

LIST OF PROPERTIES

31st December 2000

List of major properties owned by the Group as at 31st December 2000 is set out below:-

PROPERTIES UNDER DEVELOPMENT

Address	Note	Interest attributable to the Group (percentage)	Total gross floor area when completed (approx sq.ft.)	Type of development	Expected year of completion	Stage of development
Hong Kong						
419K Queen's Road West Western District	(1)	100	89,917	Residential	2003	Design & planning
Wah Fu Street Lot No. 8840 Pokfulam	(2)	100	82,958	Residential	2003	Design & planning
Guangzhou						
Galaxy City (Zhu Jiang Estate E-2-1, E-2-2) Tian He District	(3)	40.8	2,333,286	Residential	2001	Superstructure
Tian He Eastern Station Commercial Plaza, Tian He District	(4)	40.8	1,131,952	Commercial	2001	Internal finishing
Jiang Nan Estate Phase III 3-11 Hai Zhu District	(5)	40.8	33,411	Commercial/ Residential	2001	Foundation
Huang Shi Garden 5-3 Bai Yun District	(6)	40.8	236,720	Commercial	2002	Superstructure
Guangzhou Metro RJ-1	(7)	46.92	950,797	Commercial/ Residential	2003	Foundation
Yue Xiu Building Junction of Dongfeng Road Central and North-east of Xiaobei Road	(8)	19.51	1,101,988	Commercial	2003	Foundation completed
Shanghai						
China Perfect Square Office Complex, Zhongshan Bei Road	(9)	12.75	715,540	Commercial	2001	External & internal finishing
Dalian						
Yue Xiu Plaza Xinkai Road Xi Gang District	(10)	51	505,246	Commercial/ Residential	2001	Superstructure

LIST OF PROPERTIES

31st December 2000

PROPERTIES HELD FOR FUTURE DEVELOPMENT

Address	Note	Interest attributable to the Group (percentage)	Site area (approx sq.ft.)	Type of development
Guangzhou				
Development site of Greenland Garden (Second & third phases) at Henan Industrial Main Road	(11)	39.02	1,652,284	Residential
Zhu Jiang Estate E-3-1, E-3-3, E-4-1, E-4-3, E-6-2 Tian He District	(3)	40.8	461,803	Residential
Lots A, B and C Huangsha Metro Station	(12)	13.6	64,947	Residential
Development site at Yang He Village Bei Xing Zhen	(13)	51	1,305,546	Residential
Er Sha Island Zone 4, Zone 10, Dong Shan District	(14)	40.8	616,548	Residential
Guangzhou Sports Stadium Building 119 Lihua Road	(15)	51	268,365	Commercial
Jincheng Huayuan Lot No. 858 Dongfeng Dong Road	(16)	14.38	30,139	Commercial
Jiang Nan Estate Phase III 1-10 Hai Zhu District	(17)	40.8	38,736	Commercial/ Residential
Jiang Nan Estate Phase IV Zone 1, Zone 4 Hai Zhu District	(18)	40.8	473,440	Commercial/ Residential
Huang Shi Garden 1-9, 1-10 Bai Yun District	(19)	40.8	69,639	Commercial/ Residential
Chi Gang Qiao Western Area 1, 2, 3, 4, 5, Hai Zhu District	(20)	40.8	235,482	Commercial/ Residential
Dong Feng Road and Jiefang Bei Road N4, Yue Xiu District	(21)	40.8	35,198	Commercial/ Residential
New Age Plaza, Main Building 11 Jian She Ma Road 3	(22)	22.44	26,900	Commercial/ Residential

LIST OF PROPERTIES

31st December 2000

PROPERTIES HELD FOR FUTURE DEVELOPMENT (cont'd)

<u>Address</u>	<u>Note</u>	<u>Interest attributable to the Group (percentage)</u>	<u>Site area (approx sq.ft.)</u>	<u>Type of development</u>
Hong Kong				
Yau Tong Inland Lot No. 4 Section B, Tung Yuen Street Yau Tong	(23)	100	58,533	Residential
Shenzhen				
Ban Tian Industrial Development Zone Bu Ji County		51	77,386	Industrial
Macau				
Site at the junction of Nos. 1-2-5, A. da Artur Tamagnini Barbosa and Nos. 2-4 A. da Conselheiro Borja		50	2,648	Commercial/ Residential
Lots A and B at Jesus Bom Do Carmelo Travessa do Colegio		12	64,789	Residential
Avenida da Amizade Zape Quarteirao 6 Lote J		25	17,447	Commercial

LIST OF PROPERTIES

31st December 2000

PROPERTIES HELD FOR INVESTMENT

Address	Note	Term of lease	Type of property
Hong Kong			
Tsuen Wan International Centre Nos. 58-70 Wang Lung Street Tsuen Wan	(24)	Long lease	Godown
Lung Wah International Godown Nos. 72-76 Wang Lung Street Tsuen Wan	(25)	Long lease	Godown
Carpark on basement 1 to 3 ground floor to 4th floors Yue Xiu Plaza, No. 9 Ning Yuen Street San Po Kong	(26)	Long lease	Commercial
1st, 2nd, 3rd, 5th & 10th floors Yue Hing Building No. 103 Hennessy Road Wanchai	(27)	Long lease	Commercial
14 shops, Oriental 188 shopping centre Kwong Sang Hong Building Block C & D 188 Wanchai Road Wanchai		Long lease	Commercial
Carpark on 1st to 4th floors Seabright Plaza Nos. 9-23 Shell Street North Point		Long lease	Carpark
Units 1A, 5-8B & 10-12B Wing Shun Mansion No. 9 Kin Wah Street North Point		Long lease	Residential
Flats 4A, 6A, 7A & 4-7C Manifold Court Nos. 36-46 Pokfulam Road		Long lease	Residential
Kam Po Court Tsing Tai Road Tai Lam		Long lease	Residential
Guangzhou			
Jin Han Building, 119 Lihua Road	(15)	Long lease	Commercial
Singapore			
Four floors of Malacca Centre 20 Malacca Street Singapore 0104	(28)	Long lease	Commercial

LIST OF PROPERTIES

31st December 2000

PROPERTIES HELD FOR SALE

Address	Note	Interest attributable to the Group (percentage)	Total gross floor area (approx sq.ft.)	Type of property
Guangzhou				
Development site of Greenland Garden (First phase) at Henan Industrial Main Road	(11)	39.02	330,709	Residential
Jiang Nan Estate Phase III 5-10 Hai Zhu District	(29)	40.8	221,165	Residential
Junhui Building Tian He District	(30)	40.8	764,778	Residential
Xiangkang Commercial Plaza Charcon Garden Sanyuan Li	(31)	51	412,359	Commercial
New Age Plaza 11 Jian She Ma Road 3	(22)	22.44	82,053	Commercial
Zhoushan				
Nan Zhen Building western side of Nan Zhen Bridge Ding Hai, Zhoushan City Zhejiang Province		19.38	87,930	Commercial
Macau				
Nos. 113-115 Rua de Francisco de Xavier Periers and No. 2 Rua da Uniao		100	21,046	Commercial/ Residential

LIST OF PROPERTIES

31st December 2000

Notes:

(1) **419K, Queen's Road West, Western District, Hong Kong**

The project has a total gross floor area of approximately 89,917 sq. ft. and is located near the exit of the Western Harbour Tunnel. Site clearance has been completed. This residential project is scheduled to be completed in 2003.

(2) **Wah Fu Street Lot No. 8840, Pokfulam, Hong Kong**

This residential site has a total gross floor area of approximately 82,958 sq. ft. and is located at Pokfulam District near the Cyber Port. Site clearance has been completed. The project is scheduled to be completed in 2003.

(3) **Zhu Jiang Estate Zone E-2 (Galaxy City), E-3-1, E-3-3, E-4-1, E-4-3, E-6-2 Tian He District, Guangzhou, China**

Zhu Jiang Estate is an up market residential site with site area of approximately 772,891 sq.ft.. It is scheduled to develop 20 blocks of 30-storey residential buildings. Total gross floor area of the site will be approximately 5,394,343 sq.ft.. Zone E-2, the Galaxy City, 8 residential blocks with total gross floor area of approximately 2,333,286 sq.ft. will be completed in 2001. 25% of the units have been sold. The remaining site area is the Group's land bank.

(4) **Tian He Eastern Station Commercial Plaza, Tian He District, Guangzhou, China**

The property comprises certain parcels of land adjacent to the Tian He Eastern Railway Station and the MTR station. It was an underground commercial complex with 3 basement levels of shops and 4 basement levels of car park. The ground floor level will be used as a public transport terminal and the roof deck above ground floor will be as resting lounge for travellers of the Eastern Railway Station. This project has a total gross floor area of 1,131,952 sq. ft. and will be leased out in 2001.

(5) **Jiang Nan Estate, Phase III 3-11, Hai Zhu District, Guangzhou, China**

The property comprises a development site on which a 9-storey commercial/residential complex and two basement levels are proposed to be developed. The total gross floor area of the development will be 33,411 sq. ft.. The complex will be completed in 2001.

(6) **Huang Shi Garden, 5-3 Bai Yun District, Guangzhou, China**

The property comprises a site on which a 8-storey car park and shops are proposed to be developed. Construction work for superstructure is in progress and the project is scheduled for completion by 2002. The total gross floor area of the development will be approximately 236,720 sq. ft.. In early 2001, the 1st and 2nd floor have been leased out as temporary shops. The car park is currently being leased out.

(7) **Guangzhou Metro RJ-1, China**

The property comprises a site with an area of approximately 87,231 sq. ft. on which a 24-storey commercial complex is proposed to be developed. The total gross floor area of the development will be 950,797 sq. ft.. The site is currently building the foundation.

(8) **Yue Xiu Building, junction of Dongfeng Road Central and North-east of Xiaobei Road, Guangzhou, China**

This site is located at Dongfeng Road in the central district of Guangzhou with total gross floor area of approximately 1,101,988 sq. ft.. Two multi-purpose towers comprising offices, apartments, shops and parking spaces are proposed to be built on the site. The project is scheduled to be completed in 2003.

LIST OF PROPERTIES

31st December 2000

(9) **China Perfect Square Office Complex, Zhongshan Bei Road, Shanghai, China**

This office complex project is located at Zhongshan Bei Road, a prime location in the Pu Xi region of Shanghai. It comprises two blocks of office buildings providing an estimated total gross floor area of 715,540 sq. ft..

(10) **Yue Xiu Plaza, Xinkai Road, Xi Gang District, Dalian, China**

The property comprises a development site with a total gross floor area of approximately 505,246 sq.ft. on which a 33-storey commercial/apartment development is being developed and will be completed by the end of 2001. About 10% of the units were sold.

(11) **Development site at Greenland Garden (formerly known as Zhuang Tou), Henan Industrial Main Road, Guangzhou, China**

The site covers an area of approximately 1,745,436 sq. ft.. The proposed development on the site has a total gross floor area of approximately 6,197,831 sq. ft. and consists of residential buildings, shopping arcades and carpark spaces. The development of the first phase of Greenland Garden with a total gross floor area of 330,709 sq. ft. was completed in 2000 and partially delivered to the buyers. The remaining phases 2 and 3 development site are part of the Group's land bank.

(12) **Lots A, B and C, Huangsha Metro Station, Guangzhou, China**

The site, located adjacent to the White Swan Hotel in Guangzhou, has an area of 64,947 sq. ft.. A residential tower with an estimated total gross floor area of 534,341 sq. ft. is proposed to be built on the site. Owing to the growing demand for residential accommodation in Guangzhou, it is planned that small to medium-sized units will be developed. This site is currently part of the Group's land bank.

(13) **Development site at Yang He Village, Huadu City, Guangzhou, China**

This site covers an area of approximately 1,305,546 sq. ft. upon which the Group plans to build a villa estate. The site is currently part of the Group's land bank. Construction will begin in second half of 2001.

(14) **Er Sha Island Zone 4 and Zone 10, Dong Shan District, Guangzhou, China**

The property comprises two sites with total area of approximately 616,548 sq. ft. on which two low density residential buildings are proposed to be developed. The total gross floor area of the development will be 333,560 sq. ft.. The site is currently part of the Group's land bank.

(15) **Guangzhou Sports Stadium Project, 119 Liuhua Road, Guangzhou, China**

This site is located opposite to the Guangzhou China Hotel in vicinity of the Guangzhou Trade Fair Centre, a prime location in Guangzhou. The site covers an area of 268,365 sq. ft. and is proposed to be developed into a commercial and office complex with total gross floor area of 1,333,750 sq. ft.. The Group is receiving rental income from Jin Han Commercial Building which is located on part of the site. The site is currently part of the Group's land bank. Construction will begin in second half of 2001.

(16) **Jincheng Huayuan, Lot No. 858, Dongfeng Dong Road, Guangzhou, China**

The project is located at Dongfeng Dong Road which is within the urban area of Guangzhou. It is a joint venture with Sun Hung Kai Properties Limited and China Overseas Land & Investment Limited. The site will be developed into a district complex consisting of residential units and shopping arcades. It is estimated that the total gross floor area will be 2,264,625 sq. ft.. Construction work of the second phase development which consists 5 blocks of 33-storey residential buildings with total gross floor area of 1,409,560 sq. ft. was completed at the end of 2000 and delivered to the buyers. The remaining office site with an area of approximately 30,139 sq. ft. and total gross floor area of approximately 520,000 sq.ft. is currently part of the Group's land bank.

LIST OF PROPERTIES

31st December 2000

(17) **Jiang Nan Estate, Phase III 1-10, Hai Zhu District, Guangzhou, China**

The property comprises a site with an area of approximately 38,736 sq. ft. on which two 32-storey commercial/residential complexes and two basement levels are proposed to be developed. The total gross floor area of the development will be 667,500 sq. ft.. The site is currently part of the Group's land bank. Construction work will be started in the second half of 2001.

(18) **Jiang Nan Estate, Phase IV Zone 1 and Zone 4, Hai Zhu District, Guangzhou, China**

The property comprises certain parcels of land with an area of approximately 473,440 sq. ft. on which five to six 30-storey commercial/residential complexes are proposed to be developed. The total gross floor area of the development will be 1,532,224 sq. ft.. The site is currently part of the Group's land bank and leased out as furniture shops.

(19) **Huang Shi Garden, 1-9, 1-10 Bai Yun District, Guangzhou, China**

The property comprises a development site with an area of approximately 69,639 sq. ft. on which two 14-storey commercial/residential complexes and basement levels are proposed to be developed. Total gross floor area of the development will be 427,818 sq. ft.. The site is currently part of the Group's land bank and is currently leased out as furniture shops.

(20) **Chi Gang Qiao, Western Area 1, 2, 3, 4 and 5, Hai Zhu District, Guangzhou, China**

The property comprises a site with an area of approximately 235,482 sq. ft. on which a commercial/residential development is to be developed. The total gross floor area of the development will be 1,246,008 sq. ft.. The site is currently part of the Group's land bank and construction will begin in second half of 2001.

(21) **Dong Feng Road and Jie Fang Bei Road N4, Yue Xiu District, Guangzhou, China**

The property comprises a site with an area of approximately 35,198 sq. ft. on which a 18-storey commercial/residential complex is proposed to be developed. The total gross floor area of the development will be 357,942 sq. ft.. The site is currently part of the Group's land bank and is currently leased out as car park.

(22) **New Age Plaza, 11 Jian She Ma Road 3, Guangzhou, China**

New Age Plaza is located at Jian She Ma Road 3 near the Garden Hotel in Guangzhou. It is consisted of an existing office building and a vacant site. The building provides a total gross floor area of 82,053 sq. ft. and part of the units have been leased out and sold. The vacant site of 26,900 sq. ft. is proposed to build a residential/commercial complex with an estimated total gross floor area of 325,856 sq. ft.. The site is currently leased out as car park and is part of the Group's land bank.

(23) **Yau Tong Inland Lot No. 4, Section B, Tung Yuan Street, Yau Tong, Hong Kong**

The site is located near the entrance of the Eastern Harbour Tunnel. It has a site area of approximately 58,533 sq. ft.. This site was rezoned as commercial/residential land use by the Government. It is part of the Group's land bank and is currently leased to Yue Xiu Concrete Company Limited until the middle of 2001.

(24) **Tsuen Wan International Centre, Nos. 58-70 Wang Lung Street, Tsuen Wan, Hong Kong**

This 29-storey godown building with a total gross floor area of approximately 595,359 sq. ft. was completed in 1994. As at 31st December 2000, 24 per cent. of the units were sold and 94 per cent. of the units retained for rental were leased out at an average monthly rental of approximately HK\$5 per sq. ft.. The interest attributable to the Group is 89.5 per cent..

LIST OF PROPERTIES

31st December 2000

(25) **Lung Wah International Godown, Nos. 72-76 Wang Lung Street, Tsuen Wan, Hong Kong**

This property is a 24-storey godown building with a total gross floor area of approximately 240,000 sq. ft.. It has been fully leased out at an average rental of HK\$2.5 per sq. ft. per month. The property was completed in August 1992 and has been 100 per cent. owned by the Group since 1994.

(26) **Carpark on basement 1 to 3, ground floor to 4th floors, Yue Xiu Plaza, No. 9 Ning Yuen Street, San Po Kong, Hong Kong**

Yue Xiu Plaza is a commercial and residential complex with a total gross floor area of approximately 374,000 sq. ft. completed in September 1995. All of the residential units and over 20 per cent. of the commercial units of this development had been sold. The remaining commercial units and carpark spaces have been retained for rental. As at 31st December 2000, approximately 94 per cent. of the commercial units retained for rental were leased out at an average rental of HK\$16 per sq. ft. per month.

(27) **Yue Hing Building, No. 103 Hennessy Road, Wanchai, Hong Kong**

This 24-storey office building has a total gross floor area of approximately 39,426 sq. ft. and was completed in December 1995. 75 per cent. of the total gross floor area, including the shop units on the ground floor, had been sold. The remaining five floors of the building are held for rental. As at 31st December 2000, these five floors were leased out at an average rental of HK\$23 per sq. ft. per month.

(28) **Four floors of Malacca Centre, 20 Malacca Street, Singapore 0104**

The property is a 17-storey office building in the financial district with a total gross floor area of approximately 33,615 sq. ft.. As at 31st December 2000, the Group holds four floors for rental purposes.

(29) **Jiang Nan Estate, Phase III 5-10, Hai Zhu District, Guangzhou, China**

The property comprises a site on which a 22-storey commercial/residential complex is proposed to be developed. The total gross floor area of the development will be 221,165 sq. ft.. It was completed in 2000 and delivered to the buyers.

(30) **Junhui Building (Tian He Southern Residential, 1-1, 2, 3), Tian He District, Guangzhou, China**

The property comprises a site with an area of approximately 64,560 sq. ft. on which a 26-storey commercial/residential complex and two basement levels have been developed. The total gross floor area of the development was 764,778 sq. ft.. The Building was completed in 2000 and delivered to the buyers. Only a few units were left.

(31) **Xiangkang Commercial Plaza, Charcon Garden, Sanyuan Li, Guangzhou, China**

The property has remaining aggregate gross floor area of 412,359 sq. ft.. As at 31st December 2000, the remaining 73.3 per cent units are ready for sale and lease.