

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	100
<i>Note: The above property comprises various shop units on the podium floors, one office floor of Tower One and two office floors of Tower Two.</i>				
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	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
7th Floor, Tower One Lippo Centre 89 Queensway Central Inland Lot No. 8615	Commercial	11,378 (sq.ft.)	Rental	72.3
<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	72.3

The above property is held under a medium term lease.

(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	100
Lippo CTS Plaza Shuiwan Road Gongbei, Zhuhai Guangdong	Commercial	308,800 (sq.ft.)	Rental	77.2
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	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	72.3
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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.)	50

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

Overseas

854 West Adams Boulevard Los Angeles CA90007 United States of America	Residential	12,950 (sq.ft.)	845.2 (sq.m.)	72.3
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(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						
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	May 2005	Internal fitout in progress
3 pieces of land at Minakami Heights Golf Residence Gumma Japan	Residential	12,484 (sq.m.)	N/A	72.3	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.)	72.3	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.)	36.2	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	20	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.)	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
4 units and 4 car parking spaces of Celestial Garden 5 Repulse Bay Road Rural Building Lot No. 979	Residential	9,464 (sq.ft.)	100

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.)	21.6
<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.)	61.5
130 Tanjong Rhu Road #17-12 Singapore 436918	Investment property	6,100 (sq.ft.)	28.8
<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.)	28.8
<i>The above property is held under a medium term lease.</i>			
2 Senoko Avenue Singapore 758298	Bakery	22,000 (sq.m.)	28.8

The above property is held under a short term lease.