luxurious villas and apartments have been sold as at end of September 2007, buyers are mainly from Shenzhen. Jujube Trail is also a price leader in the local market with average price for the villa and apartment reaching a staggering RMB25,000 per sq.m. and RMB17,000 per sq m. Work for another new phase of residential development in the central district is scheduled to begin in the first half of the year 2008.

Zuhai New World Riviera Garden Phase III opened for sale in December 2006. All 812 low-rise apartment units are surrounded by lush landscaping work by a Canadian designer. Over 60% of units have been sold during the period under review.

Shunde New World Centre entered a new development stage by commencing the work for Phase III in September 2007. Comprising three 29-storey apartment towers with a total GFA of about 60,000 sq.m. Phase III will further strengthen the Group's reputation as the premier developer in this prosperous district in the City of Foshan.

PROPERTY PORTFOLIO

There are eight major property projects under development with total GFA of 2,031,320 sq.m.. A total saleable GFA of 27,912 sq.m. of residential space was completed during the year. We expect to build 81,836 sq.m. GFA in FY2008 and 65,084 sq.m. GFA in FY2009.

INVESTMENT PROPERTIES

There are three completed investment property projects with total GFA of 81,013 sq.m..

Pearl River Delta – development properties for sale

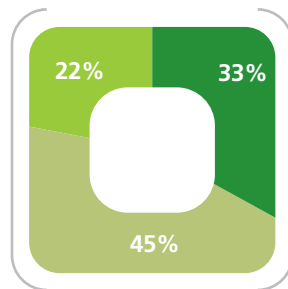
Total GFA 2,031,320 sq.m.



■ Residential **91%** ■ Commercial **3%**
 ■ Hotel **1%** ■ Carpark **5%**

Pearl River Delta – completed investment properties

Total GFA 81,013 sq.m.

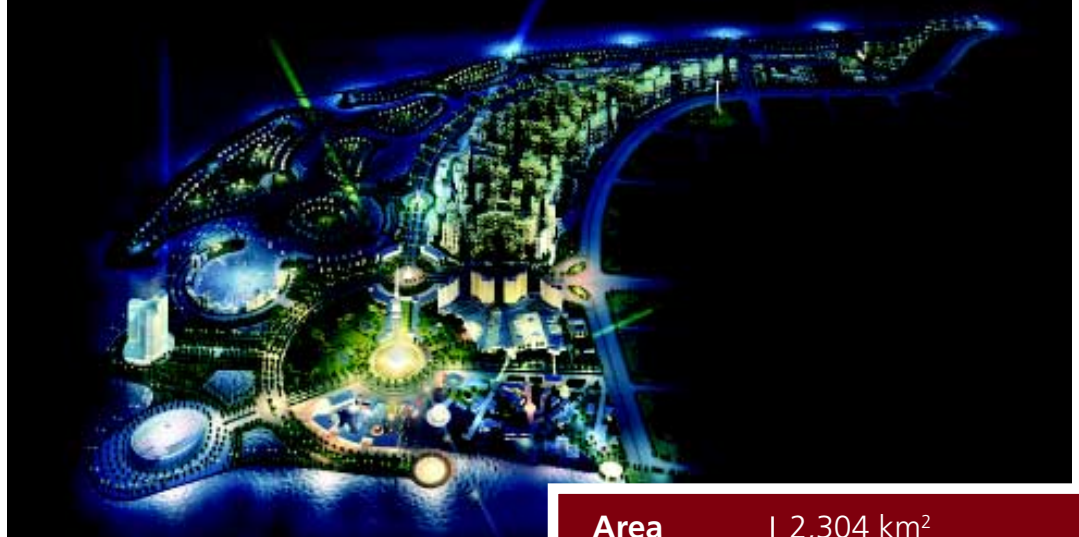


■ Commercial **33%** ■ Hotel **45%**
 ■ Carpark **22%**



Huiyang Palm Island Resort

HAIKOU



Haikou Meilisha Project perspective

Area | 2,304 km²
Location | Hainan Province

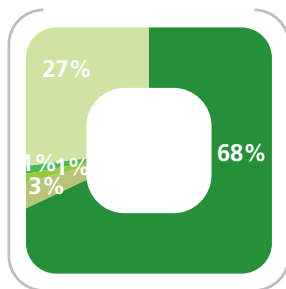
HIGHLIGHTS

“ Haikou has embarked on building the biggest infrastructure project ever in Hainan Province in September 2007. The 308 kilometers Hainan Eastern Railway will cost RMB19.22 billion dollars and is scheduled

to be completed by 2011. The railway will connect all the cities along the eastern coastline all the way to Sanya and will cut down the travelling time between Haikou and Sanya to only 90 minutes. ”

Haikou – development properties for sale

Total GFA 2,767,758 sq.m.



■ Residential **68%** ■ Commercial **3%**
 ■ Office **1%** ■ Hotel **1%**
 ■ Carpark **27%**

Haikou New World Garden launched its Phase II low-rise apartment units in different batches throughout the year under review. The sales process has been quite steady with over 60% of apartment units being sold. The Group's mega leisure-residential-sightseeing landmark project Meilisha is just a bridge away from the Haikou's business district. First phase of foundation work, including massive land reclamation work has already started.

PROPERTY PORTFOLIO

There are two major property projects under development with total GFA of 2,767,758 sq.m.. A total saleable GFA of 74,526 sq.m. of residential space was completed during the year.

Haikou — completion schedule

			sq.m.
FY2007	Haikou New World Garden Phase II	Residential	74,526
	Total		74,526