

SCHEDULE OF MAJOR PROPERTIES

(1) PROPERTIES HELD FOR INVESTMENT AS AT 31ST DECEMBER, 2003

Description	Use	Approximate gross floor area	Status	Approximate percentage of Group's interest
Hong Kong				
Lippo Centre 89 Queensway Central Inland Lot No. 8615 (Note)	Commercial	Office: 32,000 (sq.ft.) Retail: 21,000 (sq.ft.) (net floor area)	Rental	100
<i>Note: The above property comprises various shop units on the podium floors, 1 office floor of Tower One and 2 office floors of Tower Two.</i>				
12 units and 17 car parking spaces of Celestial Garden 5 Repulse Bay Road Rural Building Lot No. 979	Residential	28,400 (sq.ft.)	Rental	100
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 (sq.ft.)	Rental	100
<i>All the above properties are held under long term leases.</i>				
House 17 Siena Tower B Discovery Bay Lantau Island Hong Kong	Residential	202.5 (sq.m.)	Rental	73.3

The above property is held under medium term lease.

SCHEDULE OF MAJOR PROPERTIES

(1) PROPERTIES HELD FOR INVESTMENT AS AT 31ST DECEMBER, 2003 *(Continued)*

Description	Use	Approximate gross floor area	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 (sq.ft.)	Rental	100
Lippo CTS Plaza Shuiwan Road Gongbei, Zhuhai Guangdong	Commercial	308,800 (sq.ft.)	Rental	77.2
Lippo Plaza 222 Huaihai Zhong Road Shanghai Lot No. 141	Commercial	Office: 416,000 (sq.ft.) Retail: 99,200 (sq.ft.)	Rental	66.5

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	885 (sq.m.)	Rental	73.3
---	------------	----------------	--------	------

The above property is freehold.

SCHEDULE OF MAJOR PROPERTIES

(2) PROPERTIES HELD FOR SALE AS AT 31ST DECEMBER, 2003

Description	Use	Approximate site area	Approximate gross floor area	Percentage of Group's interest
Hong Kong				
Le Village 49 Village Road Happy Valley Section B of Inland Lot No. 2559	Residential	4,300 (sq.ft.)	6,400 (sq.ft.)	50
<i>Note:</i> The above property comprises 4 residential units, 1 shop unit and 6 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 (sq.ft.)	37
<i>Note:</i> The above property comprises 123 shop units. Subsequent to the balance sheet date, on 29th March, 2004, a sale and purchase agreement was entered into for the disposal of the above property.				
Overseas				
23 Parring Road Balwyn, Melbourne Australia	Residential	1,750 (sq.m.)	650 (sq.m.)	55

SCHEDULE OF MAJOR PROPERTIES

(3) PROPERTIES HELD FOR DEVELOPMENT AS AT 31ST DECEMBER, 2003

Description	Use	Approximate site area	Approximate gross floor area	Percentage of Group's interest	Estimated completion date	Stage of development at 31st December, 2003
The People's Republic of China						
Tati City Shanting Township Putian, Fujian	Multi-use	13,910,000 (sq.ft.)	1,625,000 (sq.ft.)	100	N/A	Phase I completed
Lippo CTS Plaza Shuiwan Road Gongbei, Zhuhai Guangdong	Multi-use/ Hotel	152,000 (sq.ft.)	625,000 (sq.ft.)	77.2	2007	Phase I completed
Overseas						
Rosehill 8-16 Virginia Street New South Wales Australia	Residential	40,000 (sq.ft.)	40,000 (sq.ft.)	100	August 2004	Superstructure construction commenced
Private golf resort and real estate development at Sedenak, Johore Malaysia	Resort	39,204,000 (sq.ft.)	N/A	20	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, 2003

Description	Use	Approximate gross floor area	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 (sq.ft.)	100
1 unit of AXA Centre 151 Gloucester Road Wanchai Sec. A R.P. and Inland Lot No. 2755 R.P.	Commercial	5,800 (sq.ft.)	100
3 units and 3 car parking spaces of Celestial Garden 5 Repulse Bay Road Rural Building Lot No. 979	Residential	7,100 (sq.ft.)	100
<i>The above properties are held under long term leases.</i>			
Overseas			
The Macau Chinese Bank Building Avenida da Praia Grande No. 101 Macau	Commercial	4,146.9 (sq.m.)	62.3

SCHEDULE OF MAJOR PROPERTIES

(4) PROPERTIES HELD AS FIXED ASSETS AS AT 31ST DECEMBER, 2003 *(Continued)*

Description	Use	Approximate gross floor area	Approximate percentage of Group's interest
Overseas <i>(Continued)</i>			
130 Tanjong Rhu Road #17-12 Singapore 436918	Residential	6,100 (sq.ft.)	28.3
<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 (sq.m.)	28.3
<i>The above property is held under medium term lease.</i>			
2 Senoko Avenue Singapore 758298	Bakery	22,000 (sq.m.)	28.3
<i>The above property is held under short term lease.</i>			