

Schedule of Properties

Group I – Property interests held by the Group for sale

Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
1. Shun Hing Square	Shennan Zhong Road, Jiefang Road and Baoan Road, Luohu, Shenzhen	Off., Res. and Carpark	100%	4,448.23	1996
2. Shun Hing Square (Karbony Portion)	Shennan Zhong Road, Jiefang Road and Baoan Road, Luohu, Shenzhen	Off. and Res.	20%	7,568.01	1996
3. Che Gong Miao Ind. Zone	Futian, Shenzhen	Com., Ind. And Res.	51%	31,056.86	1993-2000
4. Tianan Che Gong Miao Ind. Zone	Futian, Shenzhen	Ind. and Res.	25.5%	20,797.37	1992-2000
5. Harbin Shum Yip Building	No.259 Dazhi Street, Nan Gang, Harbin	Com. and Com. / Res.	100%	4,559.84	1996
6. Shum Yip Building, Qingdao Shum Yip Centre	No.9 Shandong Road, Nanshan, Qingdao	Res. and Com. / Res.	100%	6,085.11	1997
7. Buji Baihe Garden	Baigelong, Buji, Shenzhen	Com. and Res.	62%	59,198.87	1999-2000
8. Caitian Centre	Futian, Shenzhen	Res.	100%	48,784.18	2000
9. Shum Yip Garden (Phase I)	Futian, Shenzhen	Res.	100%	26,987.00	2000
10. Xian Shum Yip Commercial City	Junction of Jiefang Road and Dongyi Road, Xian	Com., Off. and Carpark	100%	28,739.25	2000

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Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
11. Goldfield Garden	Shaju Road, Futian, Shenzhen	Com.	28%	586.21	1990
12. Goldfield Seaview Garden	Xinzhou Nan Road, Futian, Shenzhen	Res.	28%	1,170.91	1997
13. Golden Bay Garden	Futian, Shenzhen	Res.	28%	16,699.13	2000
14. Beihai Plaza	Plaza Xi Lane, Beihai	Res.	51%	269.12	1993
15. Peji Properties	Shenzhen	Com., Res., Ind. and Carpark	40%	79,708.00	1988-2000
Sub-total:				338,637.61	

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Group II –Property interest held by the Group under development

Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
16. Ma Wan Storage District	Nanyou Oil Development Region, Nanshan, Shenzhen	Ind.	45%	207,980.00	2005
17. Che Gong Miao Industrial Zone	Futian, Shenzhen	Res. and Ind.	51%	92,300.00	2001
18. Tianan Che Gong Miao Industrial Zone	Futian, Shenzhen	Ind.	25.5%	132,500.00	2002
19. Xian Shum Yip Centre	Guang Chang Street, Xin Cheng, Xian	Com. and Com. / Res.	88.17%	30,420.00	2002
20. Shum Yip Garden (Phase II)	Futian, Shenzhen	Res.	100%	71,699.66	2001
21. Peji Properties	Shenzhen	Res. and Off.	40%	194,244.55	2001-2002
Sub-total:				729,144.21	

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Group III - Property interest held by the Group for future development

Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
22. Che Gong Miao Ind. Zone	Futian, Shenzhen	Ind. and Res.	51%	584,448.00	2001-2008
23. Tianan Che Gong Miao Ind. Zone	Futian, Shenzhen	Ind. and Res.	25.5%	270,600	2001-2005
24. Lot No.B118-50, Caitian Road	Futian, Shenzhen	Com.	40%	26,000.00	2002
25. Goldfield Seaview Garden	Xinzhou Nan Road, Futian, Shenzhen	Res.	28%	227,252.00	2005
26. Sungang Warehouse Zone	Baoan Bei Road, Luohu, Shenzhen	Ind.	51%	*462,856.80	2006
27. Beiwan Garden Yinhai, Beihai	Nanbei Road West,	Com. and Res.	51%	38,160.00	2003
28. Dongguan Development Site	Shigu Management Zone, Tangxia Town, Dongguan	Ind.	51%	80,000.00	2003
29. Peji Properties and Zhao Qing	Shenzhen, Chengdu	Com., Off., Res. and Ind.	40%	726,170.00	2001-2005
Sub-total:				2,415,487.50	

*assumed plot ratio = 2

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Group IV –Property interest held by the Group for investment

Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
30. Shun Hing Square	Shennan Zhong Road, Jiefang Road and Baoan Road, Luohu, Shenzhen	Off. and Res.	100%	13,343.31	1996
31. Shum Yip Centre	Shennan Zhong Road, Luohu, Shenzhen	Com., Off. and Carpark	100%	22,024.00	1997
32. Hua Min Building	Renmin Road, Luohu, Shenzhen	Com., Com. / Res. and Carpark	50%	6,311.17	1993
33. Shum Yip Building	Wenjin Zhong Road, Luohu, Shenzhen	Com., Off. and Carpark	100%	6,937.94	1991
34. Shen Gang Garden	Shennan Dong Road, Luohu, Shenzhen	Com.	80%	1,433.76	1994
35. Che Gong Miao Ind. Zone	Futian, Shenzhen	Com., Off. and Ind.	51%	58,562.25	1994-2000
36. Tao Yuen Apartment	Nanyou Oil Development Region, Nanshan, Shenzhen	Res.	45%	680.90	1993
37. Harbin Shum Yip Building	No.259 Dazhi Street, Nan Gang, Harbin	Carpark	100%	2,347.78	1996
38. Shang Bu Foodstuff Plaza	Nanyuan Road, Futian, Shenzhen	Com.	100%	56.40	1985
39. Shop in No.117 Fuxing Road	Futian, Shenzhen	Com.	100%	50.49	1993

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Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
40. Levels 1 and 2, Bi Jia Garden	Mei Gang Nan Road, Futian, Shenzhen	Com.	100%	2,881.72	1995
41. Level 2 of Block 6, Luo Fang Sub-district	Luohu, Shenzhen	Carpark	80%	1,439.50	1992
42. Shun Hing Square (Karbony Portion)	Shennan Zhong Road, Jiefang Road and Baoan Road, Luohu, Shenzhen	Com., Off. and Res.	20%	30,894.84	1996
43. Fuxing Building	No.9 Fuxing Road, Futian, Shenzhen	Com., Off. and Carpark	100%	2,121.59	1993
44. Yue Liang Wan Garden	Nanyou Oil Development Region, Nanshan, Shenzhen	Res.	45%	207.00	1995
45. Ind. Area No.4, Nanyou Development Region	Nanshan, Shenzhen	Off.	45%	1,099.00	1995
46. Lian Nan Garden	Luohu, Shenzhen	Res.	100%	627.48	1993
47. Shum Yip Building, Qingdao Shum Yip Centre	No.9 Shandong Road, Nanshan, Qingdao	Com. and Res.	100%	328.99	1997
48. Xian Shum Yip Commercial City	Junction of Jiefang Road and Dongyi Road, Xian	Com.	100%	850.53	2000
49. Goldfield Garden	Shaju Road, Futian, Shenzhen	Com. and Res.	28%	20,473.44	1990

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Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
50. Goldfield Seaview Garden	Xinzhou Nan Road, Futian, Shenzhen	Com. and Res.	28%	10,183.34	1997
51. Goldfiled Ind. Zone	Shaju Road, Futian, Shenzhen	Ind.	28%	19,136.72	1990-1994
52. Sungang Warehouse Zone	Baoan Bei Road, Luohu, Shenzhen	Res. and Ind.	51%	199,769.58	1990-2000
53. Peji Properties	Shenzhen	Com., Res., Off., Ind. and Carpark	40%	285,524.54	1983-2000
Sub-total:				687,286.27	

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Group V –Property interest held by the Group for self-occupation

Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
54. Shum Yip Centre	Shennan Zhong Road, Luohu, Shenzhen	Off.	100%	1,880.50	1997
55. Shum Yip Building	Wenjin Zhong Road, Luohu, Shenzhen	Com.	100%	222.11	1991
56. Hua Min Building	Renmin Road, Luohu, Shenzhen	Com. / Res.	50%	284.56	1993
57. Shen Gang Garden	Shennan Dong Road, Luohu, Shenzhen	Com.	80%	1,633.60	1994
58. Level 1 of Block 6, Luo Fang Sub-district	Luohu, Shenzhen	Carpark	80%	1,478.50	1992
59. Through Bus Composite Building, Luo Fang Sub-district	Luohu, Shenzhen	Ind.	40%	6,170.30	1991
60. District 7, Lian Tang Ind. District	Luohu, Shenzhen	Ind.	80%	4,938.51	1994
61. Hua Tian Apartment	Meilin Dong Road, Futian, Shenzhen	Res.	100%	246.90	1994
62. Management Service Tower, Che Gong Miao Ind. Zone	Futian, Shenzhen	Off.	51%	4,549.00	1989
63. Guangzhou Jiaxing Com. & Trading Bldg.	Huangpu Da Road, Tianhe District, Guangzhou	Off.	80%	150.55	1997

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Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
64. Harbin Shum Yip Building	No.259 Dazhi Street, Nan Gang, Harbin	Com. / Res.	100%	1,720.26	1996
65. Unit 202, No.58 Jilin Street	Harbin	Res.	100%	72.82	1992
66. Zhong Cang Sub-district, No.87 DaZhi Street	Nan Gang, Harbin	Res.	100%	133.01	1992
67. Qingdao Shum Yip Centre	No.9 Shandong Road, Nanshan, Qingdao	Com. / Res.	100%	213.39	1993
68. Sub-district No.5, Xinjia Zhuang	Qingdao	Res.	100%	1,848.80	1994
69. Elaine Court	Nos.211-215 Tong Choi Street, Kowloon, Hong Kong	Res.	40%	43.01	1986
70. Shenfang Building	Zhenhua Road, Futian, Shenzhen	Off.	28%	1,030.19	1992
71. Luzhou Garden	Futian, Shenzhen	Res.	28%	246.84	1994
72. Xinzhou Garden	Xinzhou District, Futian, Shenzhen	Res.	28%	1,020.85	1993
73. Gangxia District	Jintian Res. District, Futian, Shenzhen	Res.	28%	174.00	1991
74. Fuxing Bei Road District	Fuhua Road, Futian, Shenzhen	Res.	28%	238.66	1989

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Property		Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
75.	Sungang Warehouse Zone	Baoan Bei Road, Luohu, Shenzhen	Off. and Res.	51%	35,012.00	1988-1991
76.	Tian Yuen Xin Cun	Futian District, Shenzhen	Res.	100%	110.12	1997
77.	Peji Properties	Shenazhen, Guangzhou, Zhuhai and Nanjing	Com., Res., Off. and Ind.	40%	53,030.61	1983-1998
				Sub-total:	116,449.09	

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Group VI –Property interest held by the Group under agreement

Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
78. Blk.13, Hua Qiao Xin Cun	Danshui, Huizhou	Res.	80%	165.92	1989
79. Lian Nan Garden	Lian Tang, Luohu, Shenzhen	Res.	80%	627.48	1994
80. S.Z. Int'l. Trust and Investment Corp. Building	Junction of Zhenxin Road and Shangbu Zhong Road, Futian, Shenzhen	Off.	51%	1,296.11	1990
81. Jintian Garden	Nanshan, Shenzhen	Res.	80%	90.12	1991
82. South Tower, Blk.13, Hua Qiao Xin Cun	Danshui, Huizhou	Res.	80%	76.23	1990
83. Lian Tang Ind. Estate	Da Gu Ling, Lian Tang, Luohu, Shenzhen	Res.	100%	2,767.00	1994
84. Jin Li Building	Fu Peng Development Area, Zheng Cheng, Guangzhou	Res.	80%	2,112.00	1995
85. Dong Bin Res. Area	Nanyou Oil Development Region, Nanshan, Shenzhen	Res.	45%	106.73	1992
86. Buji Agriculture Market	Buji Road, Buji Shenzhen	Com.	100%	40.31	1993
Sub-total:				7,281.90	
Grand-total:				4,177,837.49	