

Landbank at a Glance



Shanghai Taipingqiao Project

The Group's total landbank as of 31 December 2008, together with that of its associate, is summarised below:

Project	Approximate/Estimated leasable and saleable GFA					Total GFA (sq.m.)	Group's interest (sq.m.)	Attributable GFA (sq.m.)
	Office (sq.m.)	Retail (sq.m.)	Residential (sq.m.)	Hotel/ serviced apartment/ clubhouse (sq.m.)	Carpark and other facilities (sq.m.)			
Completed properties:								
Shanghai Taipingqiao	81,000	53,000	32,000	16,000	52,000	234,000	Various	228,000
Shanghai Rui Hong Xin Cheng	–	33,000	–	8,000	15,000	56,000	74.3%**	42,000
Shanghai Knowledge and Innovation Community	37,000	30,000	24,000	–	28,000	119,000	86.8% [‡]	103,000
Hangzhou Xihu Tiandi	–	5,000	–	1,000	–	6,000	100.0%	6,000
Wuhan Tiandi	–	16,000	10,000	4,000	20,000	50,000	75.0%	38,000
Chongqing Tiandi	–	–	92,000	4,000	25,000	121,000	79.4%	96,000
Subtotal	118,000	137,000	158,000	33,000	140,000	586,000		513,000

Project	Approximate/Estimated leasable and saleable GFA					Total GFA (sq.m.)	Group's interest (sq.m.)	Attributable GFA (sq.m.)
	Office (sq.m.)	Retail (sq.m.)	Residential (sq.m.)	Hotel/ serviced apartment/ clubhouse (sq.m.)	Carpark and other facilities (sq.m.)			
Properties under development:								
Shanghai Taipingqiao	107,000	80,000	23,000	3,000	115,000	328,000	99.0%	325,000
Shanghai Rui Hong Xin Cheng	–	14,000	221,000	6,000	40,000	281,000	74.3%**	209,000
Shanghai Knowledge and Innovation Community	65,000	12,000	22,000	3,000	63,000	165,000	86.8%#	143,000
Hangzhou Xihu Tiandi	–	29,000	–	–	40,000	69,000	100.0%	69,000
Wuhan Tiandi	1,000	32,000	86,000	10,000	78,000	207,000	75.0%	155,000
Chongqing Tiandi	–	46,000	202,000	17,000	95,000	360,000	79.4%	286,000
DALIAN TIANDI.software hub	1,314,000	529,000	1,110,000	–	–	2,953,000	48.0%^	1,417,000
Foshan Lingnan Tiandi	–	92,000	55,500	30,000	–	177,500	100.0%	177,500
Subtotal	1,487,000	834,000	1,719,500	69,000	431,000	4,540,500		2,781,500
Properties held for future development:								
Shanghai Taipingqiao	174,000	97,000	256,000	38,000	97,000	662,000	99.0%*	612,000
Shanghai Rui Hong Xin Cheng	85,000	83,000	640,000	–	12,000	820,000	74.3%**	608,000
Shanghai Knowledge and Innovation Community	18,000	14,000	137,000	43,000	34,000	246,000	86.8%#	213,000
Wuhan Tiandi	322,000	206,000	599,000	66,000	54,000	1,247,000	75.0%	935,000
Chongqing Tiandi	806,000	387,000	1,165,000	112,000	599,000	3,069,000	79.4%^^	2,301,000
DALIAN TIANDI.software hub	413,000	133,000	–	42,000	–	588,000	48.0%^	283,000
Foshan Lingnan Tiandi	450,000	193,000	636,000	80,000	47,500	1,406,500	100.0%	1,406,500
Subtotal	2,268,000	1,113,000	3,433,000	381,000	843,500	8,038,500		6,358,500
Total land bank GFA	3,873,000	2,084,000	5,310,500	483,000	1,414,500	13,165,000		9,653,000

* The Group has 99% interests in all remaining lots, except for Lot 116, in which we have a 50% effective interest after sale of a 49% interest to a strategic partner in 2007.

** The Group has a 75% interest in the Phase I of Shanghai Rui Hong Xin Cheng project and 74.3% interests in all remaining phases.

Agreement has been reached to increase the interest from 70% to 86.8%, subject to completion of the capital injection.

^ DALIAN TIANDI.software hub comprises 23 plots of land. It is the intention of the joint venture to acquire all 23 plots of land. As of 31 December 2008, 16 plots of land of approximately 2.83 million sq.m. of GFA have been acquired with legally binding contracts signed. The remaining 7 plots of land over 0.71 million sq.m. of GFA will be acquired by way of public bidding in the due course.

^^ The Group has 79.4% interests in all remaining properties held for future development, except for Lot B11-1/02 which will be developed into super high rise, in which the Group has a 59.5% effective interest after a partial disposal of equity interest to a strategic partner in August 2008.