

Schedule of Major Properties

(1) PROPERTIES HELD FOR INVESTMENT AS AT 31ST DECEMBER, 2002

Description	Use	Approximate gross floor area (sq.ft.)	Status	Approximate percentage of Group's interest
Hong Kong				
Lippo Centre 89 Queensway Central Inland Lot No. 8615 (Note)	Commercial	Office: 32,000 Retail: 21,000 (net floor area)	Rental	66.7
<i>Note:</i> The above property comprises various shop units on the podium floors, 1 office floor of Tower One and 2 office floors of Tower Two.				
12 units and 17 car parking spaces of Celestial Garden 5 Repulse Bay Road Rural Building Lot No. 979	Residential	28,400	Rental	66.7
1 floor and certain units and 4 car parking spaces of AXA Centre 151 Gloucester Road Wanchai Sec. A R.P. and Inland Lot No. 2755 R.P.	Commercial	19,700	Rental	66.7
Flat B, 3rd Floor and 1 car parking space of Rose Gardens 9 Magazine Gap Road Inland Lot No. 7734 and extension	Residential	2,800	Rental	66.7

All the above properties are held under long term leases.

Schedule of Major Properties

(1) PROPERTIES HELD FOR INVESTMENT AS AT 31ST DECEMBER, 2002 *(Continued)*

Description	Use	Approximate gross floor area (sq.ft.)	Status	Approximate percentage of Group's interest
The People's Republic of China				
19th Floor to 29th Floor and 13 car parking spaces of Lippo Tianma Plaza 1 Wuyibei Road Fuzhou, Fujian	Commercial	128,000	Rental	66.7
Lippo CTS Plaza Shuiwan Road Gongbei, Zhuhai Guangdong	Commercial	308,800	Rental	51.5
Lippo Plaza 222 Huaihai Zhong Road Shanghai Lot No. 141	Commercial	Office: 472,400 Retail: 101,700	Rental	44.4

The above properties are held under medium term leases.

Overseas

31st Floor Rufino Pacific Tower Ayala Avenue Corner Herrera Street, Makati Metropolitan Manila Republic of the Philippines	Commercial	9,500	Rental	47.4
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The above property is freehold.

Schedule of Major Properties

(2) PROPERTIES HELD FOR SALE AS AT 31ST DECEMBER, 2002

Description	Use	Approximate site area (sq.ft.)	Approximate gross floor area (sq.ft.)	Approximate percentage of Group's interest
Hong Kong				
Le Village 49 Village Road Happy Valley Section B of Inland Lot No. 2559	Residential	4,300	6,400	33.4
<i>Note:</i> The above property comprises 4 residential units, 1 shop unit and 8 car parking spaces.				
World Trade Plaza Chungking Mansion 36-44 Nathan Road Tsimshatsui, Kowloon Kowloon Inland Lot No. 6817 R.P.	Retail	N/A	34,500	24.7

Note: The above property comprises 123 shop units.

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(3) PROPERTIES HELD FOR DEVELOPMENT AS AT 31ST DECEMBER, 2002

Description	Use	Approximate site area (sq.ft.)	Approximate gross floor area (sq.ft.)	Approximate percentage of Group's interest	Estimated completion date	Stage of development at 31st December, 2002
The People's Republic of China						
Meizhou Island Putian, Fujian	Tourism/ Commercial	13,000,000	289,000	100	N/A	Phase I substantially completed
Tati City Shanting Township Putian, Fujian	Multi-use	13,910,000	1,625,000	66.7	N/A	Phase I completed
Lippo CTS Plaza Shuiwan Road Gongbei, Zhuhai Guangdong	Multi-use/ Hotel	152,000	625,000	51.5	2007	Phase I completed

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(3) PROPERTIES HELD FOR DEVELOPMENT AS AT 31ST DECEMBER, 2002 *(Continued)*

Description	Use	Approximate site area (sq.ft.)	Approximate gross floor area (sq.ft.)	Approximate percentage of Group's interest	Estimated completion date	Stage of development at 31st December, 2002
Overseas						
Rosehill 8-16 Virginia Street New South Wales Australia	Residential	40,000	40,200	66.7	2nd half of 2004	In the process of construction certificate application
23 Parring Road Balwyn, Melbourne Australia	Residential	1,750 (sq.m.)	650 (sq.m)	36.7	April 2003	Construction in progress
Private golf resort and real estate development at Sedenak, Johore Malaysia	Resort	39,204,000	N/A	13.3	Phase I completed	18-hole golf course together with adjacent housing lots and main clubhouse and horse-riding facilities completed

Schedule of Major Properties

(4) PROPERTIES HELD AS FIXED ASSETS AS AT 31ST DECEMBER, 2002

Description	Use	Approximate gross floor area (sq.ft.)	Approximate percentage of Group's interest
Hong Kong			
3 office floors of Tower One Lippo Centre 89 Queensway Central Inland Lot No. 8615	Commercial	38,000	66.7
1 unit of AXA Centre 151 Gloucester Road Wanchai Sec. A R.P. and Inland Lot No. 2755 R.P.	Commercial	5,800	66.7
3 units and 3 car parking spaces of Celestial Garden 5 Repulse Bay Road Rural Building Lot No. 979	Residential	7,100	66.7

The above properties are held under long term leases.

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(4) PROPERTIES HELD AS FIXED ASSETS AS AT 31ST DECEMBER, 2002 *(Continued)*

Description	Use	Approximate gross floor area <i>(sq.ft.)</i>	Approximate percentage of Group's interest
Overseas			
130 Tanjong Rhu Road #17-12 Singapore 436918	Residential	6,100	18.9
<i>The above property is held under long term lease.</i>			
2 Enterprise Road Singapore 629814	Dry, air-conditioned refrigerated storage and office	16,200 <i>(sq.m.)</i>	18.9
<i>The above property is held under medium term lease.</i>			
2 Senoko Avenue Singapore 758298	Bakery	22,000 <i>(sq.m.)</i>	18.9
<i>The above property is held under short term lease.</i>			