

## THE PROPERTIES IN GUANGZHOU: A GROWING CITY

GZI REIT is the first REIT in the world which invests in Guangzhou, Guangdong Province, the PRC. Guangzhou is located in the centre of the Pearl River Delta Region and is the capital city as well as the political, economic, scientific and cultural centre of Guangdong Province. It is also the centre city in the southern region of the PRC. The city's population totalled around 7.4 million in 2004. It has an area of 7,434 sq. km and is one of the most popular destinations within the PRC in attracting foreign direct investment.

GZI REIT includes 4 properties which are located in Guangzhou and which comprises a total GFA of 160,651 sq. m.

The following provides certain basic information on Guangzhou.



### Information on Guangzhou city:

- ◆ Guangzhou is the provincial capital and the largest city-level economy of Guangdong province.
- ◆ Guangzhou has reached a GDP of RMB500 billion in 2005, an increase of 13% as compared to last year. It consolidates its economy capacities towards attaining new achievements.
- ◆ The Guangzhou Municipal Government projected a double-digit growth in the coming three years.
- ◆ The above information is sourced from the Guangzhou Statistical Bureau and China Statistical Bureau.

# Property Portfolio

## FORTUNE PLAZA, CITY DEVELOPMENT PLAZA AND VICTORY PLAZA:

Located At Central Business District



### Prime location

- ◆ Fortune Plaza, City Development Plaza and Victory Plaza are all located in Tianhe central business district (“CBD”), which runs to the east and west of the axis of new town city of Guangzhou.
- ◆ The region consists of the newly emerging commercial and trade centres in Guangzhou. The largest department store, IT digital products and cultural & sports products shopping arcades are all situated in the large-scale Tianhe CBD.

### Main transportation centre

- ◆ The region offers convenient accessibility with a transportation network of No.1 metro line and No.3 metro line. The three major projects namely, Fortune Plaza, City Development Plaza and Victory Plaza, are metro superstructures or enjoy proximity to the metro station.

### Focus

- ◆ Fortune Plaza and City Development Plaza are major Grade A office building in the region, whereas Victory Plaza is a newly completed high-end shopping arcade.

## WHITE HORSE BUILDING:

Located at Traditional Trade and Business Convention and Exhibition Centre



### Prime location

- ◆ White Horse Building is located in Yue Xiu District. It is a traditional trade and exhibition region in Guangzhou close to Guangzhou Trade Fair Main Centre.

### Main transportation Centre

- ◆ White Horse Building is situated at a unique geographical location, adjacent to Guangzhou Railway Station, Guangdong Province and Guangzhou City long distance transportation terminal, No.2 metro line and bus terminal, enjoying convenient transportation.

### Focus

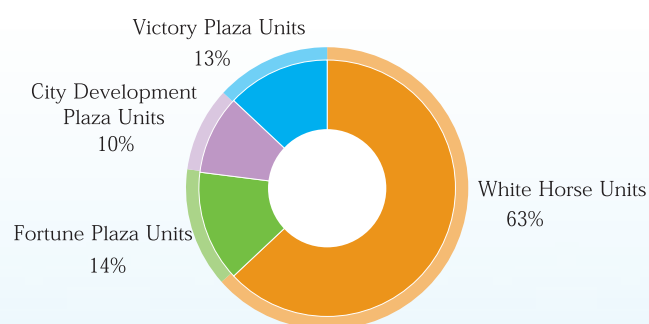
- ◆ As one of the largest fashion wholesale and retail centres in the PRC, White Horse Building maintains its dominant position in the region with businesses over the nation as well as other countries and areas including Russia and the Middle East.

# Property Portfolio

## GZI REIT PROPERTIES

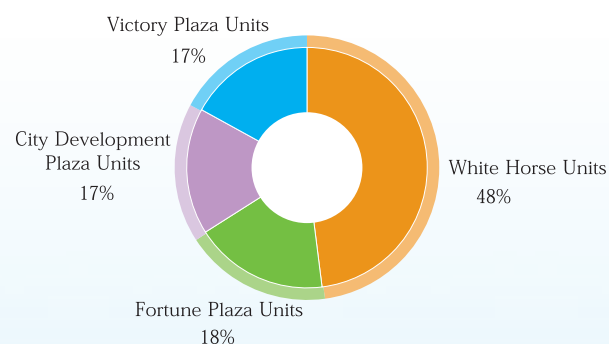
### ASSET Value Breakdown by portfolio

(as at 31 December, 2005)



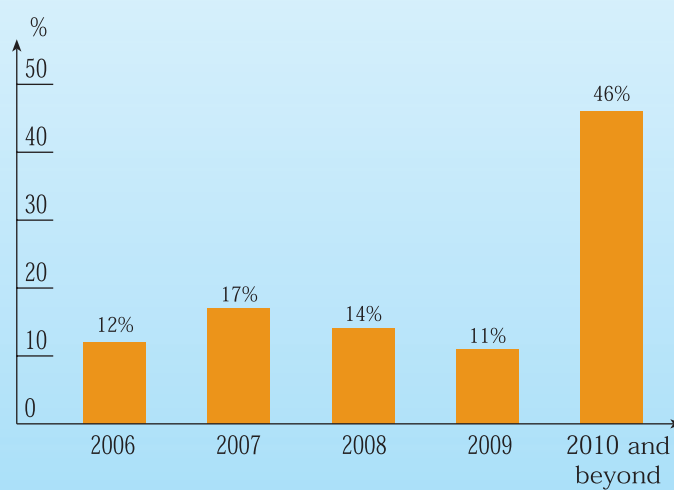
### Rental Income Breakdown by Portfolio

(Relevant Period from 21 December, 2005 to 31 December, 2005)



### Lease Expiries Measured by Rentable Area

(as at 31 December, 2005)



## WHITE HORSE UNITS *(Note 1)*

Renowned fashion wholesale and retail center

Key information (as at 31 December, 2005)	
Location	Nos. 14, 16 and 18 Zhan Nan Road, Yue Xiu District, Guangzhou, the PRC
Initial completion date	1990
GZI REIT ownership	81.4%
Gross Rentable Area	49,007.2 sq.m.
Rental income <i>(Note 2)</i>	HK\$3.269 million
Valuation <i>(Note 3)</i>	HK\$2,574.0 million
Occupancy Rate	100.0%

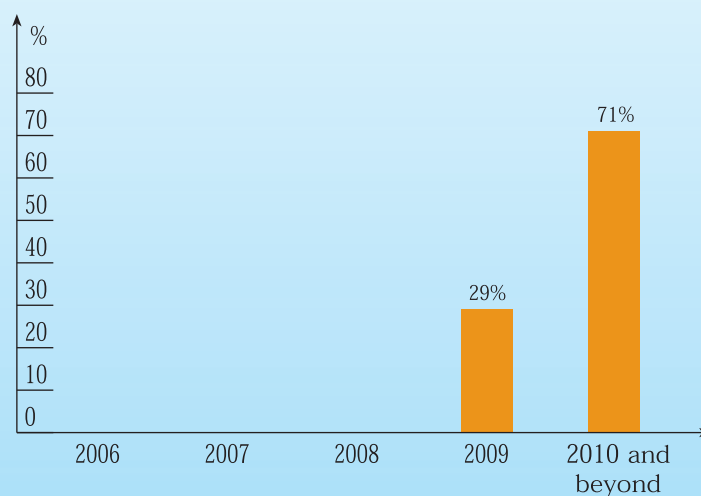
Note 1: White Horse Units refer to units of White Horse Building held as assets of GZI REIT.

Note 2: Rental income generated during the Relevant Period.

Note 3: Valuation as at 31 December, 2005.

## Lease Expiries Measured by Rental Area

as at 31 December, 2005



# Property Portfolio

## FORTUNE PLAZA UNITS *(Note 1)*

Grade A commercial building with offices and a retail podium

Key information (as at 31 December, 2005)	
Location	Nos. 114, 116 and 118 Ti Yu Dong Road, Tian He District, Guangzhou, the PRC
Initial completion date	2003
GZI REIT ownership	50.2%
Gross rentable area	40,356.2 sq.m.
Rental income <i>(Note 2)</i>	HK\$1.229 million
Valuation <i>(Note 3)</i>	HK\$554.8 million
Occupancy rate	90.2%

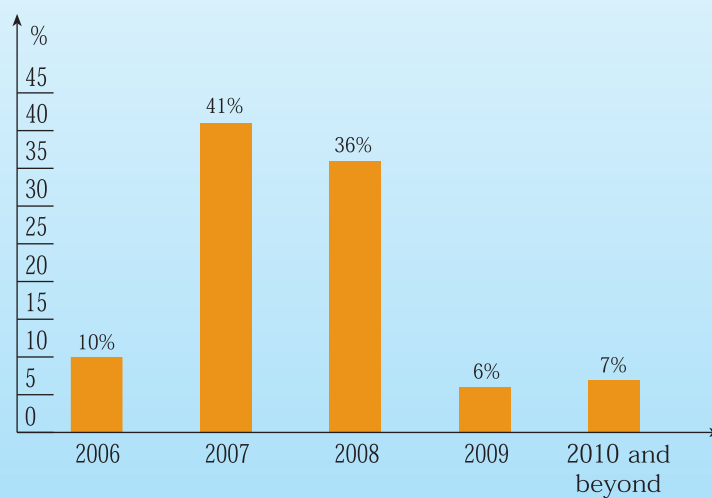
Note 1: Fortune Plaza Units refer to units of Fortune Plaza held as assets of GZI REIT.

Note 2: Rental income generated during the Relevant Period.

Note 3: Valuation as at 31 December, 2005.

## Lease Expiries Measured by Rental Area

as at 31 December, 2005



## CITY DEVELOPMENT PLAZA UNITS *(Note 1)*

Grade A commercial building with offices and a retail podium

Key information (as at 31 December, 2005)	
Location	Nos. 185, 187 and 189, Ti Yu Xi Road, Tian He District, Guangzhou, the PRC
Initial completion date	1997
GZI REIT ownership	57.3%
Gross rentable area	42,397.4 sq.m.
Rental income <i>(Note 2)</i>	HK\$1.165 million
Valuation <i>(Note 3)</i>	HK\$392.0 million
Occupancy rate	92.6%

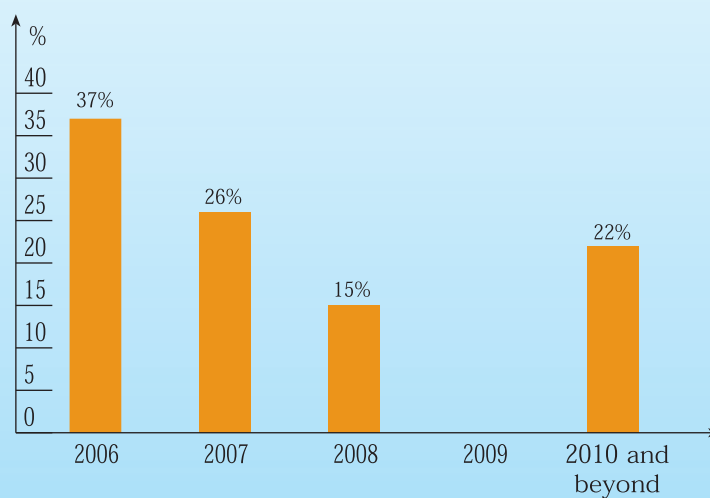
Note 1: City Development Plaza Units refer to units of City Development Plaza held as assets of GZI REIT.

Note 2: Rental income generated during the Relevant Period.

Note 3: Valuation as at 31 December, 2005.

## Lease Expiries Measured by Rentable Area

as at 31 December, 2005



# Property Portfolio

## VICTORY PLAZA UNITS *(Note 1)*

Retail Shopping Arcade

Key information (as at 31 December, 2005)	
Location	No. 101 Ti Yu Xi Road, Tian He District, Guangzhou, the PRC
Initial completion date	2003
GZI REIT ownership <i>(Note 2)</i>	52.7%
Gross rentable area	27,262.3 sq.m.
Rental income <i>(Note 3)</i>	HK\$1.172 million
Valuation <i>(Note 4)</i>	HK\$533.0 million
Occupancy rate	100.0%

Note 1: Victory Plaza Units refer to units of Victory Plaza held as assets of GZI REIT.

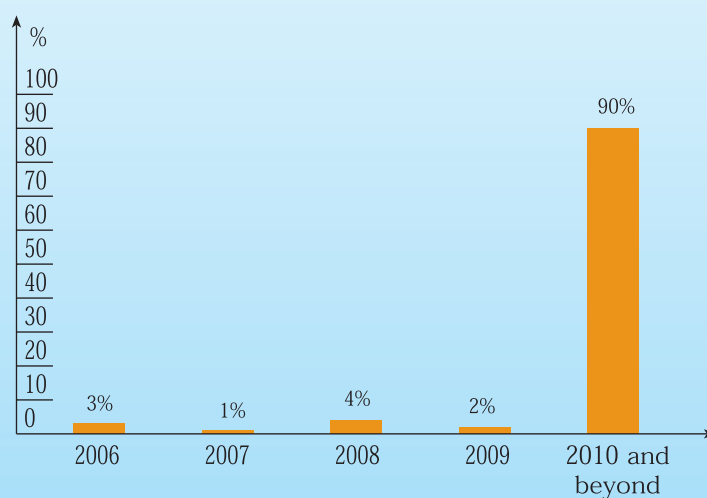
Note 2: Victory Plaza Units account for 52.7% of the combined gross floor area of the podium and the four levels of underground car parks.

Note 3: Rental income generated during the Relevant Period.

Note 4: Valuation as at 31 December, 2005

## Lease Expiries Measured by Rentable Area

as at 31 December, 2005

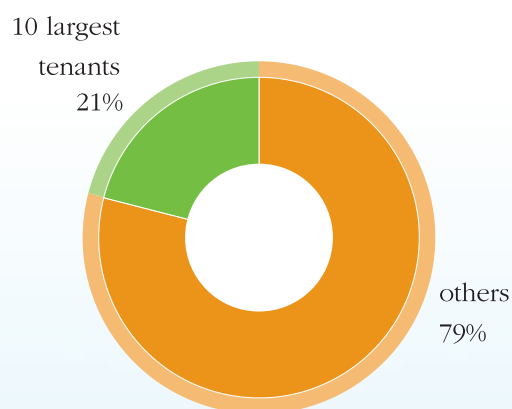




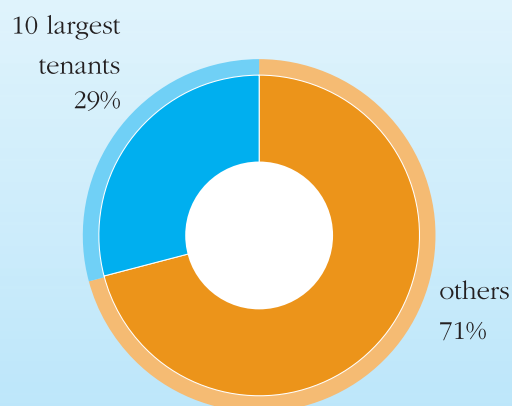
## TOP 10 LARGEST TENANTS

### GZI REIT PROPERTIES

Contribution of 10 largest tenants  
(based on monthly base rent for December, 2005)



Area occupied by 10 largest tenants as a percentage to gross rentable area  
(as at 31 December, 2005)



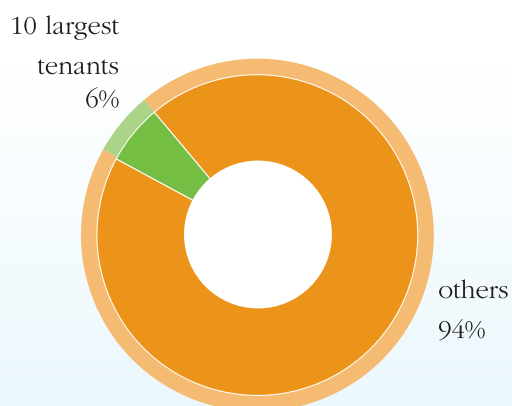
# Property Portfolio

## TOP 10 LARGEST TENANTS

### White Horse Units

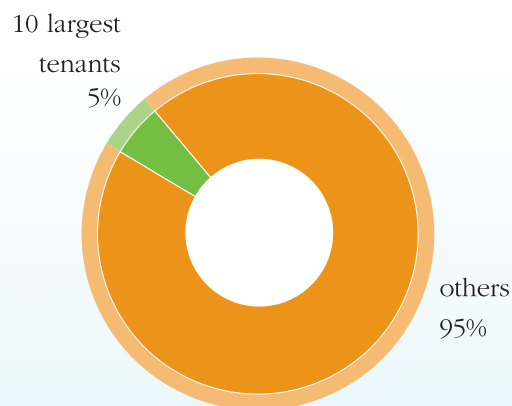
Contribution of 10 largest tenants

(based on monthly base rent for December, 2005)



Area occupied by 10 largest tenants as a percentage to gross rentable area

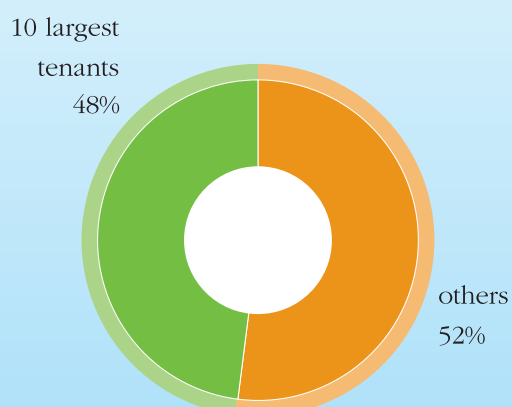
(as at 31 December, 2005)



### Fortune Plaza Units

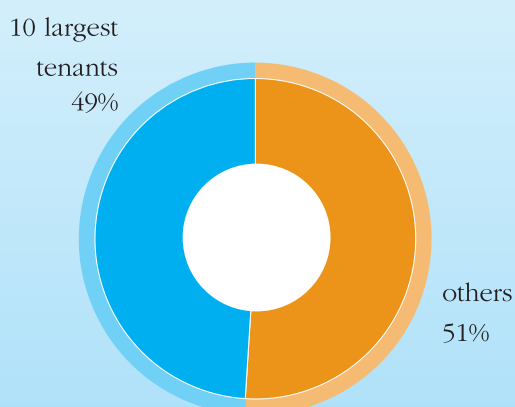
Contribution of 10 largest tenants

(based on monthly base rent for December, 2005)



Area occupied by 10 largest tenants as a percentage to gross rentable area

(as at 31 December, 2005)

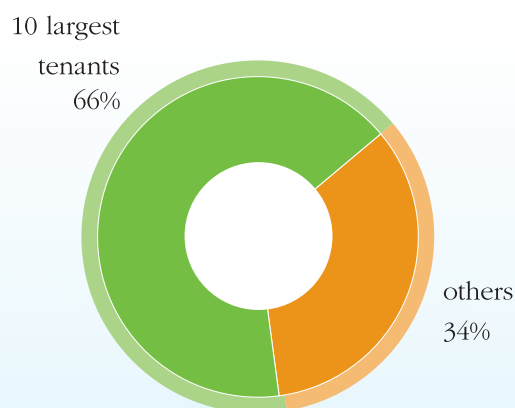


## TOP 10 LARGEST TENANTS

### City Development Plaza

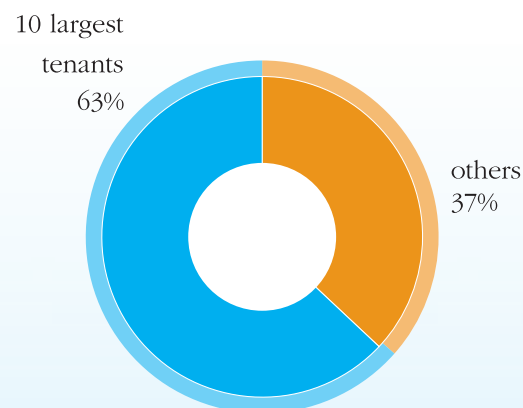
Contribution of 10 largest tenants

(based on monthly base rent for December, 2005)



Area occupied by 10 largest tenants as a percentage to gross rentable area

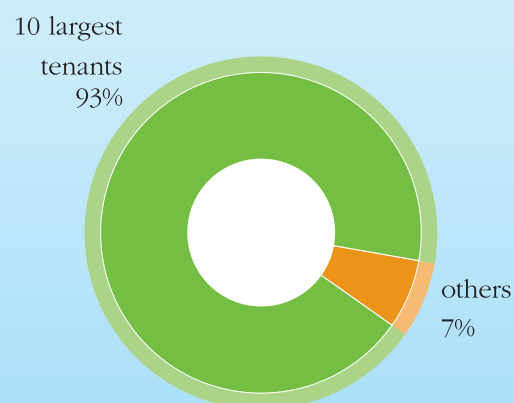
(as at 31 December, 2005)



### Victoria Plaza Units

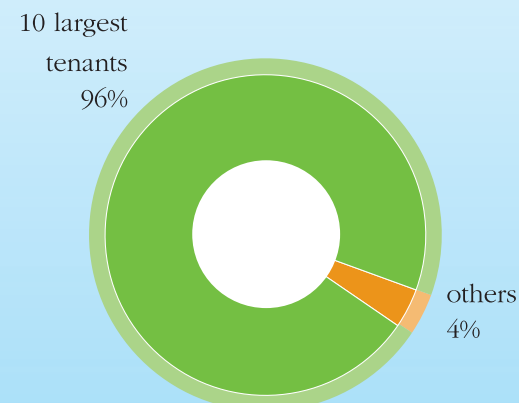
Contribution of 10 largest tenants

(based on monthly base rent for December, 2005)



Area occupied by 10 largest tenants as a percentage to gross rentable area

(as at 31 December, 2005)



# Property Portfolio

## GZI REIT MAJOR TENANTS

Tenant	Business sector	Expiry date	Gross Rentable Area (sq.m.)	Percentage of total Gross Rentable Area (%)	Percentage of total monthly base rent (%)
<b>White Horse Units</b>					
Chen Shuang Xia	Garment Wholesale/retail	31 December, 2005 (Note 1)	334.52	0.68%	0.72%
Wu Huaying	Garment Wholesale/retail	31 December, 2005 (Note 1)	285.04	0.58%	0.61%
Yao Zahn Hao	Garment Wholesale/retail	31 December, 2005 (Note 1)	312.40	0.64%	0.61%
Bank of Communications Guangzhou Branch	Banking	31 December, 2005 (Note 1)	265.16	0.54%	0.60%
司詠梅	Garment Wholesale/retail	31 December, 2005 (Note 1)	192.07	0.39%	0.59%
謝麗娜	Garment Wholesale/retail	31 December, 2005 (Note 1)	509.96	1.04%	0.56%
徐新	Garment Wholesale/retail	31 December, 2005 (Note 1)	139.85	0.29%	0.54%
趙柯春	Garment Wholesale/retail	31 December, 2005 (Note 1)	138.40	0.28%	0.53%
Xie Qiu Sheng	Garment Wholesale/retail	31 December, 2005 (Note 1)	210.79	0.43%	0.52%
鄭珠明	Garment Wholesale/retail	31 December, 2005 (Note 1)	217.47	0.44%	0.51%
<b>Fortune Plaza Units</b>					
HSBC Electronic Data Processing (Guangdong) Limited	Banking	31 August, 2008	8,550.20	21.19%	19.03%
Alibaba (China) Technology Co., Ltd.	E-commerce	31 July, 2007	2,092.41	5.18%	4.92%
Nei Meng Gu Yi Lin Mu Ye Co., Ltd.	Services	20 July, 2007	2,000.00	4.96%	4.02%
China National Petroleum Co., Ltd.	Petroleum	11 April, 2007	1,188.41	2.94%	3.21%
Jia De Shi (China) Investment Co., Ltd.	Petroleum	30 September, 2008	997.66	2.47%	3.16%
Guangzhou Hai Yi Property Development Co., Ltd.	Real Estate	7 September, 2007	999.01	2.48%	2.81%
Astra Zeneca Pharmaceutical Co., Ltd.	Pharmaceutical	31 March, 2007	997.66	2.47%	2.81%
Guo Lu Yun Tong Hua Nan Airline Services Co., Ltd.	Logistics	9 August, 2008	999.01	2.48%	2.76%
Glory Business Services Co., Ltd. Guangzhou Branch	Services	9 May, 2009	997.66	2.47%	2.62%
德訊（中國）貨運代理有限公司 廣州分公司	Logistics	30 September, 2007	997.66	2.47%	2.54%

Note:

(1) Leases extend to 31 December, 2009 or 31 December, 2010.

## GZI REIT MAJOR TENANTS

Tenant	Business sector	Expiry date	Gross Rentable Area (sq.m.)	Percentage of total Gross Rentable Area (%)	Percentage of total monthly base rent (%)
<b>City Development Plaza Units</b>					
Guangdong Mobile Communications Co., Ltd.	Communications	30 April, 2008	3,688.68	8.70%	12.06%
Efund Management Co., Ltd.	Finance	31 August, 2006	1,844.34	4.35%	5.35%
		16 October, 2006	1,844.34	4.35%	5.63%
Guangzhou Wisdom Valley Development Company Limited	Services	30 June, 2010	7,830.07	18.47%	9.31%
Cosco Guangzhou International Freight Co., Ltd.	Transportation	31 August, 2006	2,997.05	7.07%	8.03%
Taikang Life Insurance Co., Ltd. Guangzhou Branch	Insurance	31 December, 2007	2,431.88	5.74%	6.00%
Yangcheng Sub-branch of Guangzhou Branch, Shenzhen Development Bank	Banking	31 October, 2007	694.16	1.64%	5.08%
Axa-Minmetals Assurance Co., Ltd. Guangzhou Branch	Finance	19 November, 2006	1,844.34	4.35%	4.55%
Guangzhou City Construction & Development Xingye Property Agent Ltd.	Property agency	31 December, 2005	1,528.76	3.61%	4.53%
Guangzhou Ying Hai Wen Hua Broadcasting Co., Ltd.	Media	31 December, 2006	334.64	0.79%	0.90%
		30 September, 2007	818.07	1.93%	2.19%
Guangzhou Investment Company Limited	Finance	31 December, 2007	1,060.49	2.50%	2.84%
<b>Victory Plaza Units</b>					
Guangzhou Xindaxin Co., Ltd.	Department store	31 March, 2010	12,529.72	45.97%	43.00%
Guangzhou GOME Electrical Appliances Co., Ltd.	Electrical appliances	31 May, 2011	1,918.00	7.00%	12.20%
China Merchants Bank Guangzhou Branch	Banking	17 October, 2008	775.60	2.80%	6.30%
Yum! Restaurants (Guangdong) Co., Ltd.	Food and beverage	9 December, 2013	840.00	3.10%	5.80%
Guangzhou Qiao Mei Fa Zhan Company Limited	Food and beverage	9 December, 2013	3,017.80	11.10%	5.40%
Chen Hui Yi	Food and beverage	30 April, 2014	2,773.20	10.20%	5.20%
Zhang Li Fen	Retail	17 October, 2006	378.20	1.40%	4.80%
Zhou Cai Xia	Retail/Food and beverage	15 October, 2008	77.00	0.30%	0.60%
		30 April, 2014	1,996.70	7.30%	3.70%
Shanghai Häagen-Dazs Co., Ltd.	Food and beverage	31 August, 2009	318.20	1.20%	3.20%
Guangzhou Lao Xiang Diet Co., Ltd.	Food and beverage	17 May, 2012	1,585.40	5.80%	2.80%