

LIST OF MAJOR PROPERTIES

List of major properties owned by the Group as at 30th June 2001 is set out below:

PROPERTIES UNDER DEVELOPMENT

Address	Note	Interest attributable to the Group (%)	Total gross floor area when completed (approx sq. m.)	Type of development	Expected year of completion	Stage of development
<i>Hong Kong</i>						
419K Queen's Road West Western District	(1)	100	8,353	Residential	2003	Design & planning
Wah Fu Street Lot No. 8840 Pokfulam	(2)	100	7,707	Residential	2003	Superstructure
<i>Guangzhou</i>						
Galaxy City (Zhu Jiang Estate E-2-1, E-2-2) Tian He District	(3)	40.8	216,848	Residential	2001	Internal finishing
Jiang Nan Estate Phase III 3-11 Hai Zhu District	(4)	40.8	7,307	Residential	2001	Foundation
Tian He Eastern Station Commercial Plaza, Tian He District	(5)	40.8	105,200	Shops	2002	Internal finishing
Yue Xiu Building Junction of Dongfeng Road Central and North-East of Xiaobei Road	(6)	19.51	102,415	Office	2002	Superstructure

PROPERTIES UNDER DEVELOPMENT (cont'd)

Address	Note	Interest attributable to the Group (%)	Total gross floor area when completed (approx sq. m.)	Type of development	Expected year of completion	Stage of development
<i>Guangzhou (cont'd)</i>						
Guangzhou Ximen Kou Metro Station Lot RJ-1	(7)	46.92	88,364	Commercial/ Residential	2003	Superstructure
Huang Shi Garden 5-3 Bai Yun District	(8)	40.8	22,000	Car park	2003	Superstructure
Guangzhou Sports Stadium Building 119 Liuhua Road	(9)	51	123,954	Office	2003 (Phase I)	Foundation
Development site of Greenland Garden (Phase II) at Henan Industrial Main Road	(10)	39.02	93,048	Residential	2003	Planning
Project of Villas at Yang He Village Bei Xing Town, Huadu District	(11)	51	71,858	Residential	2003	Planning
Jiang Nan Estate Phase III 1-10 Hai Zhu District	(12)	40.8	60,904	Residential	2004	Planning
Chi Gang Qiao Western Area 1, 2, 3, 4, 5, Hai Zhu District	(13)	40.8	145,922	Residential	2004	Planning
<i>Shanghai</i>						
China Perfect Square Office Complex, Zhongshan Bei Road	(14)	12.75	66,500	Office	2001	Internal finishing
<i>Dalian</i>						
Yue Xiu Plaza Xinkai Road Xi Gang District	(15)	51	46,956	Commercial/ Residential	2001	Superstructure

PROPERTIES HELD FOR FUTURE DEVELOPMENT

Address	Note	Interest attributable to the Group (%)	Total gross floor area (approx sq. m.)	Type of development	Stage of development
Guangzhou					
Zhu Jiang Estate E-3-1, E-3-3, E-4-1, E-4-3, E-6-2 Tian He District	(16)	40.8	284,485	Residential	Land Bank
Greenland Garden (Phase III)	(17)	40.8	460,931	Residential	Land Bank
Lots A, B and C Huangsha Metro Station	(18)	13.6	49,660	Residential	Land Bank
Er Sha Island Zone 4, Zone 10, Dong Shan District	(19)	40.8	31,000	Residential	Land Bank
Jincheng Huayuan Lot No. 858 Dongfeng Dong Road	(20)	14.38	48,327	Office	Land Bank
Jiang Nan Estate Phase IV 4-1, 4-4 Hai Zhu District	(21)	40.8	142,400	Residential	Rental/ Land Bank
Huang Shi Garden 1-9, 1-10 Bai Yun District	(22)	40.8	39,760	Residential	Rental/ Land Bank
Dong Feng Road and Jiefang Bei Road N4, Yue Xiu District	(23)	40.8	33,266	Commercial/ Residential	Rental/ Land Bank
New Age Plaza, Main Building 11 Jian She Ma Road 3	(24)	22.44	29,284	Commercial/ Residential	Rental/ Land Bank

PROPERTIES HELD FOR FUTURE DEVELOPMENT (cont'd)

Address	Note	Interest attributable to the Group (%)	Total gross floor area (approx sq. m.)	Type of development	Stage of Development
<i>Hong Kong</i>					
Yau Tong Inland Lot No. 4 Section B, Tung Yuen Street Yau Tong	(25)	100	42,688	Residential	Rental/ Land Bank
<i>Shenzhen</i>					
Ban Tian Industrial Development Zone Bu Ji County		51	18,000	Industrial	Land Bank
<i>Macau</i>					
Site at the junction of Nos. 1-2-5, A. da Artur Tamagnini Barbosa and Nos. 2-4 A. da Conselheiro Borja		50	200	Commercial/ Residential	Land Bank
Avenida da Amizade Zape Quarteirao 6 Lote J		25	5,919	Commercial	Superstructure

PROPERTIES HELD FOR INVESTMENT

Address	Note	Interest attributable to the Group (%)	Total gross floor area (approx sq. m.)	Type of property
<i>Hong Kong</i>				
Tsuen Wan International Centre Nos. 58-70 Wang Lung Street Tsuen Wan	(26)	89.5	41,707	Godown
Lung Wah International Godown Nos. 72-76 Wang Lung Street Tsuen Wan	(27)	100	23,544	Godown
Shops and Carpark on basement 1 to 3 and ground floor to 4th floors Yue Xiu Plaza, No. 9 Ning Yuen Street San Po Kong	(28)	100	13,825	Shops/Office
1st, 2nd, 3rd, 5th & 10th floors Yue Hing Building No. 103 Hennessy Road Wanchai	(29)	100	929	Shops/Office
14 shops, Oriental 188 Shopping Centre Kwong Sang Hong Building Block C & D 188 Wanchai Road Wanchai		100	134	Shops
Car park on 1st to 4th floors Seabright Plaza Nos. 9-23 Shell Street North Point		100	3,342	Car park
Units 1A, 5-8B & 10-12B Wing Shun Mansion No. 9 Kin Wah Street North Point		100	424	Residential

PROPERTIES HELD FOR INVESTMENT (cont'd)

Address	Note	Interest attributable to the Group (%)	Total gross floor area (approx sq. m.)	Type of property
<i>Hong Kong (cont'd)</i>				
Flats 4A, 6A, 7A & 4-7C Manifold Court Nos. 36-46 Pokfulam Road		100	376	Residential
Kam Po Court Tsing Tai Road Tai Lam		100	854	Residential
<i>Guangzhou</i>				
Jin Han Building, 119 Liuhua Road	(9)	51	18,810	Car park

PROPERTIES HELD FOR SALE

Address	Note	Interest attributable to the Group (%)	Remaining gross floor area (approx. sq. m.)	Type of property
Guangzhou				
Development site of Greenland Garden (Phase I) at Henan Industrial Main Road	(30)	39.02	11,527	Residential
Junhui Building Tian He District	(31)	40.8	22,575	Shops/ Residential
Xiangkang Commercial Plaza Charcon Garden Sanyuan Li	(32)	51	31,341	Shops/ Office
New Age Plaza Side Building 11 Jian She Ma Road 3	(33)	22.44	1,007	Office
Zhoushan				
Nan Zhen Building western side of Nan Zhen Bridge Ding Hai, Zhoushan City Zhejiang Province		19.38	8,172	Office
Macau				
Nos. 113-115 Rua de Francisco de Xavier Periers and No. 2 Rua da Uniao		100	1,956	Commercial/ Residential

Notes:

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

The project has a total gross floor area of approximately 8,353 sq. meters and is located near the exit of the Western Harbour Tunnel. Site clearance has been completed. Construction of this residential project will begin by the end of 2001 and be completed by 2003.

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

This residential site has a total gross floor area of approximately 7,707 sq. meters and is located at Pokfulam District near the Cyber Port. Construction of the foundation is in progress. The project is scheduled to be completed at the end of 2003.

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

Zone E-2, the Galaxy City, has 8 residential blocks with total gross floor area of approximately 216,848 sq. meters. It will be completed by the end of 2001. 30 per cent of the units have been sold as at the end of June 2001.

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

The property comprises a development site on which a 9-storey residential complex with two basement levels is proposed to be developed. The total gross floor area of the development will be 7,307 sq. meters. The complex will be completed by the end of 2001.

- (5) Tian He Eastern Station Underground Plaza, Tian He District, Guangzhou, China

The property comprises certain parcels of land near the Tian He Eastern Railway Station and Metro Station. It is an underground commercial complex with 3 basement levels of shops and 4 basement levels of car parks. The ground floor level will be used as a public transport terminal and the roof deck will be the resting lounge for travellers of the Eastern Railway Station. This project has a total gross floor area of 105,200 sq. meters.

- (6) 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 102,415 sq. meters. Two multi-purpose towers comprising offices, apartments, shops and parking spaces are proposed to be built. Construction of superstructure is in progress. The project is scheduled to be completed in 2002.

- (7) Guangzhou Ximen Kou Metro Station Lot RJ-1, Guangzhou, China

The property comprises a site with an area of approximately 8,107 sq. meters on which a 24-storey commercial/residential complex is proposed to be developed. The total gross floor area of the development will be 88,364 sq. meters. Construction of superstructure is in progress and is scheduled to be completed by middle of 2003.

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

The property comprises a site on which a 8-storey car park and shopping complex is proposed to be developed. The total gross floor area of the development will be approximately 22,000 sq. meters. Construction of superstructure has been progressing to the 3rd floor of the building. The whole project will be completed by 2003.

- (9) Guangzhou Sports Stadium Building, 119 Liuhua Road, Guangzhou, China

This site is located at opposite side of the Guangzhou China Hotel in vicinity of the Guangzhou Trade Fair Centre, a prime location in Guangzhou. This site will be located at the exit of one of Phase II Guangzhou Metro Stations which will be completed by the end of 2002. The site covers an area of 24,918 sq. meters and is proposed to be developed into a commercial and office complex with total gross floor area of 123,954 sq. meters. Its phase I will have gross floor area 20,000 sq. meters. The Group is receiving rental income from Jin Han Commercial Building which is located within the site. Construction of foundation will begin in second half of 2001.

- (10) Development site at Greenland Garden (Phase II) at Henan Industrial Main Road

Construction of Phase II of Greenland Garden will begin by the fourth quarter of 2001. This Phase is scheduled to be completed by 2003 with total gross floor area of 93,048 sq. meters.

- (11) Development site at Yang He Village, Bei Xing Town, Huadu District, Guangzhou, China

The gross floor area of the site is 71,858 sq. meters upon which the Group plans to build a villa estate. Construction will begin in early 2002.

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

The property comprises a site with an area of approximately 6,200 sq. meters 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 60,904 sq. meters. Construction work will be started in the second half of 2001.

- (13) 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 17,147 sq. meters on which a multi-storey residential building is to be developed. The total gross floor area of the development will be 145,922 sq. meters. Construction will begin in second half of 2001.

- (14) 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 66,500 sq. meters. The site is under internal finishing.

- (15) Yue Xiu Plaza, Xinkai Road, Xi Gang District, Dalian, China

The property comprises a development site with a total gross floor area of approximately 46,956 sq. meters on which a 33-storey commercial/apartment complex is being developed and will be completed by the end of 2001. About 15 per cent of the gross floor area were sold.

- (16) Zhu Jiang Estate Zone 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 project with site area of approximately 71,830 sq. meters. It is proposed to develop 20 blocks of 30-storey residential buildings. Total gross floor area will be approximately 284,485 sq. meters. It is the Group's land bank.

- (17) Development site at Greenland Garden (Phase III) at Henan Industrial Main Road, Guangzhou, China

Development site of Phase III of Greenland Garden is currently the Group's land bank. The total gross floor area will be 460,931 sq. meters.

- (18) 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 6,036 sq. meters. A residential tower with an estimated total gross floor area of 49,660 sq. meters will be built. This site is currently part of the Group's land bank.

- (19) Er Sha Island Zone 4 and Zone 10, Dong Shan District, Guangzhou, China

The property comprises two sites with total area of approximately 57,300 sq. meters on which two low density residential buildings are proposed to be developed. The total gross floor area of the development will be 31,000 sq. meters. The site is currently part of the Group's land bank.

- (20) 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 residential complexes were completed and delivered at the end of 2000. The remaining office site with an area of approximately 2,801 sq. meters and total gross floor area of approximately 48,327 sq. meters is currently part of the Group's land bank.

- (21) 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 44,000 sq. meters on which five to six 30-storey residential complexes are proposed to be developed. The total gross floor area of the development will be 142,400 sq. meters. The site is currently part of the Group's land bank and leased out as furniture shops.

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

The property comprises a development site with an area of approximately 6,472 sq. meters on which two 14-storey residential buildings and basement levels are proposed to be developed. Total gross floor area of the development will be 39,760 sq. meters.. The site is currently part of the Group's land bank and is currently leased out as furniture shops.

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

The property comprises a site with an area of approximately 3,271 sq. meters on which a 18-storey commercial/residential complex is proposed to be developed. The total gross floor area of the development will be 33,266 sq. meters. The site is currently part of the Group's land bank and is currently leased out as car park.

- (24) New Age Plaza Main Building, 11 Jian She Ma Road 3, Guangzhou, China

It is proposed to build a residential/commercial complex with an estimated total gross floor area of 29,284 sq. meters on this vacant site of 3,058 sq. meters. The site is currently leased out as car park and is part of the Group's land bank.

- (25) Yau Tong Inland Lot No. 4, Section B, Tung Yuen Street, Yau Tong, Hong Kong

The site is located near the entrance of the Eastern Harbour Tunnel. The gross floor area is approximately 42,688 sq. meters. 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 2002.

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

This 29-storey godown building was completed in 1994. As at 30th June 2001, 86 per cent of the units totalling 41,707 sq. meters retained for rental were leased.

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

This property was completed in August 1992. It is a 24-storey godown building with a total gross floor area of approximately 23,544 sq. meters. It has been fully leased out.

- (28) Shops and car parks on basement 1 to 3, ground floor to 4th floor, Yue Xiu Plaza, No. 9 Ning Yuen Street, San Po Kong, Hong Kong

The Group holds car parks and shops of 13,825 sq. meters for rental purposes. As at 30th June 2001, approximately 93 per cent of the shops retained for rental were leased out.

- (29) Yue Hing Building, No. 103 Hennessy Road, Wanchai, Hong Kong

As at 30th June 2001, five floors of around 929 sq. meters owned by the Group were fully leased out as offices and shops.

- (30) Development site at Greenland Garden, Henan Industrial Main Road, Guangzhou, China

Greenland Garden covers a site area of approximately 162,215 sq. meters. It is consisted of residential buildings, shopping arcades and car parks. The development of the phase I of Greenland Garden with a total gross floor area of 30,724 sq. meters was completed and mostly delivered in 2000. Only 11,527 sq. meters of the gross floor area were left.

- (31) 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 5,478 sq. meters on which a 26-storey commercial/residential complex and two basement levels have been developed. The total gross floor area of the development was 69,470 sq. meters. The Building was completed and mostly delivered in 2000. Only a few residential units and shops of around 22,575 sq. meters were left unsold.

- (32) Xiangkang Commercial Plaza, Charcon Garden, Sanyuan Li, Guangzhou, China

The Group owns gross floor area of approximately 31,341 sq. meters. As at 30th June, 2001, 51.91 per cent of units were leased.

- (33) New Age Plaza Side Building, 11 Jian She Ma Road 3, Guangzhou, China

New Age Plaza, located at Jian She Ma Road 3 near the Garden Hotel in Guangzhou, is a completed office building. Most of offices were sold. Only 1,007 sq. meters were left.