

# New Vision of Living





Our luxury residential and leisure developments set new standards in luxury and good taste, allowing prosperity and success to be enjoyed in comfort and style.

Shenzhen New World Yi Shan Garden Phase I

# GUANGZHOU

Guangzhou New World Oriental Garden exemplifies the Group's experience in bringing together world class design aesthetics to create an attractive living space for the city's rapidly expanding middle class



## HIGHLIGHTS

In Guangzhou, where the New World Group began its first investment in China, the Group's villa, urban apartment and residential community projects all targeting and catering to a wide range of market segments.



-  Railway station
-  Metro Line
-  Bridge
-  22 Guangzhou New World Casa California
-  23 Guangzhou Dong Yi Garden
-  24 Guangzhou New World Oriental Garden
-  25 Guangzhou Central Park-view
-  26 Guangzhou Covent Garden
-  27 Guangzhou Fangcao Garden
-  28 Guangzhou Park Paradise

### Guangzhou — completion schedule

			sq.m.
FY2003	Guangzhou Covent Garden Phase IB	Residential	10,000
	Guangzhou Covent Garden Phase II	Residential	12,484
	Guangzhou Fangcao Garden Phase I	Residential	45,504
	Guangzhou Fangcao Garden Phase I	Commercial	2,698
	Guangzhou Dong Yi Garden Phase III	Residential	52,683
	Guangzhou Park Paradise Phase IIA & IIB portion	Residential	87,851
	Guangzhou Park Paradise Phase IIA & IIB portion	Commercial	4,860
	Guangzhou New World Oriental Garden Phase I	Commercial	18,889
	Guangzhou Xintang New World Garden Phase II	Residential	13,918
<b>Total</b>			<b>248,887</b>
FY2004	Guangzhou Covent Garden Phase II	Residential	94,835
	Guangzhou Covent Garden Phase II	Commercial	7,254
	Guangzhou Xintang New World Garden Phase II	Residential	49,721
	Guangzhou Central Park-view Phase I, II portion	Residential	174,047
	Guangzhou Central Park-view Phase I	Commercial	13,118
	Guangzhou Central Park-view Phase I	Office	3,714
<b>Total</b>			<b>342,689</b>
FY2005	Guangzhou Park Paradise Phase IIB	Residential	55,429
	Guangzhou Park Paradise Phase III	Residential	120,000
	Guangzhou Park Paradise Phase III	Commercial	2,100
	Guangzhou Xintang New World Garden Phase III	Residential	54,390
	Guangzhou Xintang New World Garden Phase III	Commercial	6,084
<b>Total</b>			<b>238,003</b>

Both Fangcao Garden Phase I (Left) and Dong Yi Garden Phase III (Right) are top choice for the middle class and office workers in Tianhe Central Business District





Covent Garden's lush landscaping and abundant recreational facilities are unrivaled in Guangzhou's Fangcun district, a luxury for many first time homebuyers in the surrounding regions

The Group's large-scale residential communities in the city include Guangzhou Park Paradise with a total GFA of 1,957,478 sq.m. in the Baiyun District near the airport, Guangzhou Covent Garden with a total GFA of 1,206,999 sq.m. in Fangcun District, Guangzhou Xintang New World Garden with a total GFA of 392,715 sq.m. in Xintang Township. These projects' superior master planning and open outdoor space and comprehensive facilities have proved to be a draw for young homebuyers.

The Group's three residential projects in Tianhe District target the increasingly affluent middle-class by offering comprehensive facilities and easy accessibility. Guangzhou Fangcao Garden Phase I with a total GFA of 55,236 sq.m. and Guangzhou Dong Yi Garden Phase II and Phase III with a total GFA of 106,568 sq.m. recorded satisfactory sales. Launched in mid 2003, Guangzhou New World Oriental Phase I with a total GFA of 159,531 sq.m. received overwhelming market response.

Guangzhou New World Casa California in Ersha Island and Guangzhou Central Park-view in Tianhe district Pearl-River New City, are the Group's flagship luxury properties in Guangzhou. The former is almost sold out while the latter, with a total GFA of 233,944 sq.m. in Phase I, was recently launched.

The sales activities of the Group's projects in Guangzhou were able to ride on the highly respected brand name the Group has established over the years by offering a wide range of top quality properties and services to the market.

From New World Central Park-view (Left) to New World Casa California (Right), the Group continuously pursue its mission to bring luxurious living style to the affluent class



At Xintang New World Garden, tropical flavour blends harmoniously with Thai inspired pavillion and apartments



## PROPERTY PORTFOLIO

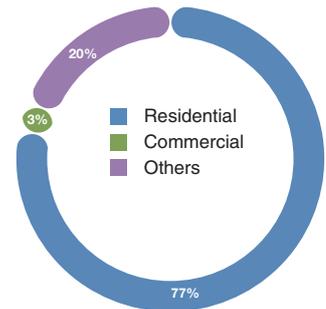
There are eight major property development projects with a GFA of 4,093,276 sq.m.. A total of 248,887 sq.m. of saleable GFA were completed during the year, including 222,440 sq.m. of residential space and 26,447 sq.m. of commercial space. We expect to build 318,603 sq.m. of residential space and 20,372 sq.m. of commercial space in the next financial year and a further 229,819 sq.m. in residential space in subsequent financial year.

## INVESTMENT PROPERTY

The newly completed Guangzhou New World Oriental Garden Phase I consists of 18,889 sq.m. of commercial space. Guangzhou New World Oriental Garden Phase I recorded full tenancy.

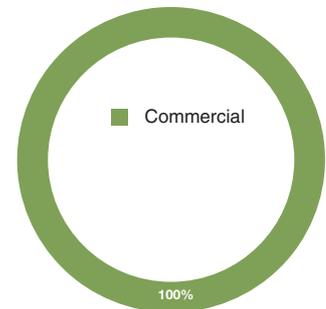
### Guangzhou — development properties for sale

Total GFA 4,093,276 sq.m.



### Guangzhou — completed investment property

Total GFA 18,889 sq.m.



Left: Facilities like this secondary school is an integral part of the New World Park Paradise  
Right: New World Park Paradise boasts open space, greenery and water feature

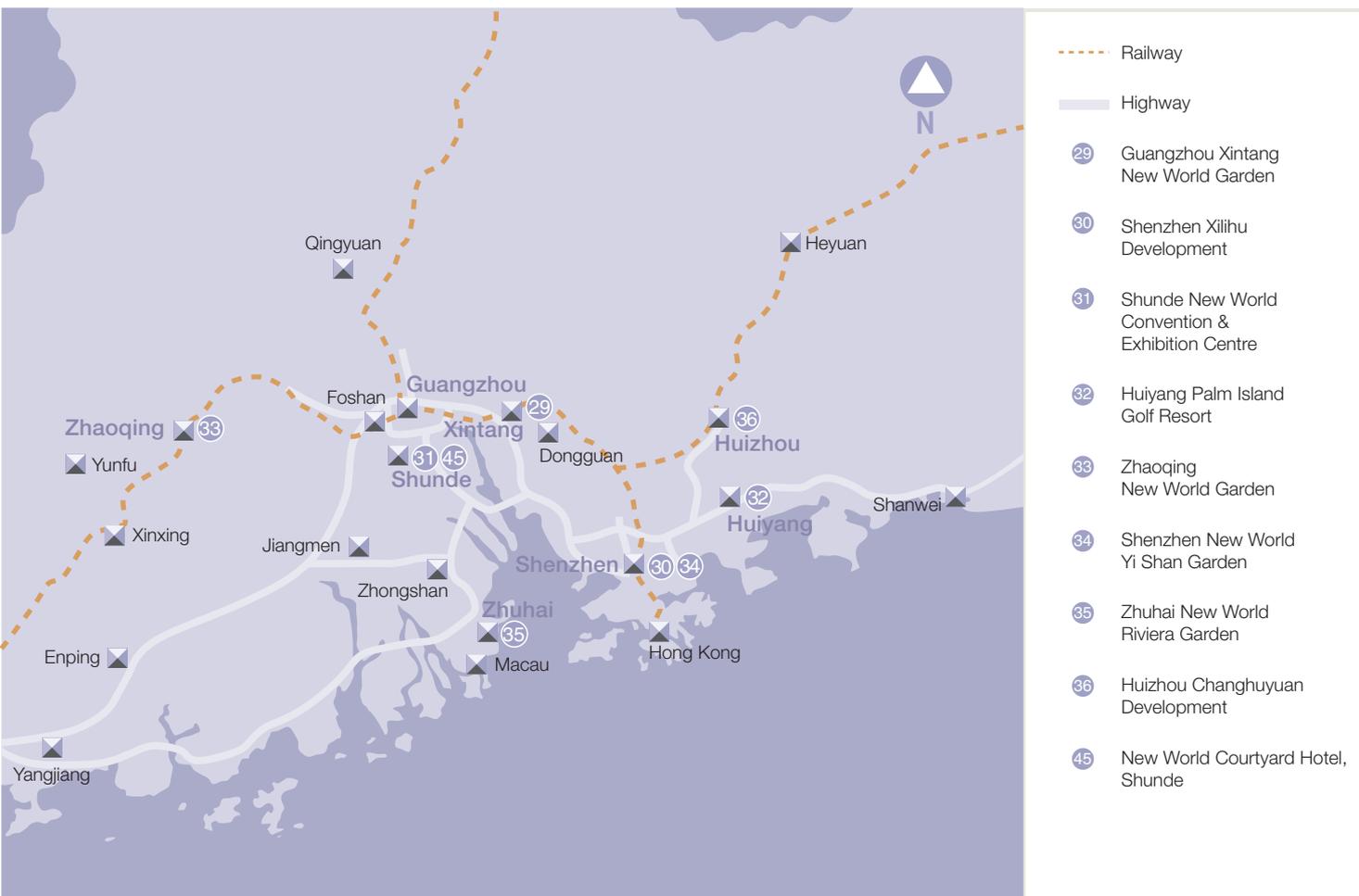
# PEARL RIVER DELTA

The exotic tropical architecture of Shenzhen New World Yi Shan Garden Phase I scenery to create a world class luxury residential resort



## HIGHLIGHTS

As southern China's industrial powerhouse, Pearl River Delta has recorded phenomenal economic growth for the past decades. The growing affluence of its people has led to the demand for better quality of living. Encouraging sales were recorded across the Group's medium to high-end properties in the region. Major projects include Huiyang Palm Island Golf Resort, Shenzhen New World Yi Shan Garden, Shunde New World Convention & Exhibition Centre, Zhaoqing New World Garden and Zhuhai New World Riviera Garden.

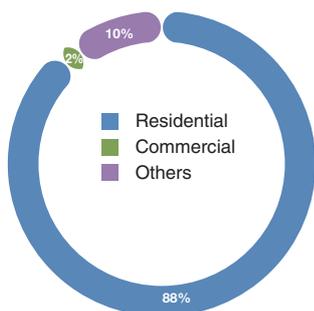


**Pearl River Delta — completion schedule**

			sq.m.
FY2003	Huiyang Palm Island Golf Resort Phase II	Residential	4,484
	Huiyang Palm Island Golf Resort Phase III	Residential	18,734
	Zhuhai New World Riviera Garden Phase I	Residential	8,992
	Zhaoqing New World Garden Phase I	Residential	40,542
<b>Total</b>			<b>72,752</b>
FY2004	Shunde New World Convention & Exhibition Centre Phase II	Residential	20,173
	Huiyang Palm Island Golf Resort Phase IV	Residential	33,504
<b>Total</b>			<b>53,677</b>
FY2005	Shenzhen New World Yi Shan Garden Phase II	Residential	45,302
	Shenzhen New World Yi Shan Garden Phase II	Commercial	10,392
<b>Total</b>			<b>55,694</b>

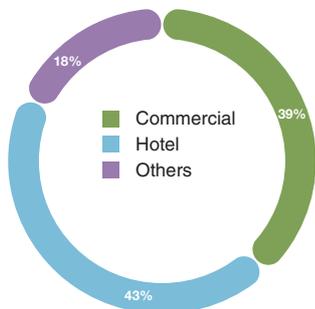
**Pearl River Delta — development properties for sale**

Total GFA 1,086,382 sq.m.



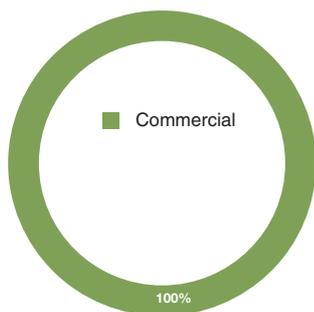
**Pearl River Delta — completed investment properties**

Total GFA 85,727 sq.m.



**Pearl River Delta — investment property under development**

Total GFA 10,645 sq.m.



The exclusive villas of Huiyang Palm Island Golf Resort given new definition to exquisite living and recreational lifestyle

**PROPERTY PORTFOLIO**

There are seven major property development projects with total GFA of 1,086,382 sq.m.. A saleable residential GFA of 75,396 sq.m. was completed during the year. We expect to build 53,677 sq.m. of residential space in the next financial year.

**INVESTMENT PROPERTIES**

There are three completed investment property projects and one investment property project under development, with GFA of 85,727sq.m. and 10,645 sq.m. respectively.

# HAIKOU



The resort-styled landscaping and architecture of Haikou New World Garden blend seamlessly with Haikou's unique tropical atmosphere

## HIGHLIGHTS

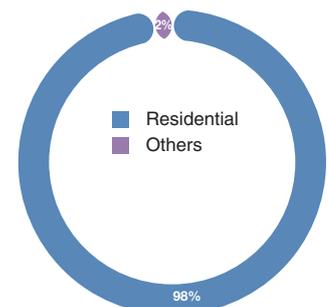
Haikou New World Garden, the Group's low-density high-end residential resort in Haikou, Hainan Province, features tropical landscaped gardens and comprehensive recreation facilities. With a total GFA of 258,331sq.m., the project's phase I was well-received by local residents as well as holidaymakers and retirees from other provinces.

## PROPERTY PORTFOLIO

Haikou New World Garden, a project under development, has a remaining undevelop GFA of 204,385 sq.m.. We expect to build 23,557 sq.m. of residential space in FY2005.

### Haikou — development property for sale

Total GFA 241,215 sq.m.



### Haikou — completion schedule

FY2005	Project Name	Property Type	sq.m.
	Haikou New World Garden Phase II	Residential	23,557
<b>Total</b>			<b>23,557</b>