

Particulars of Major Interests in Properties 主要物業權益詳情

1. Properties under Development 發展中物業

Properties 物業	Uses 用途	Shareholding 股權	Brief description 簡述	Area 面積
China 中國				
(a) Scenic Place No. 305 Guang An Men Wai Avenue Xuanwu District Beijing 北京市宣武區 廣安門外大街305號 蝶翠華庭	Residential/ Commercial 住宅／商業	100%	It is a residential development with supporting commercial and communal facilities and clubhouse. The property is planned for development in several phases. Its phase 1 has been completed. 此乃一住宅發展項目，附設商業及綜合設施及俱樂部會所。物業按規劃分若干期開發。第一期已竣工。	334,000 m ² (GFA) 334,000 平方米 (建築樓面面積)
(b) Song Jiang Si Chen Road/ Liu Wu Road Sijing Town Songjiang District Shanghai 上海市松江區 泗涇鎮泗陳公路/ 劉五路 松江	Residential/ Commercial 住宅／商業	52.04%	The property comprises two parcels of land and have a total site area of approximately 406,162 m ² and 304,939 m ² respectively. The proposed development will comprise residential apartments and townhouses. 該物業包括兩幅土地，總地盤面積分別約為406,162平方米及304,939平方米。建議的發展項目包括住宅公寓及平房。	837,291 m ² (GFA) 837,291平方米 (建築樓面面積)

2. Property held for Development 持有作發展用途之物業

Properties 物業	Uses 用途	Shareholding 股權	Brief description 簡述	Area 面積
China 中國				
Vision (Shenzhen) Business Park Phase 2 and 3 at Shenzhen High-tech Industrial Park GaoXin South Ring Road/ KeJi South Road Shenzhen 深圳市高新區 高新南環道／科技南路 深圳高新技術產業園 深圳威新軟件科技園 第二期及第三期	Commercial 商業	95%	Vision (Shenzhen) Business Park Phase 2 will comprise 5 hi-tech multi-purpose buildings (from 5 to 9 storeys), a 2-storey amenity centre and multi-storey carpark building. The total land area for Phase 2 development is about 6 ha. The total land area for Phase 3 is about 25.4 ha. 深圳威新軟件科技園第二期包括5幢高新科技多用途大樓(5至9層高大樓)、一幢2層高康樂中心及一幢多層停車場大樓。第二期發展項目之總土地面積約為6公頃。第三期之總土地面積約為25.4公頃。	121,300 m ² (GFA) 121,300平方米 (建築樓面面積)

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3. Investment Properties
投資物業

Properties 物業	Uses 用途	Term of lease 地契年期	Shareholding 股權	Brief description 簡述	Area 面積
China					
中國					
(a) Vision (Shenzhen) Business Park Phase 1 at Shenzhen High-tech Industrial Park GaoXin South Ring Road/KeJi South Road Shenzhen 深圳市高新區 高新南環道/科技南路 深圳高新技術產業園 深圳威新軟件科技園 第一期	Commercial 商業	Medium 中期	95%	Vision (Shenzhen) Business Park Phase 1, located on a 2.3 ha. site, comprises two cross-shaped, 5-storey buildings. Units are designated for housing I.T. research and development centres and offices, and for ancillary uses. Phase 1 was completed in March 2001. 深圳威新軟件科技園第一期佔地 2.3 公頃，包括 2 幢 5 層高十字型大樓。各單位均指定為資訊科技研發中心及辦公室及有配套用途。第一期已於二零零一年三月竣工。	23,500 m ² (GFA) 23,500 平方米 (建築樓面面積)
(b) Vision International Centre at Tsinghua Science Park No. 1 Zhongguancun East Road Haidian District Beijing 北京海澱區中關村 東路 1 號清華科技園 威新國際大廈	Commercial 商業	Medium 中期	60%	The development is a 13-storey building with two levels basement car parks and ancillary facilities. The total land area is about 8,200 m ² . The building is used as office and/or research and development facilities. It was completed in September 2004. 此發展項目為一幢 13 層高大廈，設有兩層地庫停車場連配套設施。總土地面積約為 8,200 平方米。該大廈將用作辦公室及/或研發設施，並已於二零零四年九月竣工。	33,090 m ² (GFA) 33,090 平方米 (建築樓面面積)

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4. Completed Properties held for Sale
待出售之已完成物業

Properties 物業	Uses 用途	Shareholding 股權	Brief description 簡述	Area 面積
Hong Kong 香港				
(a) Various car parking lots at Greenery Place No. 1 Town Park Road South Yuen Long New Territories 新界元朗公園南路1號翠韻華庭中多個停車位	Carpark 停車場	100%	Greenery Place comprises four 11-storey residential towers with a total of 330 residential units, a clubhouse and a 2-level carpark. The property was completed in 2001. 翠韻華庭包括4幢11層高住宅大樓，提供合共330個住宅單位、1間會所及2層高停車場。該物業已於二零零一年竣工。	-
(b) Two units at Elite Court 33 Centre Street Sai Ying Pun Hong Kong 香港西營盤正街33號雅賢軒中兩個單位	Residential/ Commercial 住宅/商業	100%	Elite Court comprises 3 shops and 46 residential units, including 22 three-bedroom units, each of 833 ft ² (gross), 23 two-bedroom units, each of 604 ft ² (gross) and 1 three-bedroom duplex unit of 1,705 ft ² (gross). The property was completed in March 2002. (建築樓面面積) 雅賢軒之不同單位由3個鋪位及46個住宅單位組成，包括22個建築面積各833平方呎的三房單位、23個各604平方呎的兩房單位，及1個建築面積為1,705平方呎的三房複式單位。該物業已於二零零二年三月竣工。	Residential 1,208 ft ² (GFA) 住宅 1,208平方呎

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4. Completed Properties held for Sale (continued)

待出售之已完成物業(續)

Properties 物業	Uses 用途	Shareholding 股權	Brief description 簡述	Area 面積
China				
中國				
(c) Scenic Place at No. 305 Guang An Men Wai Avenue Xuanwu District Beijing 北京市宣武區 廣安門外大街305號 蝶翠華庭	Residential 住宅	100%	Tower 5, 7, 8 of Phase 1 consist of 788 furnished and non-furnished flats comprising 1 to 3 bedrooms units with sizes ranging from 55 to 147 m ² . 第一期第五、七及八座大樓包括由1房至3房單位組成之788個配備家具及無配備家具之單位，單位面積由55平方米至147平方米不等。	598 m ² (GFA) 598 平方米 (建築樓面面積)
(d) The Ninth ZhongShan at No. 2 Xinglin Street Zhongshan District Dalian 大連市中山區 杏林街2號 中山九號	Residential/ Commercial 住宅/商業	100%	It is a twin-towered development comprises a 32-storey east tower and a 30-storey west tower, altogether offering 439 high-end residential flats of 1 to 4 bedroom units. Unit size ranges from 85-284 m ² . There is a restaurant, a comprehensive clubhouse and a 3-level basement carpark with 107 saleable carpark lots. 該兩幢大樓發展項目包括一幢32層高東大樓及一幢30層高西大樓，合共提供439個1房至4房高尚住宅單位。單位面積由85平方米至284平方米不等，並配備餐廳、綜合會所，以及備有107個供出售車位之商業3層地庫停車場。	Residential 28,034 m ² (GFA) Commercial 1,918 m ² (GFA) 住宅 28,034平方米 (建築樓面面積) 商業 1,918平方米 (建築樓面面積)