

Shanghai



Shanghai Taipingqiao Lake & Park

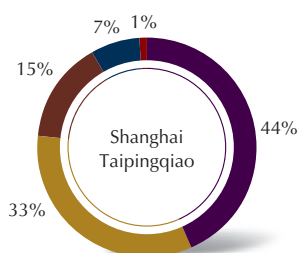


# Shanghai Taipingqiao

The Shanghai Taipingqiao project is a large-scale city-core redevelopment project with an emphasis on the preservation and restoration of historic buildings and the establishment of an integrated community. The project is situated just next to Huai Hai Zhong Road, one of Shanghai's main commercial streets.

The following shows the mix of residential, office, retail and other properties based on the master plan of the Shanghai Taipingqiao project upon completion:

## GFA by Usage



	sq.m.
Residential	511,000 <sup>1</sup>
Office	391,000
Retail	179,000
Hotel/Service Apartment/School	79,000
Clubhouse	15,000
<b>Total</b>	<b>1,175,000<sup>1</sup></b>

(1) Of which 175,000 sq.m. of GFA have been sold as of the end of the financial year  
 (2) All GFA quoted above includes leasable and saleable areas only

## Shanghai

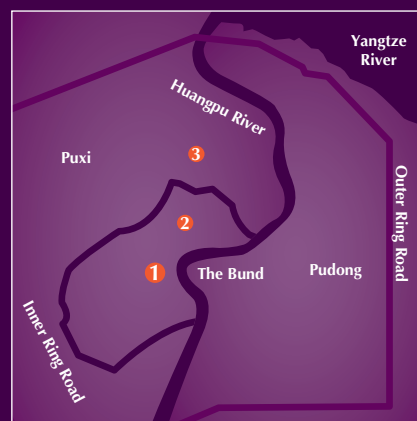
Shanghai, with its strategic location at the dragonhead of the Yangtze River Delta region, is China's leading commercial and financial centre. It has the largest economy among China's cities and is rapidly moving towards its long-term goal of becoming an international financial, economic, trading and shipping centre by 2020.

By the end of 2007, Shanghai had 604 financial institutions, 184 multinational companies had made their regional headquarters there and 244 research and development centres of overseas companies had been established in the city.

## Luwan District, Shanghai

Luwan District is part of the CBD of Shanghai. It covers 8.1 sq.km. and is well-served by good transportation links. There are more than 100 historical sites and buildings within the Luwan District, e.g. the first Congress Hall of the Communist Party of China, the former home of Zhou Enlai, and the former home of Dr. Sun Yatsen.

The Luwan District is developing rapidly into a major service hub for Shanghai, with the service industry accounting for over 85% of the GDP of the district.



- 1 TAIPINGQIAO
- 2 RUI HONG XIN CHENG
- 3 KNOWLEDGE AND INNOVATION COMMUNITY (KIC)



Shanghai Xintiandi



Corporate Avenue

The Shanghai Taipingqiao project consists of 19 plots of land and four main zones:



### Shanghai Xintiandi

The historical preservation and restoration zone is a retail, F&B and entertainment area with about 57,000 sq.m. and was opened in mid-2001. Xintiandi, which means “New Heaven and Earth” in Chinese, has become a landmark in Shanghai due to its unique blend of Shikumen and modern architectures.



### Residential Zone

The residential zone is located south of the Taipingqiao Lake adjacent to Shanghai Xintiandi. Phase 1 of the residential zone, which is known as The Lakeville, was completed and all units were sold in 2003. Phase 2, which is known as Lakeville Regency, was launched in 2006 and almost all units were sold in 2007. Construction of the Phase 3 of the residential zone with approximately 82,000 sq.m of GFA is in progress and is planned to be launched in stages in 2008.



### Corporate Avenue

The corporate headquarters zone with a total planned GFA of approximately 416,000 sq.m. consists of Grade A office buildings along the Taipingqiao Lake. Phase 1 of the Corporate Avenue (Lot 110) was completed in March 2004 with a GFA of about 83,000 sq.m. The relocation of Phase 2 of the Corporate Avenue zone is in progress.

### Retail and Theatre Zone

Located on top of a major metro station in the traditional commercial district of Xizang Road. Once completed, it will have GFA of approximately 49,000 sq.m., which consists of a Broadway-style theatre complex, and retail, F&B and entertainment outlets.



Lakeville Regency



88 Xintiandi



Rui Hong Xin Cheng (Phase 2)

瑞虹新城  
市中心国际新镇





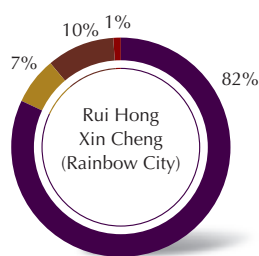
# Rui Hong Xin Cheng (Rainbow City)

Rui Hong Xin Cheng is an integrated residential development catering to the emerging upper middle class in Shanghai. Since its launch, Rui Hong Xin Cheng has revitalised the existing neighbourhoods into an upper-middle class community, complete with modern amenities and services. It is located in a strategic location in Hongkou District and is well served by a metro station directly under the development.

Since its launch, about 186,000 sq.m. of GFA in Rui Hong Xin Cheng have been sold. Construction of the residential Lot 8 with approximately 44,000 sq.m. of GFA is in progress.

The following shows the mix of residential, office, retail and other properties based on the master plan of the Rui Hong Xin Cheng project upon completion:

## GFA by Usage



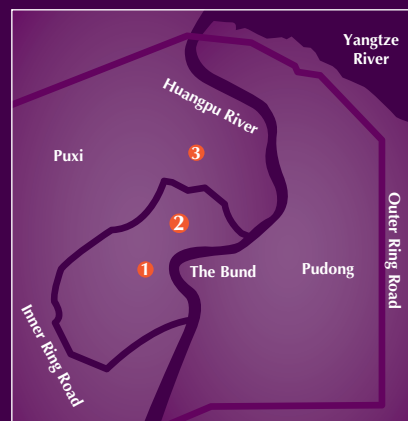
	sq.m.
Residential	1,046,000 <sup>1</sup>
Office	85,000
Retail	132,000
Clubhouse	7,000
<b>Total</b>	<b>1,270,000 <sup>1</sup></b>

(1) Of which 186,000 sq.m. of GFA have been sold as of the end of the financial year  
 (2) All GFA quoted above includes leasable and saleable areas only

## Hongkou District, Shanghai

Hongkou District is situated in the north-eastern part of downtown Shanghai with a registered population of about 789,000. It covers an area of 23.4 sq.km.

North Sichuan Road in Hongkou District is a well-known traditional commercial street in Shanghai, and is being transformed into a bustling modern retail and entertainment area. The North Bund, which is earmarked as a major development hub for shipping and logistics services in Shanghai, is host to more than 2,000 shipping and logistics companies. Hongkou District has a deep-rooted cultural heritage and is famous for housing the former residences of many famous modern Chinese intellectuals.



- 1 TAIPINGQIAO
- 2 RUI HONG XIN CHENG
- 3 KNOWLEDGE AND INNOVATION COMMUNITY (KIC)



KIC Plaza

**创智天地**  
KNOWLEDGE & INNOVATION COMMUNITY

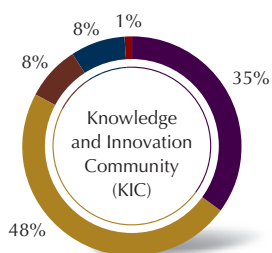
**创智坊**  
KIC VILLAGE

# Knowledge and Innovation Community (KIC)

Knowledge and Innovation Community, or KIC in short, is a city-core multi-function community project with an emphasis on the knowledge industry. This project, adjacent to one of the four city sub-centres Wujiaochang designated by the Shanghai Municipal Government, is planned to transform Yangpu District from an industrial and manufacturing district in the 19<sup>th</sup> century to a knowledge and innovation hub.

The following shows the mix of residential, office, retail and other properties based on the master plan of the Knowledge and Innovation Community project upon completion:

## GFA by Usage



	sq.m.
Residential	183,000 <sup>1</sup>
Office	249,000 <sup>1</sup>
Retail	41,000
Hotel/Service Apartment/School	44,000
Clubhouse	3,000
<b>Total</b>	<b>520,000 <sup>1</sup></b>

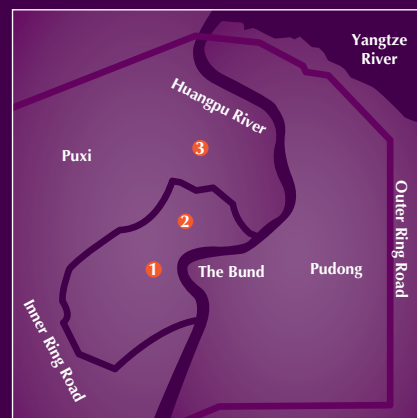
(1) Of which 37,000 sq.m. of GFA in residential and 21,000 sq.m. of GFA in office have been sold as of the end of the financial year  
 (2) All GFA quoted above includes leasable and saleable areas only

## Yangpu District, Shanghai

Yangpu District is located in the north-eastern part of downtown Shanghai and covers an area of 60.7 sq.km., including some 15.5 km. of waterfront along the Huangpu River.

Wujiaochang or Five Corners in Yangpu District is being transformed into a knowledge industry and support services hub to complement Shanghai's overall development plan of becoming the service centre of China. It has a development area of 2.2 sq.km.

Yangpu District is home to 14 universities and colleges, 22 key state laboratories and 15 scientific research institutes. This has given it an unparalleled competitive advantage in its quest to become the intellectual hub of Shanghai.



- 1 TAIPINGQIAO
- 2 RUI HONG XIN CHENG
- 3 KNOWLEDGE AND INNOVATION COMMUNITY (KIC)





KIC Plaza



KIC Village



KIC Village



Jiangwan Sports Centre

The master plan consists of four major zones with a GFA approximately 520,000 sq.m. They are:

#### **KIC Plaza**

The commercial hub and nerve centre of KIC comprise office buildings, learning centres, exhibition halls, conference and convention facilities, retail and F&B outlets. The first phase of KIC Plaza with about 52,000 sq.m. of GFA is an open piazza encircled by four smart office buildings humming with a vibrant cultural ambience. It was completed in 2006. Phase 2 of KIC Plaza with approximately 48,000 sq.m. of GFA, is under construction.

#### **KIC Village (Live and Work Area)**

A mixed-use area comprising low-rise buildings with offices facing the street front and courtyard residential units at the back. The office units are designed with the needs of the start-up entrepreneurs in mind and the residential units are targeted at professionals working in the knowledge industry and faculty members in the universities in the surrounding area. The first phase, R1, with a total GFA of about 86,000 sq.m., was completed in 2006 and most of the units were sold.

#### **Jiangwan Sports Centre**

A multi-functional, all weather community sports complex which comprises a sports stadium, gymnasium and swimming pool. A wide spectrum of exercise and training programmes such as football, tennis, and basketball, brings sports and entertainment into the everyday life of the residents and tenants in the community.

#### **KIC Tech Park**

In the north of KIC Plaza, KIC Tech Park aims to be the blueprint for the development of a digital community in China. Hi-tech companies will be invited to locate their R&D facility here.

# Hangzhou



Xihu Tiandi

# Xihu Tiandi

Xihu Tiandi is located strategically by the southern edge of the scenic and fabled West Lake (Xihu) in Hangzhou. The project is a mixed-use retail, F&B and entertainment development consisting of approximately 46,000 sq.m. of GFA. It is designed with a blend of traditional and modern architectures, and offers an unique experience for visitors, whether they are tourists or local residents of Hangzhou.

Phase 1 of Xihu Tiandi was completed in April 2003. It consisted of selected restaurants, cafes, retail shops and entertainment outlets in a park environment. It has about 6,000 sq.m. of GFA.

Xihu Tiandi obtained the Pre-certification of the Leadership in Energy and Environmental Design Core and Shell (LEED-CS) Platinum level by the US Green Building Council in 2005.



## Hangzhou

Hangzhou, known as “Paradise on Earth” in ancient China, is a major tourism destination in China. It is the provincial capital of Zhejiang Province, and is about 250 km from Shanghai. The scenic West Lake is one of the most popular tourism spots for Chinese and international tourists. Driven by tourism and other related services, Hangzhou GDP has been growing in double digits and in 2007 it increased by 14.6%.



1 XIHU TIANDI

# Chongqing



The Riviera



雍江苑  
THE RIVIERA



# Chongqing Tiandi

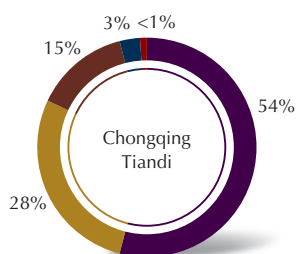
The Chongqing Tiandi project is a city-core redevelopment project comprising, on completion, an estimated GFA of approximately 2.8 million sq.m. The project is situated on the south bank of the Jialing River, just upstream of the confluence of the Yangtze and Jialing Rivers. It is located in Yuzhong District, adjacent to Chongqing's CBD.

The Chongqing Tiandi project is developed with the goal of establishing a hub to support Chongqing's extensive industrial and agricultural sectors. In Chongqing, there are an estimated 15,000 industrial enterprises and 2.1 million hectares of arable land.

The master plan of the Chongqing Tiandi project includes a man-made lake with pavilions and walkways along the shore, a commercial core comprising Grade A office buildings, exhibition and conference facilities, luxury hotels, retail and entertainment outlets. Residential clusters on the hillside were designed to replicate Chongqing's traditional hill-town characteristics and offer scenic views of the lake and the river. Phase 1 of the residential development with approximately 107,000 sq.m. of GFA was launched in early 2008.

The following shows the mix of residential, office, retail and other properties based on the master plan of the Chongqing Tiandi project upon completion:

## GFA by Usage



	sq.m.
Residential	1,526,000
Office	799,000
Retail	423,000
Hotel/Service Apartment	91,000
Clubhouse	9,000
<b>Total</b>	<b>2,848,000</b>

(1) All GFA quoted above includes leasable and saleable areas only

## Chongqing

Chongqing is located to the east of Sichuan Province and is at the core of the economic belt of the upper Yangtze River. Chongqing has seen unprecedented growth in recent years due to the construction of the Three Gorges Dam Project and China's "Go West" policy with Chongqing as the focal point.

Chongqing has 31.4 million residents and aims to achieve development stage whereby major economic and social indicators can reach the comparable average levels of East China by 2020.



1 CHONGQING TIANDI

# Wuhan



Wuhan Tiandi



The Riverview

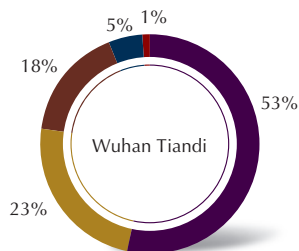


# Wuhan Tiandi

Wuhan Tiandi is a city-core redevelopment 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 and Wuchang.

The master plan of Wuhan Tiandi includes Grade A office building, hotel, residential, retail, F&B and entertainment outlets. The first phase of the residential area in Site A was launched in 2007 and the entire lot of about 29,000 sq.m. of GFA was sold out within half a day. Phase 1 of the retail, F&B and entertainment area resembling Shanghai Xintiandi with about 12,200 sq.m. of GFA was launched in 2007, and the leasing activity will continue in 2008. Lot A7, a residential phase in Site A with approximately 39,300 sq.m. of GFA, is scheduled to launch in 2008.

## GFA by Usage



	sq.m.
Residential	748,000 <sup>1</sup>
Office	329,000
Retail	248,000
Hotel/Service Apartment	67,000
Clubhouse	7,000
<b>Total</b>	<b>1,399,000 <sup>1</sup></b>

(1) Of which 29,000 sq.m. of GFA have been sold as of the end of the financial year  
 (2) All GFA quoted above includes leasable and saleable areas only

## Wuhan

Wuhan is located at the junction of Yangtze and Han Rivers, and is in the middle of Hubei Province, for which it serves as the provincial capital. With its strategic location, Wuhan has developed into a major commercial and manufacturing centre in central China, especially for automobiles, iron and steel and in recent years, hi-tech industries.

Wuhan has a population of 8.58 million and consists of three parts, namely Hankou, Hanyang and Wuchang. Its GDP has been growing in double digits in recent years.



1 WUHAN TIANDI



# Dalian



Dalian Tiandi • Software Hub



大连天地  
软件园  
DALIAN TIANDI software hub

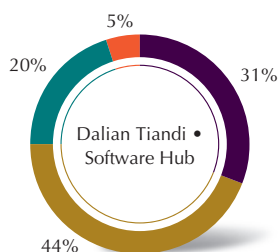
# Dalian Tiandi • Software Hub

Dalian Tiandi • Software Hub (previously known as Dalian Software Park) is a large-scale mixed-use development, located adjacent to Dalian Software Park Phase 1, west of Dalian city. The project covers a total land area of approximately 6.33 million sq.m. comprising six sites: Hekou Bay, Valley Site, Huangnichuan Road North, Huangnichuan Road South, Nanhaitou and Resort Hotel Site.

The total planned GFA is approximately 3.5 million sq.m. consisting of software park office, residential, commercial, education facilities, hotels and an area for a Xintiandi type development etc. It is the second phase of Dalian Software Park, and is designed to serve the city's fast-growing information technology outsourcing ("ITO") and business process outsourcing ("BPO") industries.

The project is a joint venture of Shui On Construction and Materials Limited, Yida Group, a Dalian-based property company behind the Dalian Software Park Phase One, and Shui On Land.

## GFA by Usage



	sq.m.
Residential	1,110,000
Office (software)	1,542,000
Commercial/Hotel	704,000
Education/Research	185,000
<b>Total</b>	<b>3,541,000</b>

(1) All GFA quoted above includes leasable and saleable areas only

## Dalian

Dalian is located in north-eastern China at the southern tip of Liaodong peninsula in Liaoning Province. It has a population of 6.1 million.

Dalian was traditionally an important trade centre in north-eastern China but in recent years it has transformed itself into a go-to spot in China for the exporting and outsourcing of software. Since 1998, when the drive to develop the software industry in Dalian began, sales of software have increased 70-fold and exports have increased 44-fold over the same period.



- 1 HEKOU BAY
- 2 VALLEY SITE
- 3 HUANGNICHUAN NORTH ROAD
- 4 HUANGNICHUAN SOUTH ROAD
- 5 NANHAITOU
- 6 RESORT HOTEL SITE

# Foshan



Foshan Lingnan Tiandi





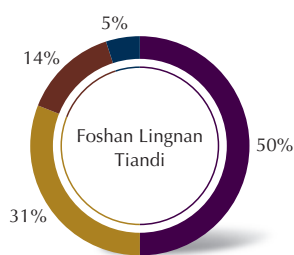
# Foshan Lingnan Tiandi

Foshan Lingnan Tiandi is a large-scale city-core redevelopment project that covers about 517,000 sq.m. of land and approximately 1.5 million sq.m. of GFA. The project master plan includes office, retail, hotel, cultural facilities and residential complexes in an integrated community, similar to that of Shanghai Taipingqiao.

Two of the most well-known historical sites in Foshan, namely Zumiao and Donghuali, are located within the master plan.

Shui On Land won the tender for the land in November 2007. Construction of Phase 1 of the retail, F&B and entertainment area is planned to commence in 2008.

## GFA by Usage



	sq.m.
Residential	727,000
Office	450,000
Retail	201,000
Hotel/Service Apartment	80,000
<b>Total</b>	<b>1,458,000</b>

(1) All GFA quoted above includes leasable and saleable areas only

## Foshan

Foshan is a thriving city within the Pearl River Delta located about 45 minutes driving distance from Guangzhou. It has a population of 5.8 million and is the third largest economy in the Pearl River Delta, after Guangzhou and Shenzhen.

Foshan has a very strong manufacturing base, which accounts for 62.9% of its GDP. It also possesses a rich history. The centrepiece of Foshan's cultural heritage is Zumiao, an immaculately preserved 900 years old Buddhist temple, which serves as the heart of Foshan.



1 FOSHAN LINGNAN TIANDI