

## Property Portfolio

**Fortune Plaza Units**—Grade-A commercial building erected above metro station, a wealth centre for multi-national corporations



## Fortune Plaza Units—Grade-A commercial building erected above metro station, a wealth centre for multi-national corporations

### Location

Nos. 114, 116 and 118, Ti Yu Dong Road, Tianhe District, Guangzhou, Guangdong Province, the PRC

### Year of completion

2003

### Percentage of Fortune Plaza owned by GZI REIT

50.2%

### Gross rentable area

40,356.2 sq.m.

### Operating income for the Reporting Year

HK\$45.521 million

### Valuation<sup>1</sup>

HK\$581.865 million

### Number of leases<sup>1</sup>

79

### Occupancy Rate<sup>1</sup>

99.5%

Note 1: As at 31 December 2006.



Office Building Lobby



Front Door Square



Facilities - Club House  
(not owned by GZI REIT)

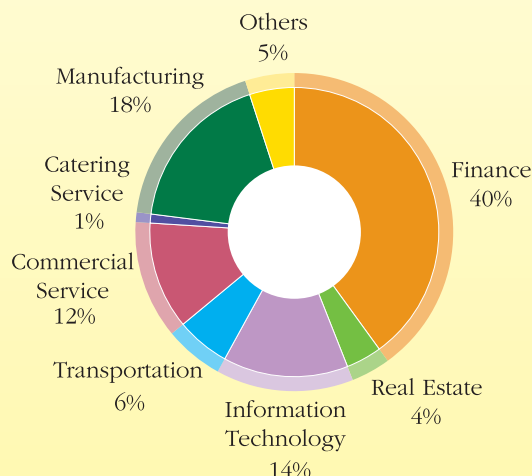
Fortune Plaza is located in Ti Yu Dong Road, Tien He District, which is known as the “Guangzhou Wall Street” and is an “Intelligent 5A” top-grade office building erected above the stadium metro station, which is the interchange of metro lines Nos.1 and 3 with various public transport station in front of the building.

Fortune Plaza opened in 2003 with a total gross floor area of more than 80,000 sq.m. The two office buildings comprise the East Tower and the West Tower have 38 and 28 storeys respectively, with ancillary facilities such as a 2,000-sq.m. waterfall plaza, a 1,500-sq.m. luxury business hall, multi-functional convention centre, business centre and western restaurant.

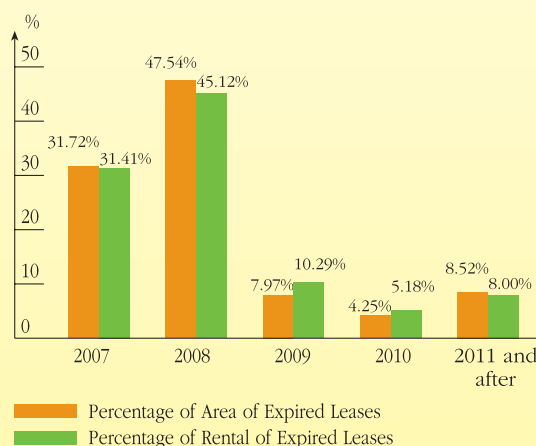
Fortune Plaza was recognized by the Ministry of Construction as one of the “National Model Building for Property Management (全國物業管理示範大廈)” in 2006. Currently various foreign banks and World Top 500 enterprises have secured tenancies in it. Major tenants include HSBC, Citibank, DBS Bank, Shenzhen Development Bank, Korea National Tourism Organization (韓國國家旅遊局), China Petroleum (中國石油) and Alibaba network company.

As at 31 December 2006, the occupancy rate of Fortune Plaza reached 99.5%. In 2007, the objective of the Manager in respect of this property is to increase the quality of the tenant mix, ensure a stable occupancy rate and progressively increase the rental level for renewal leases.

### Distribution of Industries in which Tenants of Fortune Plaza Units are engaged (Measured by Rentable Area)



### Lease Expiries of Fortune Plaza Units



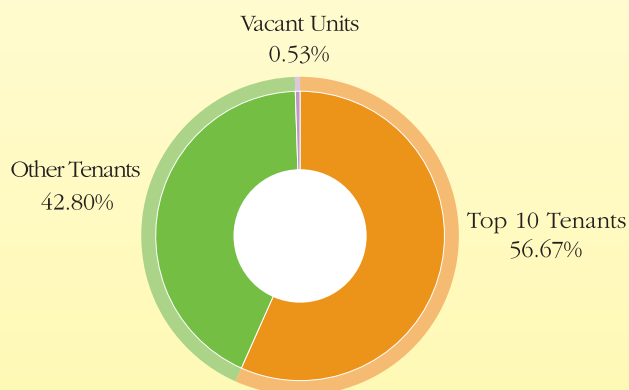
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## Top 10 tenants of Fortune Plaza Units

Measured by rentable area					Measured by monthly rental				
Name of Tenant	Industry	Rentable Area (sq.m.)	Percentage of Total Gross Rentable Area		Name of Tenant	Industry	Monthly Rental (Rmb)	Percentage of Total Monthly Rental	
1 HSBC Software Development (Guangdong) Limited	Finance and insurance	10,550.20	26.14%	1	HSBC Software Development (Guangdong) Limited	Finance and insurance	875,666	22.19%	
2 Alibaba (China) Technology Co., Ltd. Guangzhou Filial	E-commerce	3,272.76	8.11%	2	Alibaba (China) Technology Co., Ltd. Guangzhou Filial	E-commerce	278,004	7.05%	
3 Petro China South China Chemicals & Marketing Company	Oil	2,183.66	5.41%	3	Petro China South China Chemicals & Marketing Company	Oil	241,281	6.12%	
4 Guangzhou Haiyi Property Development Co., Ltd.	Real estate	999.01	2.48%	4	Korea National Tourism Organization Guangzhou Office	Tourism	189,708	4.81%	
5 CITS American Express Southern China Air Services Ltd.	Transportation	999.01	2.48%	5	廣州市真功夫餐飲管理有限公司	Catering	129,960	3.29%	
6 Chevron (China) Investment Co., Ltd. Guangzhou Branch	Petroleum	997.66	2.47%	6	Chevron (China) Investment Co., Ltd. Guangzhou Branch	Petroleum	117,724	2.98%	
7 Astrazenca Pharmaceutical Co. Ltd. Guangzhou Office	Pharmaceutical	997.66	2.47%	7	Guangzhou Haiyi Property Development Co., Ltd.	Real estate	104,896	2.66%	
8 Shanghai Far Glory Business Services Co., Ltd. Guangzhou	Commerce	997.66	2.47%	8	Astrazenca Pharmaceuticals Co. Ltd. Guangzhou Office	Pharmaceutical	104,754	2.65%	
9 Kuehne & Nagel Limited Guangzhou Branch Office	Transportation	997.66	2.47%	9	CITS American Express Southern China Air Services Ltd.	Transportation	102,898	2.61%	
10 LG Chem (China) Investment Co., Ltd.	Electric appliances	874.33	2.17%	10	Shanghai Far Glory Business Services Co., Ltd. Guangzhou	Commerce	97,771	2.48%	
Sub-total for top 10 tenants		22,869.61	56.67%		Sub-total for top 10 tenants		2,242,662	56.84%	
Sub-total for other tenants		17,273.39	42.80%		Sub-total for other tenants		1,702,955	43.16%	
Sub-total for vacant units		213.2	0.53%		Sub-total for vacant units		N/A	N/A	
Total		40,356.20	100.00%		Total		3,945,617	100.00%	

**Top 10 Tenants' Profile of Fortune Plaza Units  
(Measured by Rentable Area)**



**Top 10 Tenants' Profile of Fortune Plaza Units  
(Measured by Monthly Rental)**

