

Property List

GROUP I – PROPERTY INTERESTS HELD BY THE GROUP FOR SALE

	Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
1.	Che Gong Miao Ind. Zone	Futian, Shenzhen	Com., Ind. and Res.	51%	17,654.84	1993-2001
2.	Tianan Che Gong Miao Ind. Zone	Futian, Shenzhen	Ind. and Res.	25.5%	103,370.37	1992-2001
3.	Harbin Shum Yip Building	No.259 Dazhi Street,	Com./Res. Nan Gang, Harbin	100%	724.00	1996
4.	Shum Yip Building, Qingdao Shum Yip Centre	No.9 Shandong Road, Nanshan, Qingdao	Com.	100%	5,950.96	1997
5.	Buji Baihe Garden	Baigelong, Buji, Shenzhen	Com. and Res.	62%	41,133.40	1999-2000
6.	Caitian Centre	Futian, Shenzhen	Res.	100%	8,851.96	2000
7.	Shum Yip Garden (Phase I)	Futian, Shenzhen	Res.	100%	14,350.54	2000
8.	Xian Shum Yip Commercial City	Junction of Jiefang Road and Dongyi Road, Xian	Com., Off. and Carpark	100%	25,376.43	2000
9.	Goldfield Garden	Shaju Road, Futian, Shenzhen	Com.	28%	586.21	1990
10.	Goldfield Seaview Garden	Xinzhou Nan Road, Futian, Shenzhen	Res.	28%	1,170.91	1997
11.	Golden Bay Garden	Futian, Shenzhen	Res.	28%	16,699.13	2000
12.	Beihai Plaza	Plaza Xi Lane, Beihai	Res.	51%	2,248.64	1993
13.	Pengji Properties	Shenzhen	Com., Res., Ind. and Carpark	40%	29,084.00	1988-2001
				Sub-total: 267,201.39		

GROUP II – PROPERTY INTEREST HELD BY THE GROUP UNDER DEVELOPMENT

	Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
14.	Ma Wan Storage District	Nanyou Oil Development Region, Nanshan, Shenzhen	Ind.	45%	207,980.00	2005
15.	Che Gong Miao Industrial Zone	Futian, Shenzhen	Res. and Ind.	51%	69,650.00	2003
16.	Xian Shum Yip Centre	Guang Chang Street, Xin Cheng, Xian	Com.	88.17%	30,420.00	2005
17.	Shum Yip Garden (Phase II)	Futian, Shenzhen	Res.	100%	71,699.66	2002
18.	Sungang Warehouse Zone	Baoan Bei Road, Luohu, Shenzhen	Res.	51%	133,746.92	2002
19.	Pengji Properties	Shenzhen	Com. and Res.	40%	178,203.00	2002-2003
					Sub-total:	691,699.58

GROUP III – PROPERTY INTEREST HELD BY THE GROUP FOR FUTURE DEVELOPMENT

	Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
20.	Che Gong Miao Ind. Zone	Futian, Shenzhen	Ind. and Res.	51%	584,448.00	2008
21.	Tianan Che Gong Miao Ind. Zone	Futian, Shenzhen	Ind. and Res.	25.5%	270,600.00	2005
22.	Goldfield Seaview Garden	Xinzhou Nan Road, Futian, Shenzhen	Res.	28%	227,252.00	2005
23.	Sungang Warehouse Zone	Baoan Bei Road, Luohu, Shenzhen	Ind.	51%	329,110.80	2006
24.	Beiwan Garden	Nanbei Road West, Yinhai, Beihai	Com. and Res.	51%	38,160.00	2003
25.	Dongguan Development Site	Shigu Management Zone, Tangxia Town, Dongguan	Ind.	51%	80,000.00	2003
26.	Pengji Properties	Shenzhen, Chengdu and Zhao Qing	Off. and Res.	40%	303,468.00	2003-2005
					Sub-total:	1,833,038.80

GROUP IV – PROPERTY INTEREST HELD BY THE GROUP FOR INVESTMENT

	Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
27.	Shun Hing Square	Shennan Zhong Road, Jiefang Road and Baoan Road, Luohu, Shenzhen	Off. and Res.	100%	18,721.92	1996
28.	Shum Yip Centre	Shennan Zhong Road, Luohu, Shenzhen	Com., Off. and Carpark	100%	22,024.00	1997
29.	Hua Min Building	Renmin Road, Luohu, Shenzhen	Com. and Carpark	50%	5,538.51	1993
30.	Shum Yip Building	Wenjin Zhong Road, Luohu, Shenzhen	Com., Off. and Carpark	100%	4,605.63	1991
31.	Shen Gang Garden	Shennan Dong Road, Luohu, Shenzhen	Com. and Res.	80%	3,221.16	1994
32.	Che Gong Miao Ind. Zone	Futian, Shenzhen	Com., Off. and Ind.	51%	64,710.52	1994-2000
33.	Harbin Shum Yip Building	No.259 Dazhi Street, Nan Gang, Harbin	Carpark	100%	2,175.99	1996
34.	Shang Bu Foodstuff Plaza	Nanyuan Road, Futian, Shenzhen	Com.	100%	56.40	1985
35.	Shop in No.117 Fuxing Road	Futian, Shenzhen	Com.	100%	50.49	1993
36.	Levels 1 and 2, Bi Jia Garden	Mei Gang Nan Road, Futian, Shenzhen	Com.	100%	2,881.72	1995
37.	Shen Gang Xin Cun	Luohu, Shenzhen	Carpark, Res. and Com./Res.	80%	7,472.65	1992

GROUP IV – PROPERTY INTEREST HELD BY THE GROUP FOR INVESTMENT *(continued)*

	Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
38.	Fuxing Building	No.9 Fuxing Road, Futian, Shenzhen	Com., Off. and Carpark	100%	2,140.51	1993
39.	Ind. Area No.4, Nanyou Development Region	Nanshan, Shenzhen	Off.	45%	1,099.00	1995
40.	Lian Nan Garden	Luohu, Shenzhen	Res.	100%	745.00	1993
41.	Shum Yip Building, Qingdao Shum Yip Centre	No.9 Shandong Road, Nanshan, Qingdao	Com. and Res.	100%	4,582.42	1997
42.	Xian Shum Yip Commercial City	Junction of Jiefang Road and Dongyi Road, Xian	Off.	100%	1,243.68	2000
43.	Tianan Che Gong Miao Ind. Zone	Futian, Shenzhen	Ind. and Res.	25.5%	4,256.85	2000-2001
44.	Shenrong Building	Futian, Shenzhen	Com.	80%	4,281.43	2000
45.	Goldfield Garden	Shaju Road, Futian, Shenzhen	Com. and Res.	28%	20,473.44	1990
46.	Goldfield Seaview Garden	Xinzhou Nan Road, Futian, Shenzhen	Com. and Res.	28%	10,183.34	1997
47.	Goldfield Ind. Zone	Shaju Road, Futian, Shenzhen	Ind.	28%	19,136.72	1990-1994
48.	Sungang Warehouse Zone	Baoan Bei Road, Luohu, Shenzhen	Ind.	51%	179,243.00	1990-2000
49.	Pengji Properties	Shenzhen	Com., Res., Off., Ind. and Carpark	40%	269,959.00	1983-2001
				Sub-total:	648,803.38	

GROUP V – PROPERTY INTEREST HELD BY THE GROUP FOR SELF-OCCUPATION

	Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
50.	Shum Yip Centre	Shennan Zhong Road, Luohu, Shenzhen	Off.	100%	4,919.05	1997
51.	Shum Yip Building	Wenjin Zhong Road, Luohu, Shenzhen	Com. and Off.	100%	2,554.42	1991
52.	Hua Min Building	Renmin Road, Luohu, Shenzhen	Com./Res.	50%	284.56	1993
53.	Shen Gang Garden	Shennan Dong Road, Luohu, Shenzhen	Com.	80%	1,633.60	1994
54.	Level 1 of Block 6, Luo Fang Sub-district	Luohu, Shenzhen	Carpark	80%	1,478.50	1992
55.	Through Bus Composite Building, Luo Fang Sub-district	Luohu, Shenzhen	Ind.	40%	6,170.30	1991
56.	District 7, Lian Tang Ind. District	Luohu, Shenzhen	Ind.	80%	4,938.51	1994
57.	Hua Tian Apartment	Meilin Dong Road, Futian, Shenzhen	Res.	100%	246.90	1994
58.	Management Service Tower, Che Gong Miao Ind. Zone	Futian, Shenzhen	Off.	51%	4,549.00	1989
59.	Guangzhou Jiaxing Com. & Trading Bldg.	Huangpu Da Road, Tianhe District, Guangzhou	Off.	80%	150.55	1997
60.	Harbin Shum Yip Building	No.259 Dazhi Street, Nan Gang, Harbin	Com./Res.	100%	1,720.26	1996

GROUP V – PROPERTY INTEREST HELD BY THE GROUP FOR SELF-OCCUPATION *(continued)*

	Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
61.	Unit 202, No.58 Jilin Street	Harbin	Res.	100%	72.82	1992
62.	Zhong Cang Sub-district, No.87 DaZhi Street	Nan Gang, Harbin	Res.	100%	133.01	1992
63.	Qingdao Shum Yip Centre	No.9 Shandong Road, Nanshan, Qingdao	Com./Res.	100%	213.39	1993
64.	Sub-district No.5, Xinjia Zhuang	Qingdao	Res.	100%	1,848.80	1994
65.	Elaine Court	Nos.211-215 Tong Choi Street, Kowloon, Hong Kong	Res.	40%	43.01	1986
66.	Shenfang Building	Zhenhua Road, Futian, Shenzhen	Off.	28%	1,030.19	1992
67.	Luzhou Garden	Futian, Shenzhen	Res.	28%	246.84	1994
68.	Xinzhou Garden	Xinzhou District, Futian, Shenzhen	Res.	28%	1,020.85	1993
69.	Gangxia District	Jintian Res. District, Futian, Shenzhen	Res.	28%	174.00	1991
70.	Fuxing Bei Road District	Fuhua Road, Futian, Shenzhen	Res.	28%	238.66	1989
71.	Sungang Warehouse Zone	Baoan Bei Road, Luohu, Shenzhen	Off. and Res.	51%	35,012.00	1988-1991
72.	Tian Yuen Xin Cun	Futian District, Shenzhen	Res.	100%	110.12	1997
73.	Pengji Properties	Shenzhen, Guangzhou, Zhuhai and Nanjing	Com., Res. and Ind.	40%	24,388.00	1983-1998
				Sub-total:	93,177.34	

GROUP VI – PROPERTY INTEREST HELD BY THE GROUP UNDER AGREEMENT

	Property	Address	Use	Interest to the Group	TGFA (sq.m.)	Completion Date
74.	Blk.13, Hua Qiao Xin Cun	Danshui, Huizhou	Res.	80%	165.92	1989
75.	Lian Nan Garden	Lian Tang, Luohu, Shenzhen	Res.	80%	627.48	1994
76.	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
77.	Jintian Garden	Nanshan, Shenzhen	Res.	80%	90.12	1991
78.	South Tower, Blk.13, Hua Qiao Xin Cun	Danshui, Huizhou	Res.	80%	76.23	1990
79.	Lian Tang Ind. Estate	Da Gu Ling, Lian Tang, Luohu, Shenzhen	Res.	100%	2,767.00	1994
80.	Jin Li Buildng	Fu Peng Development Area, Zheng Cheng, Guangzhou	Res.	80%	2,112.00	1995
81.	Dong Bin Res. Area	Nanyou Oil Development Region, Nanshan, Shenzhen	Res.	45%	106.73	1992
82.	Buji Agriculture Market	Buji Road, Buji Shenzhen	Com.	100%	40.31	1993
					Sub-total:	7,281.90
					Grand-total:	3,541,202.39