LUKS INDUSTRIAL (GROUP) LIMITED

Particulars of Investment Properties 31 December 2003

Location	Use	Tenure
Store Rooms 4, 5 and 6 on Upper Basement Floor, Fu Hang Industrial Building, No. 1 Hok Yuen Street, Hung Hom, Kowloon, Hong Kong	Industrial building for rental	Medium term leases
G/F to 13/F, Luks Industrial Building, Tuen Mun Town Lot No. 145, No. 6 Tsun Wen Road, Tuen Mun, New Territories, Hong Kong	Industrial building for rental	Medium term leases
Flat A2, 3/F, Flat B, 4/F, Flat B, 5/F, Flat C, 7/F and Flats A1 & A2, 9/F, Cheong Wah Factory Building, Nos. 39 – 41 Sheung Heung Road and No. 60 Cheung Ning Street, Tokwawan, Kowloon, Hong Kong	Industrial building for rental	Long term leases
Workshops E2 & F2, 7/F, Hang Fung Industrial Building, Phase II, No. 2G Hok Yuen Street East, Hung Hom, Kowloon, Hong Kong	Industrial building for rental	Medium term leases
Units A and B on G/F & 4/F and the whole floor of 1/F, Block 2, Hua Jian Industrial Building, Xinghua Road, Shekou Industrial Zone, Shenzhen, PRC	Industrial building for rental	Short term leases
The whole block of Luks Industrial Building and Dormitory, Xinan 3rd Road, Xinanban Zone No. 28, Bao An Area, Shenzhen, PRC	Industrial and residential building for rental	Short term leases
1st and 2nd Floors of the Dormitory, 2nd of 05A, Area 33, Bao An Area, Shenzhen, PRC	Residential building for rental	Short term leases
Saigon Trade Centre, No. 37 Ton Duc Thang Street, District 1, Ho Chi Minh City Vietnam	Commercial building for rental	Medium term leases
Flats 101, 104-106, 204-206, 304-306, 403-406, 503-506, 604-606, 704-706 and 803-806, Block 3, Mandarin City, Gubei, Shanghai, PRC	Residential building for rental	Long term leases