

SCHEDULE OF PROPERTIES UNDER DEVELOPMENT/HELD FOR SALE

28 February 2003

Address	Category of lease	Use	Stage of completion	Expected completion date	Percentage interest	Site area (sq.ft.)	Gross floor area (sq.ft.)
18 Jie Fang Road Zhong Shan District Dalian PRC	Medium term	Commercial/ residential	85% constructed	End of 2003	100	35,000	540,000
Pembroke House 7-9 Chesham Street London, SW1 United Kingdom	Freehold	Residential	Completed	N/A	95	3,234	14,209
Jubilee Street Centre Jubilee Street London, E1 United Kingdom	Freehold	Residential	71% constructed	August 2003	77	61,968	70,694