



Property Holdings and Development

The Group's portfolio of investment properties, spearheaded by the prestigious Manhattan Mid-town shopping mall, generates a stream of rental income for the Group.

LAI CHI KOK PROPERTIES INVESTMENT LIMITED (“LCKPI”)

LCKPI, a wholly-owned subsidiary of TIH, is the developer of Manhattan Hill, the luxury residential complex in Lai Chi Kok, Kowloon.

Manhattan Hill is a prestigious residential complex consisting of five high-rise towers with a height ranging from 41 to 43 storeys above podium level, comprising 1,115 apartments ranging from 668 square feet to 5,008 square feet. Two luxurious private clubhouses provide residents with comprehensive sporting and leisure facilities.

The sale of Manhattan Hill’s residential units began in November 2006. In 2012, the last residential unit with a total saleable gross floor area of 5,008 square feet and 13 car parking spaces were sold, leaving only one car parking space available for sale at the end of the year.

LCK COMMERCIAL PROPERTIES LIMITED (“LCKCP”)

LCKCP, a wholly-owned subsidiary of TIH, is the owner of Manhattan Mid-town, the commercial complex of Manhattan Hill.

LCKCP owns the upscale Manhattan Mid-town shopping mall, the two-level retail podium at Manhattan Hill, which enjoys high connectivity by bus, rail and car to all parts of the city, including Hong Kong Island and Hong Kong International Airport. The shopping mall has provided Manhattan Hill residents and other shoppers with high quality retail facilities since its opening in March 2009. At the end of 2012, the entire lettable area of the 50,000 square feet shopping mall had been leased out to a mix of shops and restaurants, generating recurring rental income for the Group.

LCK REAL ESTATE LIMITED (“LCKRE”)

LCKRE, a wholly-owned subsidiary of TIH, is the owner of the Group’s headquarters building in Lai Chi Kok, Kowloon.

LCKRE owns the 17-storey commercial office building located at 9 Po Lun Street, Lai Chi Kok, Kowloon, with a total gross floor area of about 156,700 square feet. The building is situated next to the Manhattan Hill development. About 70% of the area is used by the Group as headquarters with the remaining area set aside for the provision of shops and restaurants. At the end of 2012, approximately 83% of the lettable floor area had been leased out to a number of restaurants and shops to generate steady rental income for the Group.

KT REAL ESTATE LIMITED (“KTRE”)

KTRE, a wholly-owned subsidiary of TIH, together with Turbo Result Limited (“TRL”), a wholly-owned subsidiary of Sun Hung Kai Properties Limited (“SHKP”), are owners of the site at Kwun Tong Inland Lot No. 240 (the “Kwun Tong Site”) at 98 How Ming Street, Kowloon, as tenants in common in equal shares.

The Kwun Tong Site will be jointly developed by KTRE and TRL for non-residential (excluding hotel) purpose. Sun Hung Kai Real Estate Agency Limited, a subsidiary of SHKP, has been appointed by KTRE and TRL as project manager for the management, supervision and control of the development of the Kwun Tong Site to ensure that the whole development meets the highest standards.

TM PROPERTIES INVESTMENT LIMITED (“TMPI”)

TMPI, a wholly-owned subsidiary of TIH, is the owner of the property at Tuen Mun Town Lot No. 80 in the New Territories of Hong Kong.

TMPI owns an industrial property comprising a single-storey high ceiling structure and a three-storey workshop building with a total gross floor area of about 105,900 square feet. The entire lettable area of this property has been leased out to generate recurring rental income for the Group since March 2011.

The Group’s Property Holdings and Development

Property	Usage	Total Gross Floor Area (square feet)	Group’s Interest (%)	Remarks
Kwun Tong Inland Lot 240 98 How Ming Street, Kwun Tong, Kowloon	(Note)	1,150,000	50	The site was acquired at public auction in 1967
Manhattan Mid-town 1 Po Lun Street, Lai Chi Kok, Kowloon	Shopping Center	50,000	100	The site was acquired at market price through private purchase in 1955
TIH Headquarters Building 9 Po Lun Street, Lai Chi Kok, Kowloon	Office/ Shops	156,700	100	The site was acquired at market price through private purchase in 1955
Tuen Mun Town Lot No.80 1 Kin Fung Circuit, Tuen Mun, New Territories	Industrial/ Godown	105,900	100	The site was acquired at public auction in 1974

Note: Application for lease modification to non-residential (excluding hotel) use is in process.