

Projects under Sale & Pre-Sale

The Group has commenced pre-sale or sale of the following development projects which are under construction or have been completed:

Location	Site Area (sq.ft.)	Gross Floor Area (sq.ft.)	Purpose	Group's Interest (%)	Development Progress	Completion Date or Expected Completion Date
HONG KONG						
1 8 Hung Lai Road (Royal Peninsula)	162,246	1,478,552	Residential	50.00	Completed	December 2000
2 1-98 King's Park Hill Road (King's Park Hill)	168,392	241,113	Residential	62.04	Completed	January 2000
3 108 Castle Peak Road (Wealth House)	2,129	16,142	Commercial/ Residential	100.00	Completed	February 2002
4 28 Lo Fai Road, Tai Po (Casa Marina I)	283,200	226,561	Residential	100.00	Completed	March 1999
5 1 Lo Ping Road, Tai Po (Casa Marina II)	228,154	182,545	Residential	100.00	Completed	May 2000
6 Tung Chung Town Lot No. 1 (Tung Chung Crescent – Blocks 7 to 9)	(Note 1)	863,156	Commercial/ Residential	20.00	Completed	August 1999
7 28 Mercury Street (Supernova Stand)	5,128	48,939	Residential	36.38	Completed	August 2001

Note 1: The site area for the whole of Tung Chung Crescent is 331,537 sq.ft.

Park Central Phases 1 & 2, Tseung Kwan O



This 24.63%-owned project of the Group is being developed into 11 residential tower blocks totalling G.F.A. of approx. 2,960,000 sq.ft. Phase 1 was completed in August 2002. Superstructure construction work of Phase 2 is in progress and the development is expected to be completed in early 2003.

Projects under Sale & Pre-Sale (cont'd)

Location	Site Area (sq.ft.)	Gross Floor Area (sq.ft.)	Purpose	Group's Interest (%)	Development Progress	Completion Date or Expected Completion Date
8 99 Tai Tong Road Yuen Long (Sereno Verde – Phase 1)	(Note 2)	467,738	Residential	44.00	Completed	September 2001
9 99 Tai Tong Road Yuen Long (Sereno Verde – Phase 2 Blocks 9 & 10)	(Note 2)	140,897	Residential	44.00	Completed	June 2002
10 99 Tai Tong Road Yuen Long (Sereno Verde – Phase 2 Blocks 13 & 15)	(Note 2)	150,829	Residential	44.00	Superstructure in progress	December 2002
11 8 Tung Chung Waterfront Road, Tung Chung (Tung Chung Town Lot No. 3) (Seaview Crescent – Blocks 1 to 3)	(Note 3)	898,170	Commercial/ Residential	20.00	Completed	March 2002
12 933 King's Road (Royal Terrace)	16,744	138,373	Commercial/ Residential	100.00	Completed	August 2002
13 Tseung Kwan O Town Lot Nos. 57 and 66 (Park Central – Phase 1)	(Note 4)	1,492,028	Commercial/ Residential	24.63 (Note 5)	Completed	August 2002
14 Tseung Kwan O Town Lot Nos. 57 and 66 (Park Central – Phase 2)	(Note 4)	1,469,557	Commercial/ Residential	24.63 (Note 5)	Superstructure in progress	January 2003

Note 2: The site area for the whole of Sereno Verde is 380,335 sq.ft.

Note 3: The site area for the whole of Seaview Crescent is 228,896 sq.ft.

Note 4: The total site area for Phases 1 and 2 is 359,883 sq.ft.

Note 5: The combined percentage interest of the two lots

Sereno Verde, Yuen Long



This 44%-owned project is being developed in four phases into 16 residential tower blocks with a total G.F.A. approx. 1,140,000 sq.ft. Phase I was completed in late 2001. The whole development project is expected to be completed by early 2003.

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Location	Site Area (sq.ft.)	Gross Floor Area (sq.ft.)	Purpose	Group's Interest (%)	Development Progress	Completion Date or Expected Completion Date
15 198 Yee Kuk Street (City Regalia)	5,218	39,113	Residential	100.00	Completed	September 2002
16 2 Kwun Tsing Road, So Kwun Wat, Castle Peak Road (Tuen Mun Town Lot No. 374) (Aegean Coast)	456,964	1,249,560	Commercial/ Residential	25.00	Completed	September 2002
17 8 Fuk Lee Street (Kowloon Inland Lot No. 11127 R.P.) (Metro Harbour View – Phase 1)	(Note 6)	878,703	Residential	72.76	Superstructure in progress	December 2002
18 8 Fuk Lee Street (Kowloon Inland Lot No. 11127 R.P.) (Metro Harbour View – Phase 2)	(Note 6)	835,699	Residential	72.76	Superstructure in progress	August 2003

Note 6: The site area for the whole of Metro Harbour View is 228,601 sq.ft.

Aegean Coast, Tuen Mun



25% owned by the Group, this development comprises seven 29-storey residential towers, a 2-storey commercial complex consisting of shops and kindergarten over two basement levels of car parks. Providing a total G.F.A. of approx. 1,250,000 sq.ft. and 1,038 carparking spaces, this development was completed in September 2002.

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Location	Site Area (sq.ft.)	Gross Floor Area (sq.ft.)	Purpose	Group's Interest (%)	Development Progress	Completion Date or Expected Completion Date
THE PEOPLE'S REPUBLIC OF CHINA						
1 Heng Bao Garden, Li Wan District, Guangzhou (Metro Line One – Changshou Road Station) (Heng Bao Garden)	256,549	1,227,527	Residential	65.45	Completed	June 2001
2 Phase VIII of Lexi New City, Shajiao Island, Panyu, Guangdong (Fanghua Garden – Luotao South Zone Villa)	1,689,145	2,576,058	Retail/ Residential/ Carparks/ Club	16.36	Completed	December 2001
3 Phase IX of Lexi New City, Shajiao Island, Panyu, Guangdong (Green Island House)	1,805,718	682,621	Residential/ Club	16.36	Completed	February 2002

Heng Bao Garden,
Li Wan District, Guangzhou



Total G.F.A.: 2,245,000 sq.ft.: 65.45% owned by Group.

Situates right above the Changshou Road Station along Guangzhou Metro Line One, this large-scale development project consists of 7 residential towers built on a five-level shopping podium with carparking facilities. It was completed in June 2001, and the residential portion is over 85% sold by now.