

Landbank at a Glance

The Group's total landbank position as of 31 December 2007, together with that of its associates, can be summarised as follows:

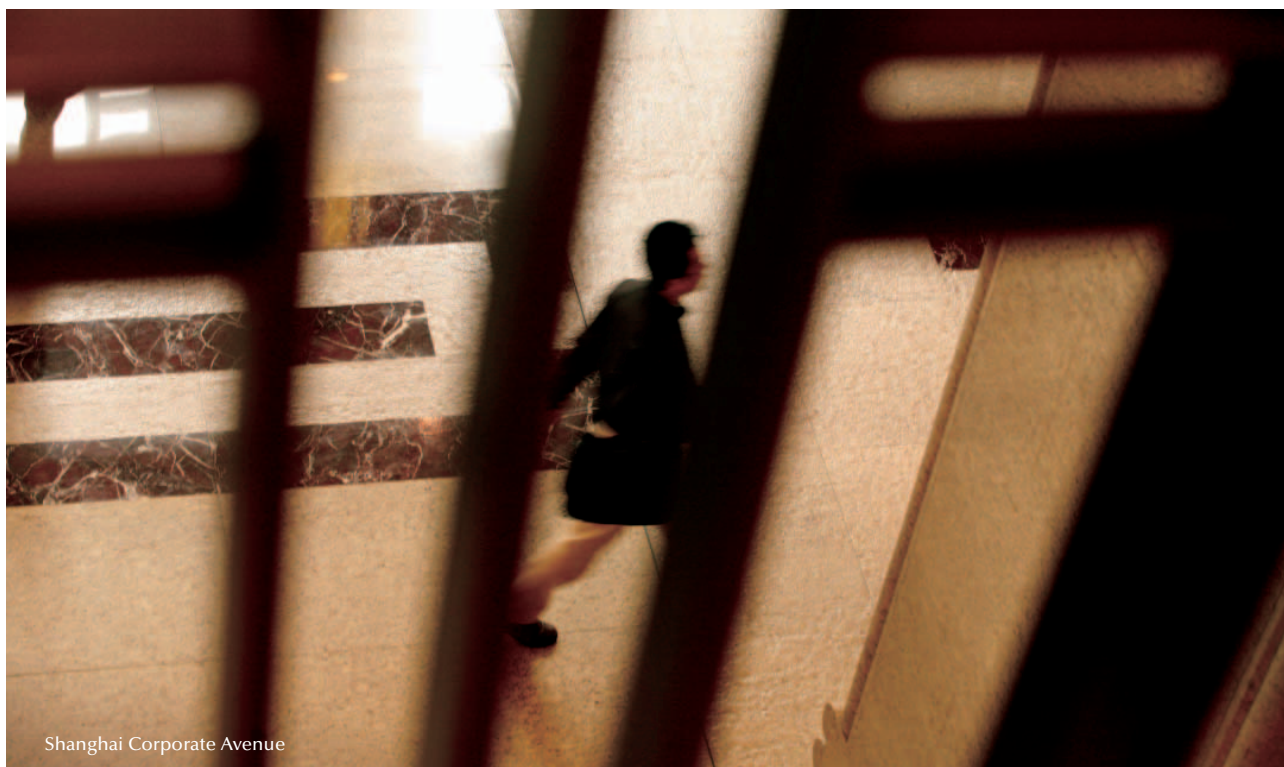
Project	Approximate/Estimated leasable and saleable area (sq.m.)				Total GFA (sq.m.)	Group's interest	Attributable GFA (sq.m.)
	Leasable GFA	Saleable GFA	Hotel/service apartment/clubhouse	Carpark and other public facilities (sq.m.)			
Completed properties held for investment:							
See section headed "Property Investments" above for details	246,000	–	7,000	–	253,000	various	238,000
Completed properties held for operation:							
Shanghai Rui Hong Xin Cheng, Phase 2 clubhouse	–	–	5,000	–	5,000	99.0%	5,000
Shanghai Taipingqiao, Lots 114 and 117 clubhouses	–	–	10,000	–	10,000	various	9,000
Wuhan Tiandi, Lot A9 clubhouse	–	–	1,000	–	1,000	75.0%	1,000
Completed properties held for sale:							
Shanghai Knowledge and Innovation Community, R1	–	12,000	–	–	12,000	86.8%**	11,000
Others	–	1,000	–	–	1,000	various	1,000
Subtotal	246,000	13,000	23,000	–	282,000		265,000
Properties under development:							
Shanghai Taipingqiao	166,000	80,000	3,000	106,000	355,000	99.0%*	352,000
Shanghai Rui Hong Xin Cheng, Phase 3	22,000	220,000	2,000	53,000	297,000	99.0%	294,000
Shanghai Knowledge and Innovation Community	49,000	74,000	3,000	99,000	225,000	86.8%**	195,000
Hangzhou Xihu Tiandi	46,000	–	–	27,000	73,000	100.0%	73,000
Chongqing Tiandi	46,000	309,000	26,000	115,000	496,000	79.4%	394,000
Wuhan Tiandi	27,000	39,000	7,000	62,000	135,000	75.0%	101,000
Subtotal	356,000	722,000	41,000	462,000	1,581,000		1,409,000

Project	Approximate/Estimated leasable and saleable area (sq.m.)		Hotel/service apartment/clubhouse	Carpark and other public facilities (sq.m.)	Total GFA (sq.m.)	Group's interest	Attributable GFA (sq.m.)
	Leasable GFA	Saleable GFA					
Properties held for future development:							
Shanghai Taipingqiao	345,000	256,000	–	57,000	658,000	99.0%*	608,000
Shanghai Rui Hong Xin Cheng	168,000	639,000	–	13,000	820,000	99.0%	812,000
Shanghai Knowledge and Innovation Community	142,000	115,000	–	5,000	262,000	86.8%**	227,000
Chongqing Tiandi	1,251,000	1,216,000	–	633,000	3,100,000	79.4%	2,461,000
Wuhan Tiandi	598,000	686,000	–	87,000	1,371,000	75.0%	1,028,000
Dalian Tiandi • Software Hub	2,246,000	1,110,000	–	185,000	3,541,000	48.0%***	1,700,000
Foshan Lingnan Tiandi	731,000	727,000	–	42,000	1,500,000	100.0%	1,500,000
Subtotal	5,481,000	4,749,000	–	1,022,000	11,252,000		8,336,000
Total Landbank GFA (sq.m.)	6,083,000	5,484,000	64,000	1,484,000	13,115,000		10,010,000

* The Group has a 99% interest in the remaining lots within Shanghai Taipingqiao project, except for Lot 116, in which we have a 50% interest after the sale of a 48% interest to a strategic partner in July 2007.

** Agreement has been reached to increase the interest from 70% to 86.8%, subject to the approval by the relevant PRC government authorities.

*** Dalian Tiandi • Software Hub comprises 23 plots of land with an expected GFA totalling approximately 3,541,000 sq.m. planned for development in phases over a period of 8 to 10 years. It is the intention of the joint venture companies to acquire all 23 plots of the land. As of 31 March 2008, 5 plots of land of approximately 1,765,000 sq.m. of GFA have been acquired with legally binding contracts signed. Acquisition of the remaining 18 plots of land of approximately 1,776,000 sq.m. of GFA will be by way of competitive bidding and there is no assurance that the joint venture companies will be successful in acquiring these lands.



Shanghai Corporate Avenue