

SCHEDULE OF MAJOR PROPERTIES

(1) PROPERTIES HELD FOR INVESTMENT AS AT 31ST DECEMBER, 2004

| 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 | 71.1 |
| <i>Note:</i> The above property comprises various shop units on the podium floors, one office floor of Tower One and two office floors of Tower Two. | | | | |
| 11 units and 16 car parking spaces of Celestial Garden 5 Repulse Bay Road Rural Building Lot No. 979 | Residential | 26,053 (sq.ft.) | Rental | 71.1 |
| 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 | 71.1 |
| 7th Floor, Tower One, Lippo Centre 89 Queensway Central Inland Lot No. 8615 | Commercial | 11,378 (sq.ft.) | Rental | 51.4 |
| <i>All the above properties are held under long term leases.</i> | | | | |
| House 17, Siena Two B Discovery Bay Lantau Island New Territories Lot No. 385 R.P. in Demarcation District No. 352 and the extension thereto | Residential | 2,180 (sq.ft.) | Rental | 51.4 |

The above property is held under a medium term lease.

SCHEDULE OF MAJOR PROPERTIES

(1) PROPERTIES HELD FOR INVESTMENT AS AT 31ST DECEMBER, 2004 *(Continued)*

| Description | Use | Approximate gross floor area | Status | Approximate percentage of Group's interest |
|--|------------|---|--------|---|
| 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 | 71.1 |
| Lippo CTS Plaza Shuiwan Road Gongbei, Zhuhai Guangdong | Commercial | 308,800 (sq.ft.) | Rental | 54.9 |
| Lippo Plaza (excluding Unit 2 on Basement 1, 12th, 13th, 15th and 16th Floors and 4 car parking spaces) 222 Huaihai Zhong Road Shanghai Lot No. 141 | Commercial | Office: 416,000 (sq.ft.) Retail: 99,200 (sq.ft.) | Rental | 47.3 |

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 | 51.4 |
|---|------------|-------------|--------|------|

The above property is freehold.

(2) PROPERTIES HELD FOR SALE AS AT 31ST DECEMBER, 2004

| Description | Use | Approximate site area | Approximate gross floor area | Approximate 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.) | 2,246 (sq.ft.) | 35.6 |

The above property comprises two residential units and four car parking spaces.

Overseas

| | | | | |
|---|-------------|-----------------|------------------|------|
| 854 West Adams Boulevard Los Angeles CA 90007 United States of America | Residential | 12,950 (sq.ft.) | 845.2 (sq.m.) | 51.4 |
|---|-------------|-----------------|------------------|------|

(3) PROPERTIES HELD FOR DEVELOPMENT AS AT 31ST DECEMBER, 2004

| Description | Use | Approximate site area | Approximate gross floor area | Approximate percentage of Group's interest | Estimated completion date | Stage of development at 31st December, 2004 |
|---|------------------------|------------------------|------------------------------|--|---------------------------|---|
| People's Republic of China | | | | | | |
| Meizhou Island Putian, Fujian | Tourism/ Commercial | 13,000,000 (sq.ft.) | 289,000 (sq.ft.) | 100 | N/A | Phase I substantially completed |
| Tati City Shanting Township Putian, Fujian | Multi-use | 13,910,000 (sq.ft.) | 1,625,000 (sq.ft.) | 71.1 | N/A | Phase I completed |
| Lippo CTS Plaza Shuiwan Road Gongbei, Zhuhai Guangdong | Multi-use/ Hotel | 152,000 (sq.ft.) | 625,000 (sq.ft.) | 54.9 | 2007 | Phase I completed |
| Overseas | | | | | | |
| Rosehill 8-16 Virginia Street New South Wales Australia | Residential | 40,000 (sq.ft.) | 40,000 (sq.ft.) | 71.1 | May 2005 | Internal fitout in progress |
| 3 pieces of land at Minakami Heights Golf Residence Gumma Japan | Residential | 12,484 (sq.m.) | N/A | 51.4 | N/A | Vacant land |
| 2 pieces of land at Ocean Drive Sentosa Cove Singapore | Residential | 2,989.6 (sq.m.) | 1,494.5 (sq.m.) | 51.4 | First quarter of 2006 | Vacant land |
| Moo 4 Yamu Village Ror Por Chor 4003 Road Pa Klog Subdistrict Thalang District Phuket Province Thailand | Residential | 27,292 (sq.m.) | 5,899.3 (sq.m.) | 25.7 | 2007 | Vacant land |

(3) PROPERTIES HELD FOR DEVELOPMENT AS AT 31ST DECEMBER, 2004 *(Continued)*

| Description | Use | Approximate site area | Approximate gross floor area | Approximate percentage of Group's interest | Estimated completion date | Stage of development at 31st December, 2004 |
|---|--------|--------------------------|------------------------------------|---|---------------------------------|--|
| Overseas <i>(Continued)</i> | | | | | | |
| Private golf resort and real estate development at Sedenak, Johore Malaysia | Resort | 39,204,000 (sq.ft.) | N/A | 14.2 | Phase I completed | 18-hole golf course together with adjacent housing lots and main clubhouse and horse-riding facilities completed |

(4) PROPERTIES HELD AS FIXED ASSETS AS AT 31ST DECEMBER, 2004

| 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.) | 71.1 |
| 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.) | 71.1 |
| 4 units and 4 car parking spaces of Celestial Garden 5 Repulse Bay Road Rural Building Lot No. 979 | Residential | 9,464 (sq.ft.) | 71.1 |

The above properties are held under long term leases.

(4) PROPERTIES HELD AS FIXED ASSETS AS AT 31ST DECEMBER, 2004 (Continued)

| Description | Use | Approximate gross floor area | Approximate percentage of Group's interest |
|--|--|---|---|
| People's Republic of China | | | |
| J5-02 Industrial Area Jingkou Huaqiao Economic District Foshan | Dairy processing plant, air-conditioned refrigerated storage | land: 30 (acres) plant: 10,000 (sq.m.) | 15.4 |
| <i>The above property is held under a medium term lease.</i> | | | |
| Overseas | | | |
| The Macau Chinese Bank Building Avenida da Praia Grande No. 101 Macau | Commercial | 4,146.9 (sq.m.) | 43.7 |
| 130 Tanjong Rhu Road #17-12 Singapore 436918 | Investment property | 6,100 (sq.ft.) | 20.5 |
| <i>The above properties are held under long term leases.</i> | | | |
| 2 Enterprise Road Singapore 629814 | Dry, air-conditioned refrigerated storage and office | 16,200 (sq.m.) | 20.5 |
| <i>The above property is held under a medium term lease.</i> | | | |
| 2 Senoko Avenue Singapore 758298 | Bakery | 22,000 (sq.m.) | 20.5 |

The above property is held under a short term lease.