

New Living

CHINESE PEOPLE REGARDS THEIR HOME AS THE EPICENTRE OF ALL FAMILY ACTIVITIES. WE CHERISH THE QUALITY TIMES SPENDING TOGETHER AT HOME. IT IS THE QUINTESSENCE OF CHINESE LIVING, THE SENSE OF BELONGING AND CULTURAL ROOTS, EVEN IN THE MODERN SENSE....





BEIJING



Beijing Chongwen District New World Commercial Hub





LOCATION : Beijing

AREA : 16,410 km²

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Along with the unprecedented success of the Games of the XXIX Olympiad hosted by Beijing in 2008, the new constructions of the capital and the passion of the residents have left a memorable impression on athletes, guests and audiences from around the world, greatly enhancing the international influence of the capital. In the last seven years, a total of RMB280 billion has been spent on public domains of the city such as transportation, civic facilities and environment. The world's largest single terminal construction, Beijing Capital International Airport Terminal Three is up and running and the travelling time between the airport express rail line and the city centre subway is just less than 20 minutes.



-  Railway Station
-  Beijing Xin Kang Garden



Beijing Xin Yu Garden



Beijing New View Garden

The new Beijing South Railway Station, also known as the “Asia’s First Station”, is not only the starting point of the Beijing-Tianjin and Beijing-Shanghai express railways but also an enormous comprehensive transportation hub in southern Beijing. It has become a new driver of the development of southern Beijing. The city is also embarking on constructing a network of public transport focusing on railway network. The completion and operation of three new lines, namely Phase One of Line No. 10, Olympic Line and Airport Express, have pushed the total length of Beijing’s railway transport to 220 kilometers, which has been planned to extend to 560 kilometers by 2015.

The development of modern service industries has been strongly pursued in Beijing. As tertiary industry GDP and employment both account for more than 70% of the city’s total, Beijing has already taken the lead on a nationwide basis to become the first service-based, post-industrial economy. In addition, the government has enhanced its investment environment and services in an effort to attract global top 500 enterprises and multinational corporations to set up their Asia Pacific and Greater China headquarters in Beijing.

BUSINESS REVIEW

Beijing



- Railway station
- Subway line
- Pedestrian Subway
- Completed development
- To be completed in next two years
- Future development
- Beijing Xin Yi Garden
- Beijing New View Garden
- Beijing Xin Yu Garden
- Beijing New World Centre Phase I
- Beijing New World Centre Phase II
- Courtyard by Marriott Beijing

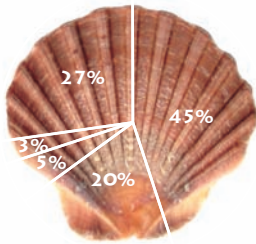
BEIJING — COMPLETION SCHEDULE

SQ.M.

FY2008	Beijing Xin Yi Garden Blocks 7 & 8	Residential, Commercial, Carpark	56,126
	Beijing Xin Kang Garden Phase III	Residential	6,822
	Beijing New View Garden Phase II	Commercial	4,024
Total			66,972

Beijing – development properties for sale

Total GFA 1,394,572 sq.m.



RESIDENTIAL 45%
 COMMERCIAL 20%
 OFFICE 5%
 HOTEL 3%
 CARPARK 27%

The capital's housing market was relatively quiet for a period because of the hosting of the Olympic Games. The price of housing in the city centre is stable and demand remain strong. Most of the Group's projects are centrally located in the Chongwen District within the Second Ring Road. Convenient transportation and comprehensive facilities have always made them a key choice for house buyers.

During the reporting period, 778 residential flats in Beijing Xin Yi Garden Phase II, which is a premium residential project located next to Beijing New World Centre Phase I, were all sold out, while a total of 391 units of service apartments in Taihua Apartment of Beijing New World Centre Phase II were nearly sold out; 90% of the 12,000 sq.m. offices in Xin Yu Commercial Building of Xin Yu Garden Phase II was sold; Xin Kang Garden Phase III, situated in Beijing Economic and Technological Development Zone, launched 74 residential flats at the beginning of 2008 and nearly 80% were sold on the first day of sale.

PROPERTY PORTFOLIO

There are four major property projects under development with total GFA of 1,394,572 sq.m.. A saleable GFA of 57,265 sq.m. was completed during the year.

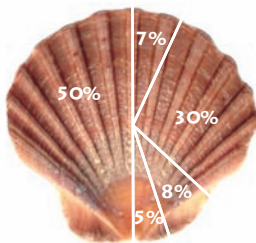
INVESTMENT PROPERTIES

There are nine completed investment properties with a total GFA of 498,353 sq.m..

Commercial properties in Beijing New World Centre Phase I and II with a total lettable area of approximately 122,000 sq.m..

Beijing – completed investment properties

Total GFA 498,353 sq.m.



RESIDENTIAL 7%
 COMMERCIAL 30%
 OFFICE 8%
 HOTEL 5%
 CARPARK 50%



Beijing Xin Cheng Commercial Building

TIANJIN



Tianjin New World Plaza



LOCATION : Tianjin

AREA : 11,760 km²

Binhai New District is anticipated to become the third driver of China's economy after Shenzhen and Shanghai Pudong. The "Pilot Scheme Concerning the Renovation of Comprehensive Supporting Facilities in Tianjin Binhai New District" was approved by the State Council in 2008. In 2008, 57 projects, each with a total investment of over RMB50 million, will commence in Binhai New District. In April 2008, the State Council also approved the establishment of Binhai New District Comprehensive Bonded Area. As one of the special zones with the most favorable policies and comprehensive facilities in Mainland China, its Comprehensive Bonded Area and the already-approved Donggang Bonded Port Area would contribute to making Tianjin an international trading centre in northern China.



- Bridge
- Subway line
- Completed development
- To be completed in next two years
- Future development
- Tianjin Nanshi project
- Tianjin Xin Chun Hua Yuan
- Tianjin New World Plaza

TIANJIN — COMPLETION SCHEDULE			SQ.M.
FY2010	Tianjin Xin Chun Hua Yuan Phase IV	Residential, Carpark	36,810
Total			36,810

BUSINESS REVIEW

Tianjin

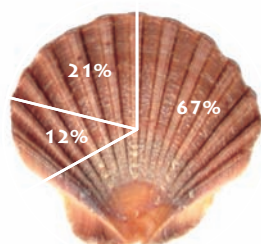


Tianjin New World Garden

Tianjin is actively developing its railway transportation network. Currently, Subway Line No. 1 is already in operation while Line No. 2, 3 and 9 are under development, and by 2010 the total expected length of the city's railway will reach 130 kilometers. The cities of Beijing and Tianjin are forming increasingly stronger bond with each other. Beijing-Tianjin Intercity Express Railway, which has a maximum speed of 350 kilometers per hour and commenced operation before the Beijing Olympic Games, has shortened the commuting time between the two cities to 30 minutes. Travelling time by road, on the other hand, has also been shortened to 90 minutes upon the completion of the second expressway connecting Beijing and Tianjin in July 2008.

Tianjin – development properties for sale

Total GFA 295,866 sq.m.



RESIDENTIAL 67%
COMMERCIAL 12%
CARPARK 21%

Demolishment and resettlement for the Group's Nanshi project at Heping District in Tianjin is progressing smoothly. The project will be master planned to develop into a luxurious highrise residential community to cater to the strong demand for city centre residence by the Tianjin middle class.

The planning of Tianjin Xin Chun Hua Yuan Phase IV is almost complete and pre-construction preparation is about to begin. Comprehensive facilities within the vicinity has made Hongqiao District a mature residential area in Tianjin.

PROPERTY PORTFOLIO

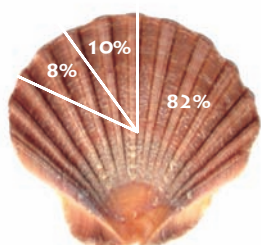
There are two major property projects under development with total GFA of 295,866 sq.m.. We expect to build 36,810 sq.m. GFA in FY2010.

INVESTMENT PROPERTIES

There are two completed investment properties with a total GFA of 117,659 sq.m..

Tianjin – completed investment properties

Total GFA 117,659 sq.m.



COMMERCIAL 82%
OFFICE 8%
CARPARK 10%



Tianjin Xin Chun Hua Yuan Phase III

JINAN



Jinan Sunshine Garden Phase II



LOCATION : Shandong Province

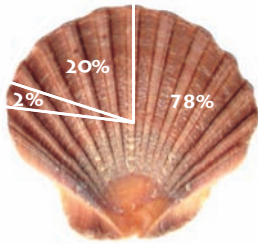
AREA : 8,154 km²

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Leveraging on the opportunities brought by hosting the Eleventh National Game in 2009, vast sum of money has been invested in Jinan's urban development. The Olympic Centre, the main stadium of the National Game, will be completed by the end of 2008. At the same time, major transportation development projects are under construction. Bus Rapid Transit Line No. 1 is in operation and a total of five lines have been planned to be completed before the opening of the 2009 National Game resulting in an express public transportation network.

Jinan – development property for sale

Total GFA 222,179 sq.m.



RESIDENTIAL 78%
COMMERCIAL 2%
CARPARK 20%

Beijing-Shanghai Express Railway has commenced construction. Upon its completion, the travelling time from Jinan to Beijing and Shanghai would be substantially reduced to 1.5 hours and 3.5 hours respectively. Jinan West Railway Station of Beijing-Shanghai Express Railway will be situated in the Lashan District in the western part of the city and is expected to boost the development of the west such as Huaiyin District.

Electronics and information technology industry is one of the pillars strongly developed by Jinan. In 2008, an industrial park with a total gross area of approximately 270,000 sq.m. has been completed, which would become the largest volume server production base in Mainland China.

The Group's Jinan Sunshine Garden, situated in Huaiyin District, has been well-received by the public since the launch of Phase II for sale in June 2007, thanks to its excellent planning, wide variety of product offerings and comprehensive facilities. A total of about 900 residential units were provided and over 60% had been sold.

PROPERTY PORTFOLIO

There is one property project under development with total GFA of 222,179 sq.m.. A total saleable GFA of 159,337 sq.m. was completed during the year. We expect to build 44,300 sq.m. GFA in FY2010.

JINAN — COMPLETION SCHEDULE			SQ.M.
FY2008	Jinan Sunshine Garden Phase II	Residential	159,337
	Total		159,337
FY2010	Jinan Sunshine Garden Phase III	Residential, Commercial, Carpark	44,300
	Total		44,300

Jinan – completed investment property

Total GFA 619 sq.m.



COMMERCIAL 100%



Jinan Sunshine Garden Phase II