

Particulars of Principal Properties Held by the Group

The following list contains only properties held by the Group which are material to the Group as at 31st March, 2002 as the directors are of the opinion that a complete list will be of excessive length:

1. INVESTMENT PROPERTIES

Location	Term	Usage	Group's interest
Hong Kong			
Chuang's London Plaza, No. 219 Nathan Road, Tsim Sha Tsui, K.I.L. No. 6345	Medium lease	Commercial	100%
Chuang's Hung Hom Plaza, No. 83 Wuhu Street, Hunghom, H.H.I.L. Nos. 428, 440 S.A., 440 R.P., 304, 305, 394, 462, 443, 456, 455, 470, 466 and 452	Medium lease	Commercial/Offices/ Car Parking Spaces	100%
Chuang's City Tower, No. 39 Morrison Hill Road, Wanchai, S.A., S.B.S.S.1 and R.P. of I.L. No. 1312	Long lease	Commercial/Offices	100%
5th, 15th - 23rd Floors and Penthouse, Chuang's Enterprises Building, No. 382 Lockhart Road, Wanchai, 16745/46437th shares of and in S.B.S.S.1, S.B.R.P. and S.A.R.P. of I.L. No. 2618	Long lease	Offices	100%

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1. INVESTMENT PROPERTIES (Continued)

Location	Term	Usage	Group's interest
Park Villa, No. 37 Island Road, Deep Water Bay, R.B.L. No. 599	Long lease	Residential	100%
Chuang's Tower, Nos. 30-32 Connaught Road Central, Central, M.L. Nos. 410, 375 and 376	Long lease	Commercial/Offices	59%
Malaysia			
Central Plaza, No. 34 Jalan Sultan Ismail, 50250 Kuala Lumpur, Lot No. 1221, Section 57, Kuala Lumpur, Federal Territory	Freehold	Commercial/Offices/ Car Parking Spaces	100%
The People's Republic of China			
Carpark No.48, 2nd Floor, and Flat D, 22nd Floor, Block 2, Jin Ming Building, 8 Zun Yi Road South, Shanghai	Long lease	Car Parking Space/ Residential	59%

2. LAND AND BUILDINGS

Location	Term	Usage	Group's interest
Singapore			
245 Jalan Ahmad Ibrahim, Jurong Town, Singapore 629144, Lots 508 and 715 of Mukim 6	Medium lease	Industrial	88%

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3. PROPERTIES HELD FOR SALE

Location	Stage of completion		Expected completion date	Usage	The site and unsold gross floor area	Group's interest
	At date of report	At balance sheet date				
Hong Kong						
Chuang's Heights No. 30 Factory Street, Shaukeiwan, S.A., S.B.R.P. & R.P. of S.I.L. No. 564	Completed	Completed	Completed	Commercial/ Residential	Site area – about 3,110 square feet Unsold gross floor area – about 3,074 square feet	100%
The People's Republic of China						
Chuang's Metropolis, Shilou, Panyu, Guangzhou	Phase I: Completed	Completed	Completed	Residential/ Commercial	Site area – about 29,278 square feet Unsold gross floor area – about 30,960 square feet	50%
Chuang's New City, Shatian, Dongguan	Chuang's Shatian Garden Phase I: Completed	Completed	Completed	Residential	Site area – about 145,314 square feet Unsold gross floor area – about 29,640 square feet	59%
Chuang's New Town, Danshui, Huiyang, Huizhou	Chuang's Garden Phases I, II and III: Completed	Completed	Completed	Residential	Site area – about 176,530 square feet Unsold gross floor area – about 77,254 square feet	59%

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4. PROPERTIES UNDER DEVELOPMENT FOR SALE

Location	Stage of completion		Expected completion date	Usage	The site and gross floor area	Group's interest
	At date of report	At balance sheet date				
Hong Kong						
The Harbourside No. 18 Wharf Road, North Point, I. L. Nos. 7439, 7440, 7441, 7442 and 7443	Superstructure works in progress	Superstructure works in progress	Early 2003	Commercial/ Residential	Site area – about 4,420 square feet Gross floor area – about 37,357 square feet	100%
Chuang's Lodge No. 5 St. Stephen's Lane, Mid-level, S.G., S.H. & S.I. of I.L. No. 609B	Superstructure works will commence soon	Site formation and foundation works in progress	Late 2003	Residential	Site area – about 5,202 square feet Gross floor area – about 45,707 square feet	100%
The Notting Hill No. 1 Tung Shan Terrace, R.P. of I.L. No. 2933	Completed	Superstructure works in progress	Completed	Residential	Site area – about 9,147 square feet Gross floor area – about 21,608 square feet	70%

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5. PROPERTIES HELD FOR/UNDER DEVELOPMENT

Location	Stage of completion		Expected completion date	Usage	The site and gross floor area	Group's interest
	At date of report	At balance sheet date				
The People's Republic of China						
Chuang's Metropolis, Shilou, Panyu, Guangzhou	Planning stage	Planning stage	-	Comprehensive development area	Site area – about 2,835,000 square feet Gross floor area – about 11,048,000 square feet	50%
	Phase II (block 25):					
	Piling works completed	Piling works completed	Late 2003	Residential/Commercial	Site area – about 7,856 square feet Gross floor area – about 215,280 square feet	50%

Chuang's Metropolis is a comprehensive new township development having a total site area of approximately 2,872,000 square feet and can be developed for residential, commercial, office, hotel and other ancillary usage, with a total gross floor area of approximately 11,325,000 square feet.

Chuang's New City, Shatian, Dongguan	Planning stage	Planning stage	-	Comprehensive development area	Site area – about 4,072,000 square feet Gross floor area – about 15,329,000 square feet	59%
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Chuang's New City is a comprehensive new township development having a total site area of approximately 4,218,000 square feet and can be developed for industrial, residential, commercial, office, hotel and other ancillary usage, with a total gross floor area of approximately 15,505,000 square feet.

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5. PROPERTIES HELD FOR/UNDER DEVELOPMENT *(Continued)*

Location	Stage of completion		Expected completion date	Usage	The site and gross floor area	Group's interest
	At date of report	At balance sheet date				
Chuang's New Town, Danshui, Huiyang, Huizhou	Planning stage	Planning stage	-	Comprehensive development area	Site area – about 1,766,000 square feet Gross floor area – about 14,568,000 square feet	59%

Chuang's New Town is a comprehensive new township development having a total site area of approximately 2,153,000 square feet and can be developed for residential, commercial, office, hotel and other non-residential ancillary usage, with a total gross floor area of approximately 15,695,000 square feet.