

The Directors are of the opinion that a complete list of the properties held by the Group will be of excessive length and therefore the following list contains only those properties which are material to the Group as at 31st December, 2002.

董事會認為列出本集團持有之所有物業資料會令篇幅過於冗長。故此，下表只載列於二零零二年十二月三十一日對本集團而言乃屬重大之物業。

## PROPERTIES IN HONG KONG

## 香港物業

### A. Properties held for investment

### A. 持作投資物業

Location 地點	Inland lot number 內地段編號	Approx. gross floor area (square feet) 總樓面 面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
1. <b>Windsor House</b> 311 Gloucester Road Causeway Bay Hong Kong (including 154 carpark spaces) <b>皇室大廈</b> 香港銅鑼灣告士打道 311 號 (包括 154 個停車位)	Remaining Portions of Inland Lot Nos. 7717 and 7718 Section A of Inland Lot No. 781 and Sections A and C of Inland Lot No. 782 內地段 7717 號餘段及 7718 號餘段、內地段 781 號 A 段及內地段 782 號 A 及 C 段	817,962	Commercial 商業	100%
2. <b>Harcourt House</b> (excluding 7th, 8th, 9th, 22nd, 23rd, 25th, 26th, 27th floors, Rooms 1004 and 1805) 39 Gloucester Road, Wanchai, Hong Kong <b>夏慤大廈</b> 香港灣仔告士打道 39 號 (7、8、9、22、23、25、 26、27 樓、1004 及 1805 室除外)	594,282/842,100th shares of and in Inland Lot No. 8573 內地段 8573 號 842,100 份之 594,282 份	272,850	Commercial 商業	100%
3. <b>MassMutual Tower</b> 38 Gloucester Road, Wanchai, Hong Kong (including 55 carpark spaces on lower basement and basement) <b>美國萬通大廈</b> 香港灣仔告士打道 38 號 (包括地庫下層及地庫之 55 個停車位)	Inland Lot Nos. 3287 and 6936 內地段 3287 號及 6936 號	345,459	Commercial 商業	100%

## SCHEDULE OF PRINCIPAL PROPERTIES

### 主要物業附表

#### A. Properties held for investment (cont'd)

#### A. 持作投資物業(續)

Location 地點	Inland lot number 內地段編號	Approx. gross floor area (square feet) 總樓面 面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
<p>4. <b>Silvercord</b> Shops, cinemas, restaurants and foodcourt on basement lower ground floor ground floor (excluding shop no. 38) 1st floor (excluding shop no. 39) 2nd floor (excluding shop no. 41) whole of 3rd floor and carpark spaces nos. 1, 2, 6, 7, 8, 9, 21, 24, 25, 26, 29, 30, 34 and 35 on basement 30 Canton Road, Tsimshatsui Kowloon, Hong Kong <b>新港中心</b> 香港九龍尖沙嘴廣東道 30 號 地庫之商舖、戲院、餐廳及美食廣場 地下低層、地下(38 號商舖除外) 1 樓(39 號商舖除外) 2 樓(41 號商舖除外) 3 樓全層及地庫 1、2、6、7、8、 9、21、24、25、26、29、30、 34 及 35 號停車位</p>	<p>4,160/13,615th shares of and in Kowloon Inland Lot No. 10656 九龍內地段 10656 號 13,615 份之 4,160 份</p>	253,362	Commercial 商業	100%

**SCHEDULE OF PRINCIPAL PROPERTIES**  
**主要物業附表**

**A. Properties held for investment (cont'd)**

**A. 持作投資物業(續)**

<b>Location</b> 地點	<b>Inland lot number</b> 內地段編號	<b>Approx. gross floor area (square feet)</b> 總樓面 面積約數 (平方呎)	<b>Usage</b> 用途	<b>Group's interest</b> 集團 所佔權益
<p>5. <b>Causeway Place</b> Shops M1, M2, N1, N2, O and P on ground floor Units N2, O and P on mezzanine floor whole of 1st and 2nd floors portions of exterior walls of 1st and 2nd floors Flats C, I, J, K, L, N, O, P, Q on 3rd floor and nine corresponding flat roofs and Flat H on 3rd floor Nos. 1-1L Yee Wo Street 1-7 Paterson Street 2-10 Great George Street Causeway Bay, Hong Kong <b>銅鑼灣地帶</b> 香港銅鑼灣怡和街 1-1L 號 百德新街 1-7 號及記利佐治街 2-10 號 地下 M1, M2, N1, N2, O 及 P 商舖 閣樓 N2, O 及 P 單位 1 樓及 2 樓全層 1 樓及 2 樓部分外牆 3 樓 C, I, J, K, L, N, O, P, Q 單位及其 9 個附屬平台 3 樓 H 單位</p>	<p>34/353rd shares of and in Inland Lot No. 7742 內地段 7742 號 353 份之 34 份</p>	48,308	Commercial/ Residential 商業 / 住宅	100%

## SCHEDULE OF PRINCIPAL PROPERTIES

### 主要物業附表

#### A. Properties held for investment (cont'd)

#### A. 持作投資物業 (續)

Location 地點	Inland lot number 內地段編號	Approx. gross floor area (square feet) 總樓面 面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
<p>6. <b>Excelsior Plaza</b> Shops nos. 1 to 3 and 6 to 12, 21, 23 and 24 on ground floor, Shop nos. 6 to 11 on 1st floor of Yee On Building and Chee On Building Unit G on 2nd floor, Shop no. 32 (part) on 2nd floor and naming right on ground floor 1st floor and 2nd floor of Yee On Building, Shop no. 31 on 1st floor, Shop no. 32 (part) on ground floor, 1st floor and 2nd floor and external walls and naming right on ground floor, 1st floor and 2nd floor, and Main Roof of Chee On Building Shop no. 32 (part) on 2nd floor, external walls and naming right on ground floor, 1st floor and 2nd floor of Annex Land Building, 24-26 East Point Road Hong Kong <b>怡東商場</b> 香港東角道 24-26 號怡安大廈 及置安大廈地下 1-3 號舖， 6 至 12 號舖、21、23、24 號舖 及 1 樓 6 至 11 號舖 怡安大廈 2 樓 G 單位 及 2 樓 32 號舖 (部分) 以及地下至 2 樓之命名權 置安大廈 1 樓 31 號舖、地下至 2 樓 2 號舖 (部分)、地下至 2 樓之外牆， 地下至 2 樓之命名權及主要天台 Annex Land Building 2 樓 32 號舖 (部分)、地下至 2 樓之外牆及命名權</p>	<p>19,398/25,261st of 41/465th parts or shares of and in Subsection 1 of Section G of Marine Lot No. 52 and the Extension Thereto and Section A of Subsection 1 of Section A of Marine Lot No. 52 and the Extension Thereto 海傍地段 52 號 G 段 1 分段及其 延展部分以及海傍地段 52 號 A 段 1 分段 A 段及其延展部分 465 份 之 41 份之 25,261 份之 19,398 份</p> <p>17,845/40,057th of 86/504th parts or shares of and in Section B of Subsection 1 of Section A of Marine Lot No. 52 and the Extension Thereto and Subsection 3 of Section G of Marine Lot No. 52 and the Extension Thereto, The Remaining Portion of Inland Lot No. 469 and The Remaining Portion of Section A of Inland Lot No. 470 海傍地段 52 號 A 段 1 分段 B 段 及其延伸部分、海傍地段 52 號 G 段 3 分段及其延展部分、內地段 469 號餘段 及內地段 470 號 A 段餘段 504 份之 86 份之 40,057 份之 17,845 份</p> <p>1,415/19,032nd parts or shares of and in Subsection 2 of Section G of Marine Lot No. 52 and the Extension Thereto 海傍地段 52 號 G 段 2 分段及 其延展部分 19,032 份之 1,415 份</p>	52,413	Commercial 商業	100%

**SCHEDULE OF PRINCIPAL PROPERTIES**  
**主要物業附表**

**A. Properties held for investment (cont'd)**

**A. 持作投資物業 (續)**

Location 地點	Inland lot number 內地段編號	Approx. gross floor area (square feet) 總樓面 面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
7. <b>Various Portions of 1 Hung To Road</b> Kwun Tong Kowloon, Hong Kong 香港九龍觀塘 鴻圖道 1 號若干單位	626,263/800,000th shares of and in Kwun Tong Inland Lot No. 415 觀塘內地段 415 號 800,000 份之 626,263 份	591,966	Industrial 工業	33.33%
8. <b>Chic Castle</b> Shop no. 7 on ground floor whole of 1st, 2nd and 3rd floors (including external wall of 3rd floor) and whole roof 602-608 Nathan Road Kowloon, Hong Kong <b>Chic 之堡</b> 香港九龍彌敦道 602-608 號 地下 7 號商舖、1 樓、2 樓及 3 樓全層 (包括 3 樓外牆) 及整個天台	55/320th shares of and in Remaining Portion of Kowloon Inland Lot No. 7061 Remaining Portion of Kowloon Inland Lot No. 7062 and Remaining Portion of Kowloon Inland Lot No. 7063 九龍內地段 7061 號餘段 九龍內地段 7062 號餘段及 九龍內地段 7063 號餘段之 320 份之 55 份	19,797	Commercial 商業	75%
9. <b>Dang Fat Mansion</b> Shop no. 4A on ground floor whole of 1st to 3rd floors portions on roof portion on upper roof and exterior walls of 1st to 3rd floors Nos. 10-20 Tai Ho Road Nos. 8-12 Dang Fat Street Nos. 7-10 On Wing Street Tsuen Wan New Territories, Hong Kong <b>登發大廈</b> 香港新界荃灣大河道 10-20 號 登發街 8-12 號及安榮街 7-10 號 地下 4A 號商舖、1 至 3 樓全層 部分天台、部分上層天台及 1 至 3 樓外牆	39,389/89,471st of 4/256th and 48/256th shares of and in Tsuen Wan Town Lot No. 206 荃灣市地段 206 號 256 份之 4 份及 256 份之 48 份 之 89,471 份之 39,389 份	18,996	Commercial 商業	100%

## SCHEDULE OF PRINCIPAL PROPERTIES

### 主要物業附表

#### A. Properties held for investment (cont'd)

#### A. 持作投資物業(續)

Location 地點	Inland lot number 內地段編號	Approx. gross floor area (square feet) 總樓面 面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
<p>10. <b>Tuen Mun Centre</b> Theatre portion of ground floor 1st to 3rd floors flat roof on 4th floor portion of external walls of theatre, shops nos. 14 and 16 on ground floor 2-8 Wo Ping Path 7-35 Yan Ching Street Tuen Mun New Territories, Hong Kong <b>屯門中心</b> 香港新界屯門和平徑 2-8 號 仁政街 7-35 號地下戲院部分 1 至 3 樓、4 樓平台、部分戲院外牆 及地下 14 號及 16 號商舖</p>	<p>125/951st shares of and in Castle Peak Town Lot No. 57 青山市地段 57 號之 951 份之 125 份</p>	24,633	Commercial 商業	50%
<p>11. <b>Wanchai Computer Centre</b> Shops nos. 2 and 3 on ground floor 150 Hennessy Road and the Commercial Accommodation on 1st and 2nd floors 130 Hennessy Road Wanchai, Hong Kong <b>灣仔電腦城</b> 香港灣仔軒尼詩道 150 號 地下 2 號及 3 號商舖 軒尼詩道 130 號 1 樓及 2 樓全層商舖</p>	<p>3,199/70,500th shares of and in Inland Lot No. 8562 內地段 8562 號 70,500 份之 3,199 份</p>	36,710	Commercial 商業	100%

**SCHEDULE OF PRINCIPAL PROPERTIES**  
**主要物業附表**

**A. Properties held for investment (cont'd)**

**A. 持作投資物業 (續)**

<b>Location</b> 地點	<b>Inland lot number</b> 內地段編號	<b>Approx. gross floor area (square feet)</b> 總樓面 面積約數 (平方呎)	<b>Usage</b> 用途	<b>Group's interest</b> 集團 所佔權益
<p>12. <b>Gemstar Tower</b> Units A, B and C on 3rd floor whole of 4th floor Units C, G and H on 5th floor Unit H on 6th floor and Unit C on 13th floor 23 Man Lok Street, Hung Hom, Kowloon, Hong Kong <b>駿昇中心</b> 香港九龍紅磡民樂街 23 號 3 樓 A, B 及 C 單位 4 樓全層、5 樓 C、G 及 H 單位、6 樓 H 單位及 13 樓 C 單位</p>	<p>71,569/691,680th shares of and in Hung Hom Inland Lot No. 545 紅磡內地段 545 號 691,680 份之 71,569 份</p>	81,663	Godown 貨倉	100%

## SCHEDULE OF PRINCIPAL PROPERTIES

### 主要物業附表

#### B. Properties held for resale

#### B. 持作轉售物業

Location 地點	Inland lot number 內地段編號	Approx. gross floor area (square feet) 總樓面 面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
<p>1. <b>Gemstar Tower</b> Units C, D, E, F, G and H on 7th floor whole of 16th floor all carpark spaces on 1st to 3rd floors (excluding carpark nos. L01, L02, P01 and P02 on ground floor, L07 and L08 on 1st floor and L25 and L26 on 2nd floor) 23 Man Lok Street, Hung Hom, Kowloon, Hong Kong <b>駿昇中心</b> 香港九龍紅磡民樂街 23 號 7 樓 C、D、E、F、G 及 H 單位 16 樓全層及 1 至 3 樓之全部停車位 (地下 L01、L02、P01 及 P02 號、 1 樓 L07 及 L08 號及 2 樓 L25 及 L26 號停車位除外)</p>	<p>71,113/691,680th shares of and in Hung Hom Inland Lot No. 545 紅磡內地段 545 號 691,680 份之 71,113 份</p>	64,976	Godown 貨倉	100%



**SCHEDULE OF PRINCIPAL PROPERTIES**  
**主要物業附表**

**C. Property held under development**

**C. 發展中物業**

Location 地點	Inland lot number 內地段編號	Stage of completion 完成階段	Estimated completion date 估計完成日期	Approx. site area (square feet) 地盤面積 約數 (平方呎)	Estimated gross floor area (square feet) 估計 總樓面面積 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
1. 55 Conduit Road Hong Kong 香港 干德道 55 號	Remaining Portion of Section A of Inland Lot No. 2138 Subsection 1 of Section A of Inland Lot No. 2138 and Inland Lot No. 2612 內地段 2138 號 A 段餘段 內地段 2138 號 A 段 1 分段 及內地段 2612 號	Demolition works completed 拆卸工程完成	End of 2005 二零零五年 年底	36,198	87,780	Residential/ 住宅	70%
2. Tai Yuen Street/ Wanchai Road Wanchai Hong Kong 香港灣仔 太原街/ 灣仔道	Unevenly bounded by Queen's Road East Wanchai Road Cross Street and Tai Yuen Street 皇后大道東 灣仔道、交加街 及太原街交界內	Phase I foundation works in progress 第一期地基工程 進行中	Phase I in the 3rd quarter of 2005 and Phase II in 2008 第一期於 二零零五年 第三季而 第二期於 二零零八年	72,987	747,974	Residential/ Commercial 住宅/商業	83.59% (notes) (附註)

Notes:

附註:

- It refers to the percentage of interest in a consortium which engaged with Urban Renewal Authority ("URA") (the successor to Land Development Corporation) in the project.
- The 83.59% attributable interest includes the indirect interest of approximately 8.59% held through the Group's interest in The Kwong Sang Hong International Limited which has a 25% direct interest in the consortium.
- In this joint venture with URA, the consortium finances both the land costs and construction costs, and is entitled to claim for reimbursements for land costs and construction costs so incurred together with the share of any development profits with URA in accordance with the terms and conditions of the joint development agreement.

- 指佔與市區重建局(「市建局」)(為土地發展公司之繼任人)共同參與該項目之財團權益百分比。
- 83.59% 權益包括透過本集團於 The Kwong Sang Hong International Limited (其持有該財團 25% 直接權益)所持約 8.59% 之間接權益。
- 在與市建局合作之合營項目中,該財團為土地成本及建築成本提供資金,並有權依據共同發展協議之條款及條件要求付還所涉及之土地成本及建築成本開支,以及與市建局攤分任何發展溢利。

**SCHEDULE OF PRINCIPAL PROPERTIES**  
**主要物業附表**

**C. Property held under development (cont'd)**

**C. 發展中物業(續)**

Location 地點	Inland lot number 內地段編號	Stage of completion 完成階段	Estimated completion date 估計完成日期	Approx. site area (square feet) 地盤面積 約數 (平方呎)	Estimated gross floor area (square feet) 估計 總樓面面積 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
3. <b>8A-8F Shiu Fai Terrace</b> Hong Kong 香港 <b>肇輝臺</b> 8號A至8號F	Sections Q and R of Inland Lot No. 2302 and Extensions Thereto 內地段 2302 號 Q 段及 R 段及其 延展部分	Superstructure works in progress 上蓋建築 進行中	3rd quarter of 2003 二零零三年 第三季	29,875	107,552	Residential 住宅	50%
4. <b>253-265 Queen's Road Central and 30-38 Hillier Street</b> Hong Kong 香港 <b>皇后大道中 253-265 號 及禧利街 30-38 號</b>	Subsections 1 and 2 of Section A Remaining Portion of Sections A, E and F and Remaining Portion of Inland Lot No. 99 內地段 99 號餘段 A 段 1 及 2 分段、 A 段、E 段及 F 段餘段	Piling works completed superstructure works in progress 打樁工程完成 上蓋建築進行中	4th quarter of 2003 二零零三年 第四季	4,570	42,314	Residential/ Commercial 住宅/商業	72.68%
5. <b>No. 31 Barker Road</b> Hong Kong 香港 <b>白加道 31 號</b>	Rural Building Lot No. 91 and Extension Thereto 鄉郊建屋地段 91 號 及其延展部分	Superstructure works in progress 上蓋建築 進行中	Mid 2003 二零零三年 年中	30,935	13,600	Residential 住宅	100%

**SCHEDULE OF PRINCIPAL PROPERTIES**  
**主要物業附表**

**C. Property held under development (cont'd)**

**C. 發展中物業(續)**

Location 地點	Inland lot number 內地段編號	Stage of completion 完成階段	Estimated completion date 估計完成日期	Approx. site area (square feet) 地盤面積 約數 (平方呎)	Estimated gross floor area (square feet) 估計 總樓面面積 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
6. <b>King's Park</b> Junction of Princess Margaret Road and Wylie Road Kowloon Hong Kong 香港九龍 公主道及 衛理道交界 京士柏	Kowloon Inland Lot No. 11118 九龍內地段 11118 號	Superstructure works in progress 上蓋建築 進行中	Mid 2004 二零零四年年中	387,569	904,176	Residential 住宅	10%
7. <b>145-151A</b> <b>Kau Pui</b> <b>Lung Road</b> Kowloon Hong Kong 香港九龍 靠背壟道 145-151A 號	Kowloon Inland Lot No. 8152 九龍內地段 8152 號	Superstructure works in progress 上蓋建築 進行中	Late 2003 二零零三年 年底	5,400	45,564	Residential/ Commercial 住宅/商業	100%
8. <b>Junction of</b> <b>Cornwall</b> <b>Street and</b> <b>Tat Chee</b> <b>Avenue</b> Kowloon Hong Kong 香港九龍 歌和老街及 達之路交界	Kowloon Inland Lot No. 6196 九龍內地段 6196 號	Ground Investigation works completed 土地勘探 工程完成	End of 2005 二零零五年 年底	158,229	301,174	Residential 住宅	33.33%
9. <b>Nos.124-142</b> <b>Yeung Uk Road</b> <b>Tsuen Wan</b> New Territories Hong Kong 香港新界荃灣 楊屋道 124-142 號	Tsuen Wan Town Lot No. 406 (formerly known as Tsuen Wan Town Lot No.1) 荃灣市地段 406 號 (前稱荃灣市地段 1 號)	Foundation works in progress 地基工程 進行中	End of 2005 二零零五年 年底	60,095	585,620	Service apartments/ commercial/ retail 服務式住宅/ 商業/零售	34.36%

**SCHEDULE OF PRINCIPAL PROPERTIES**  
**主要物業附表**

**PROPERTIES IN THE PRC**

**中國物業**

**A. Properties held for investment**

**A. 持作投資物業**

<b>Location</b> 地點	<b>Approx. gross floor area (square feet)</b> 總樓面面積約數 (平方呎)	<b>Usage</b> 用途	<b>Category of the lease</b> 租約類別	<b>Group's interest</b> 集團所佔權益
1. <b>Hilton Beijing and the Auditorium</b> 1 Dongfang Road Dongsanhuan Road North Chaoyang District, Beijing 北京希爾頓酒店及劇場 北京市朝陽區 東三環北路東方路 1 號	498,684	Hotel/ Retail/ Commercial 酒店/ 零售/ 商業	Medium 中期	50%
2. <b>Oriental Place</b> 9 Dongfang Road Dongsanhuan Road North Chaoyang District, Beijing 東方國際大廈 北京市朝陽區 東三環北路東方路 9 號	103,685	Office 寫字樓	Medium 中期	50%
3. <b>Lowu Commercial Plaza</b> 79 retail shops on 1st Floor Jianshe Road, Luohu District Shenzhen, Guangdong Province 羅湖商業城 廣東省深圳市羅湖區建設路 1 樓 79 間零售舖	29,416	Retail 零售	Medium 中期	100%
4. <b>Peregrine Plaza</b> 1325 Huaihai Middle Road and 1 Baoxing Road Xuhui District, Shanghai 百富勤廣場 上海市徐匯區淮海中路 1325 號及 寶慶路 1 號	263,705	Office/Retail 寫字樓/ 零售	Medium 中期	31.03%

**SCHEDULE OF PRINCIPAL PROPERTIES**  
**主要物業附表**

**B. Properties held for sale**

**B. 持作出售物業**

Location 地點	Approx. gross floor area (square feet) 總樓面 面積約數 (平方呎)	Usage 用途	Category of the lease 租約類別	Group's interest 集團 所佔權益
1. <b>Winson Plaza</b> Unsold portions of 146 Weidi Road Hexi District Tianjin <b>華盛廣場</b> 待售部分 天津市河西區圍堤道 146 號	147,292	Office/Retail 寫字樓/ 零售	Medium 中期	50%

**C. Property held under development**

**C. 發展中物業**

Location 地點	Stage of completion 完成階段	Estimated completion date 估計完成日期	Approx. site area (square feet) 地盤面積 約數 (平方呎)	Estimated gross floor area (square feet) 估計 總樓面面積 (平方呎)	Usage 用途	Category of the lease 租約類別	Group's interest 集團 所佔權益
1. <b>Hong Kong</b> <b>New World Tower</b> Lot No. 6 Huai Hai Middle Road, Luwan District, Shanghai <b>香港新世界大廈</b> 上海市盧灣區 淮海中路地段 6 號	Under construction 興建中	Early 2003 二零零三年 年初	107,134	1,470,000	Office/Retail 寫字樓/ 零售	Medium 中期	34.65%

## SCHEDULE OF PRINCIPAL PROPERTIES

### 主要物業附表

#### D. Properties interests held for future development

#### D. 持作日後發展之物業

Location 地點	Approx. gross floor area (square feet) 總樓面 面積約數 (平方呎)	Usage 用途	Category of the lease 租約類別	Group's interest 集團 所佔權益
1. <b>Chenghai Royal Garden</b> Estuary of Xinjin River Chenghai City, Shantou Guangdong Province 澄海海麗花園 廣東省汕頭澄海市 新津河河口	10,046,000 (proposed development scale) ( 預計發展規模 )	Residential/ Commercial 住宅/商業	Long 長期	100%