

PRINCIPAL INVESTMENT PROPERTIES



AIA Plaza
18 Hysan Avenue,
Causeway Bay

AIA Plaza is a 25-level office and retail complex and is within easy walking distance to the MTR Causeway Bay station. The building boasts a bright and spacious lobby, and an array of specialty food and beverage outlets.

Total Gross Floor Area: 139,119 sq.ft.
Number of Floors : 25
Year Completed /
Renovated : 1989



Hennessy Centre
500 Hennessy Road,
Causeway Bay

Located on a busy thoroughfare, Hennessy Centre is an office and retail complex. It is served by a multitude of public transport including the MTR and the bus and tram stops on its doorstep. Home to a popular Japanese Department store and three levels of Chinese restaurants, it is a popular destination for shopping and dining. Upgrading works on external facade are being carried out.

Total Gross Floor Area: 719,642 sq.ft.
Number of Floors : 45
Carparks : 263
Year Completed /
Renovated : 1981



Lee Theatre Plaza
99 Percival Street,
Causeway Bay

Like its predecessor the Lee Theatre, the Lee Theatre Plaza is a Hong Kong landmark and among the territory's first Ginza-style shopping, dining and entertainment complexes, within easy access to various kinds of transport and the MTR Causeway Bay station. The Plaza houses many of the world's favourite lifestyle brands and is a popular venue for shopping and one-stop entertainment, with cinema, fitness centres and some of the finest dining establishments in Causeway Bay.

Total Gross Floor Area: 315,749 sq.ft.
Number of Floors : 26
Year Completed /
Renovated : 1994



Lee Gardens Two
28 Yun Ping Road,
Causeway Bay

This is a 34-level office (Caroline Centre) and retail complex. The retail podium which underwent a comprehensive refurbishment in 2003 has been re-launched to synergise with the neighbouring Lee Gardens shopping centre.

Total Gross Floor Area: 626,996 sq.ft.
Number of Floors : 34
Carparks : 177
Year Completed /
Renovated : 1992 / 2003



The Lee Gardens
33 Hysan Avenue,
Causeway Bay

Located right at the hub of Causeway Bay's commercial and recreation area, this is the Company's flagship development which comprises an office tower and a high-end shopping centre. The development, adjacent to the MTR Causeway Bay station, enjoys spectacular views of the Harbour and Happy Valley and is home to many international corporations and luxury brands.

Total Gross Floor Area: 902,797 sq.ft.
Number of Floors : 53
Carparks : 200
Year Completed /
Renovated : 1997



Leighton Centre
77 Leighton Road,
Causeway Bay

The 28-level office and retail complex enjoys close proximity to all forms of public transport. Its central location in the Causeway Bay area makes it a well-sought after location for many professional practices. Upgrading works on building facilities were completed in 2003.

Total Gross Floor Area: 435,008 sq.ft.
Number of Floors : 28
Carparks : 332
Year Completed /
Renovated : 1977 / 2003

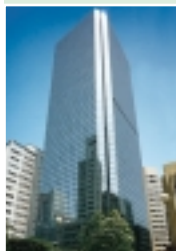


111 Leighton Road
111 Leighton Road,
Causeway Bay

111 Leighton Road is an office and retail complex located in a pleasant and tranquil area in the heart of Causeway Bay, an ideal office location for

professional and designer firms.

Total Gross Floor Area: 79,905 sq.ft.
Number of Floors : 24
Year Completed /
Renovated : 1988



Sunning Plaza
10 Hysan Avenue,
Causeway Bay

Designed by the renowned architect I.M. Pei, Sunning Plaza greets tenants and visitors with a spacious entrance and lift lobby. The office and retail

complex has 30 levels. Among its tenants are popular food and beverage outlets, which have established the Plaza a hub for relaxation and social recreation.

Total Gross Floor Area: 279,717sq.ft.
Number of Floors : 30
Carparks : 150
Year Completed /
Renovated : 1982

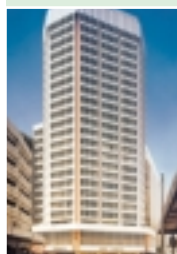


Bamboo Grove
74 - 86 Kennedy Road,
Mid-levels

A luxury residential complex in the Mid-Levels, Bamboo Grove underwent major refurbishment in 2002 to enhance both the

value and quality of the complex. The complex commands panoramic views of the harbour and the greenery of the Peak, and is served by a multitude of public transport. In addition to superb property management services and full club house and sports facilities, tenants also enjoy a personalised Resident Services which help ensure a comfortable and hassle free lifestyle.

Total Gross Floor Area: 691,546 sq.ft.
Number of Units : 345
Carparks : 436
Year Completed /
Renovated : 1985 / 2002

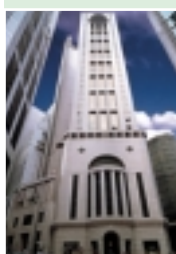


One Hysan Avenue
1 Hysan Avenue,
Causeway Bay

Located at the junction of three busy streets in the heart of Causeway Bay, the office and retail complex enjoys a prime location and a diversity of retail facilities in the

surrounding area. In 2002, external facade refurbishment was completed.

Total Gross Floor Area: 169,019 sq.ft.
Number of Floors : 26
Year Completed /
Renovated : 1976 / 2002



Entertainment Building
30 Queen's Road
Central

Enjoying a prime location in Hong Kong's Central financial and commercial district, the post-modern design Entertainment Building has 34 levels,

comprising 211,148 square feet of office and retail space.

Total Gross Floor Area: 211,148 sq.ft.
Number of Floors : 34
Year Completed /
Renovated : 1993



Sunning Court
8 Hoi Ping Road,
Causeway Bay

The 19-storey Sunning Court is a unique residential tower in the dynamic Causeway Bay area. Located in a pleasant environment with streets lined with

trees, and within easy reach of all forms of relaxation and entertainment activities in the district, the building provides maximum comforts for its tenants. In 2003, the building underwent refurbishment to further enhance its value.

Total Gross Floor Area: 97,516 sq.ft.
Number of Units : 59
Carparks : available at
Sunning Plaza
Year Completed /
Renovated : 1982 / 2003