

SCHEDULE OF MAJOR PROPERTIES

(1) PROPERTIES HELD FOR INVESTMENT AS AT 31ST DECEMBER, 2006

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: 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	71.1
1 floor and 4 car parking spaces of AXA Centre 151 Gloucester Road Wanchai Sec. A R.P. and Inland Lot No. 2755 R.P.	Commercial	12,752 (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.

(1) PROPERTIES HELD FOR INVESTMENT AS AT 31ST DECEMBER, 2006 *(Continued)*

Description	Use	Approximate gross floor area	Status	Approximate percentage of Group's interest
People's Republic of China				
No. 2 Pu Du Si Xi Xiang Dong Cheng District Beijing	Residential	1,031 (sq.m.)	Vacant	71.1
<i>The above property is held under a long term lease.</i>				
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.

SCHEDULE OF MAJOR PROPERTIES

(1) PROPERTIES HELD FOR INVESTMENT AS AT 31ST DECEMBER, 2006 *(Continued)*

Description	Use	Approximate gross floor area	Status	Approximate percentage of Group's interest
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
<i>The above property is freehold.</i>				
83 Estrada de Cacilhas Macau	Residential	3,623 (sq.m.) (site area)	Vacant site for development	51.4
<i>The above property is held under a medium term lease.</i>				
22 strata lots at 79 Anson Road Singapore Lot 992X Town Subdivision 23	Commercial	10,909 (sq.m.)	Rental	41.1
<i>The above property is freehold.</i>				

SCHEDULE OF MAJOR PROPERTIES

(2) PROPERTIES HELD FOR SALE AS AT 31ST DECEMBER, 2006

Description	Use	Approximate site area	Approximate gross floor area	Approximate percentage of Group's interest
Overseas				
2 units at Rosehill 8-16 Virginia Street New South Wales Australia	Residential	N/A	346 (sq.m.)	71.1
854 West Adams Boulevard Los Angeles CA 90007 United States of America	Residential	12,950 (sq.ft.)	845 (sq.m.)	51.4

SCHEDULE OF MAJOR PROPERTIES

(3) PROPERTIES HELD FOR DEVELOPMENT AS AT 31ST DECEMBER, 2006

Description	Use	Approximate site area	Approximate gross floor area	Approximate percentage of the Group's interest	Estimated completion date	Stage of development as at 31st December, 2006
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						
Lot 1344M (Plot B8C-1) MK 34 Ocean Drive Sentosa Cove Singapore	Residential	708 (sq.m.)	530 (sq.m.)	71.1	2nd quarter of 2008	Vacant land
Lot 626C, 1049C PT(SL), 106M PT(SL), 99484A PT(SL) and 99485K PT(SL) Town Subdivision 28 Newton One 1 Newton Road Singapore	Residential	56,117 (sq.ft.)	159,019 (sq.ft.)	71.1	End of 2008	Under construction
3 pieces of land at Minakami Heights Golf Residence Gumma Japan	Residential	12,484 (sq.m.)	N/A	51.4	N/A	Vacant land

(3) PROPERTIES HELD FOR DEVELOPMENT AS AT 31ST DECEMBER, 2006 *(Continued)*

Description	Use	Approximate site area	Approximate gross floor area	Approximate percentage of the Group's interest	Estimated completion date	Stage of development as at 31st December, 2006
Overseas <i>(Continued)</i>						
Lots 1362W & 1363V (Plot B9A – 4/5) Ocean Drive Sentosa Cove Singapore	Residential	1,590 (sq.m.)	797 (sq.m.)	51.4	3rd quarter of 2007	Main building works completed. Works on the interior of the building in progress
Lots 1342L & 1343C (Plot B8B – 5/6) Ocean Drive Sentosa Cove Singapore	Residential	1,400 (sq.m.)	698 (sq.m.)	51.4	1st quarter of 2008	Finishes works of the main building in progress
353 Pasir Panjang Road Singapore	Residential	1,326 (sq.m.)	2,045 (sq.m.)	51.4	2nd quarter of 2008	Under construction
Moo 4 Yamu Village Ror Por Chor 4003 Road Pa Klog Subdistrict Thalang District Phuket Province Thailand	Residential	27,292 (sq.m.)	6,344 (sq.m.)	25.7	2008	Under construction
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

SCHEDULE OF MAJOR PROPERTIES

(4) PROPERTIES HELD AS FIXED ASSETS AS AT 31ST DECEMBER, 2006

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
<i>The above properties are held under long term leases.</i>			
Overseas			
The Macau Chinese Bank Building Avenida da Praia Grande No. 101 Macau	Commercial	4,147 (sq.m.)	43.7

The above property is held under a medium term lease.