

Shanghai

HIGHLIGHTS

Shanghai Hong Kong New World Tower, the Group's flagship project in Shanghai, has a total GFA of 137,760 sq. m. and is scheduled for completion by the end of 2002. Located on the prestigious central Huaihai Road, this 60-level building is Shanghai's latest Grade-A office tower. With high-end retail and dining, it enjoys an excellent location with direct access to the Shanghai Metro system and cosmopolitan Xintiandi just a short walk away. When completed, the project will be a major component of the Group's rental income base.

Hong Kong New World Tower is a major landmark, providing world-class office accommodation at the very heart of the Puxi business district.





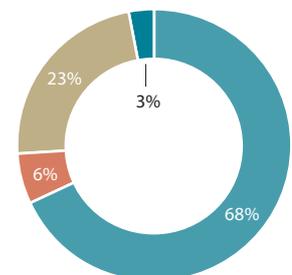
Far left, close to Zhongshan Park Metro Station, Shanghai Ramada Plaza has a prime location. **Left**, the apartments provide ample opportunity to create stylish living spaces too.

PROPERTY PORTFOLIO AND TARGETED COMPLETION

In Shanghai, the Group has two major property development projects with a total GFA of 673,613 sq.m.. It also has two investment properties under development with a total GFA of 264,959 sq.m.. In FY2002, the Group completed a total saleable GFA 45,485 sq.m. comprising 21,520 sq. m. of residential space, 787 sq. m. of commercial space, and 23,178 sq.m. of office space. In the coming financial year, the Group plans to complete 42,939 sq.m. of residential space, 66,155 sq. m. of commercial space, 49,737 sq. m. for the hotel, and 75,286 sq.m. of office space.

Shanghai development properties for sale

Total GFA 652,915 sq.m.



■ Residential ■ Commercial
■ Office ■ Others

Shanghai completion schedule

sq. m.

FY2002	Shanghai Hong Kong New World Garden Phase I	Residential	21,520
	Shanghai Hong Kong New World Garden Phase I	Office	23,178
	Shanghai Hong Kong New World Garden Phase I	Commercial	787

Total

45,485

FY2003	Shanghai Hong Kong New World Tower	Commercial	44,043
	Shanghai Hong Kong New World Tower	Office	75,286
	Shanghai Ramada Plaza Lot A <i>(Formerly known as Shanghai Changning Ramada Square Lot A)</i>	Commercial	12,801
	Shanghai Ramada Plaza Lot A <i>(Formerly known as Shanghai Changning Ramada Square Lot A)</i>	Hotel	49,737
	Shanghai Ramada Plaza Lot B <i>(Formerly known as Shanghai Changning Ramada Square Lot B)</i>	Residential	42,939
	Shanghai Ramada Plaza Lot B <i>(Formerly known as Shanghai Changning Ramada Square Lot B)</i>	Commercial	9,311

Total

234,117