

SCHEDULE OF PRINCIPAL PROPERTIES

主要物業附表

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, 2003.

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，下表只載列於二零零三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) 樓面 面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
1. Windsor House 311 Gloucester Road Causeway Bay Hong Kong (including 154 carpark spaces) 皇室大廈 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. Harcourt House (excluding 7th, 8th, 9th, 22nd, 23rd, 25th, 26th, 27th floors, rooms 1004 and 1805) 39 Gloucester Road, Wanchai, Hong Kong 夏慤大廈 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. MassMutual Tower 38 Gloucester Road, Wanchai, Hong Kong (including 55 carpark spaces on lower basement and basement) 美國萬通大廈 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) 樓面 面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
4. Tung Ying Building 100 Nathan Road and 19A Granville Road Tsimshatsui, Kowloon 東英大廈 九龍尖沙咀 彌敦道 100 號及 加連威老道 19 號 A	The remaining portion of Kowloon Inland Lot No. 6022 九龍內地段 6022 號餘段	389,173	Commercial 商業	100%
5. Silvercord 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 新港中心 香港九龍尖沙咀廣東道 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	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	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)

Location 地點	Inland lot number 內地段編號	Approx. gross floor area (square feet) 樓面 面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
<p>6. Causeway Place 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 Hong Kong Mansion Nos. 1-1L Yee Wo Street 1-7 Paterson Street 2-10 Great George Street Causeway Bay, Hong Kong 銅鑼灣地帶 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 香港大廈地下 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 樓部份外牆 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) 樓面面積約數 (平方呎)	Usage 用途	Group's interest 集團所佔權益
7. Excelsior Plaza 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 怡東商場 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 (部份) 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 32 號舖 (部份)、地下至 2 樓之外牆及命名權以及主要天台 Annex Land Building 2 樓 32 號舖 (部份)、地下至 2 樓之外牆及命名權	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 海旁地段 52 號 G 段 1 分段及其延展部份以及海旁地段 52 號 A 段 1 分段 A 段及其延展部份 465 份之 41 份之 25,261 份之 19,398 份	52,413	Commercial 商業	100%
	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 海旁地段 52 號 A 段 1 分段 B 段及其延展部份、海旁地段 52 號 G 段 3 分段及其延展部份、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			
	1,415/19,032nd parts or shares of and in Subsection 2 of Section G of Marine Lot No. 52 and the Extension Thereto 海旁地段 52 號 G 段 2 分段及其延展部份之 19,032 份之 1,415 份			

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)	Usage 用途	Group's interest 集團 所佔權益
		樓面 面積約數 (平方呎)		
<p>8. Wanchai Computer Centre 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 灣仔電腦城 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%
<p>9. Tung Sang Building No. 20 Johnston Road Wanchai, Hong Kong 東生大廈 香港灣仔 莊士敦道 20 號</p>	<p>Marine Lot No. 296 海旁地段 296 號</p>	91,216	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) 樓面 面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
<p>10. Chic Castle 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 Chic 之堡 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</p>	<p>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</p>	19,797	Commercial 商業	75%
<p>11. Dang Fat Mansion Whole of 1st to 3rd floors portions on roof portion on the upper roof and the exterior walls of 1st to 3rd floors No. 18 Tai Ho Road Shop no. 4A on ground floor Nos. 10-16 & 20 Tai Ho Road Nos. 8-12 Dang Fat Street Nos. 7-11 On Wing Street Tsuen Wan New Territories, Hong Kong 登發大廈 香港新界荃灣 大河道 18 號 1 至 3 樓全層、部份天台、 部份上層天台及 1 至 3 樓外牆 大河道 10-16 號及 20 號 登發街 8-12 號 安榮街 7-11 號 地下 4A 號商舖</p>	<p>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</p>	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) 樓面 面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
12. Various Portions of No. 1 Hung To Road Kwun Tong Kowloon, Hong Kong 香港九龍觀塘 鴻圖道 1 號若干單位	626,263/800,000th equal and undivided shares of and in Kwun Tong Inland Lot No. 415 觀塘內地段 415 號 800,000 份 不可分割等份之 626,263 份	591,966	Industrial 工業	24.53%
13. Tuen Mun Centre 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 屯門中心 香港新界屯門和平徑 2-8 號 仁政街 7-35 號地下戲院部份 1 至 3 樓、4 樓平台、部份戲院外牆 及地下 14 號及 16 號商舖	125/951st equal and undivided shares of and in Castle Peak Town Lot No. 57 青山市地段 57 號 951 份 不可分割等份之 125 份	24,633	Commercial 商業	36.80%

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) 樓面 面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
<p>14. Gemstar Tower Units A, B and C on 3rd floor, whole of 4th floor, units C on 5th floor, unit H on 6th floor, unit C on 13th floor and 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) No. 23 Man Lok Street Hung Hom, Kowloon Hong Kong 駿昇中心 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 單位、 6 樓 H 單位及 13 樓 C 單位 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>223,537/691,680th equal and undivided shares of and in Hung Hom Inland Lot No. 545 紅磡內地段 545 號 691,680 份不可分割等份 之 223,537 份</p>	105,103	Godown 貨倉	73.59%

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	Inland lot number 內地段編號	Approx. gross floor area (square feet) 樓面 面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
1. Manhattan Avenue No. 255 Queen's Road Central and 30-38 Hillier Street Hong Kong 香港 皇后大道中 255 號及 禧利街 30-38 號	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、E 及 F 段之餘段	42,314	Commercial/ Residential 商業 / 住宅	100%
2. 8A-8F Shiu Fai Terrace Hong Kong 肇輝臺 8A-8F 香港	Sections Q and R of Inland Lot No. 2302 and Extensions Thereto 內地段 2302 號 Q 及 R 段 及其延展部份	107,552	Residential 住宅	50%
3. City 151 145-151A Kau Pui Lung Road Kowloon, Hong Kong 都會 151 香港九龍 靠背壟道 145-151A	Kowloon Inland Lot No. 8152 九龍內地段 8152 號	45,564	Commercial/ Residential 商業 / 住宅	100%
4. Gemstar Tower Units C, D, E, F, G and H on 7th floor, unit A to G on 16th floor, No. 23 Man Lok Street, Hung Hom, Kowloon, Hong Kong 駿昇中心 香港九龍紅磡民樂街 23 號 7 樓 C、D、E、F、G 及 H 單位及 16 樓 A 至 G 單位	57,477/691,680th equal and undivided shares of and in Hung Hom Inland Lot No. 545 紅磡內地段 545 號 691,680 份不可分割等份之 57,477 份	64,976	Godown 貨倉	73.59%

SCHEDULE OF PRINCIPAL PROPERTIES

主要物業附表

C. Property 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 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	Site Formation and Foundation in progress 地盤平整及 地基工程 進行中	Early 2006 二零零六年 年初	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 Basement works in progress (Site A) Superstructure works in progress (Site B) 第一期地庫工程 進行中 (地盤 A) 上蓋建築 進行中 (地盤 B)	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	72,988	Phase I: 第一期: 510,752 Phase 2: 第二期: 159,727	Residential/ Commercial 住宅 / 商業	83.59% (notes) (附註) (75% by the Group and 25% by KSH) (本集團 佔 75% 而廣生行 佔 25%)

Notes:

- 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.
- The estimated gross floor area is based on the latest approved residential use of Site C by the Town Planning Board in February 2004.

附註:

- 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。
- 估計樓面面積乃根據城市規劃委員會新近於二零零四年二月批准之地盤 C 住宅用途而計算。

SCHEDULE OF PRINCIPAL PROPERTIES

主要物業附表

C. Property 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 樓面面積 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
3. Parc Palais King's Park Junction of Princess Margaret Road and Wylie Road Kowloon Hong Kong 香港九龍 公主道及 衛理道交界 京士柏君頤峰	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%
4. Junction of Cornwall Street and Tat Chee Avenue 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	Site Formation and Foundation works in progress 地盤平整及 地基工程進行中	End of 2005 二零零五年 年底	158,229	301,174	Residential 住宅	33.33%
5. Nos.124-142 Yeung Uk Road Tsuen Wan 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)	Superstructure works in progress 上蓋建築 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% (100% owned by KSH) (廣生行 擁有 100%)

SCHEDULE OF PRINCIPAL PROPERTIES

主要物業附表

C. Property 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 樓面面積 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
6. Lot 1861 in D.D.100 Fan Kam Road Sheung Shui New Territories Hong Kong 粉錦路丈量約份 100 號 1861 地段 香港新界上水	Lot 1861 in D.D.100 Fan Kam Road 粉錦路丈量約份 100 號 1861 地段	Superstructure works in progress 上蓋建築 進行中	4th quarter 2004 二零零四年 第四季	386,212	153,856	Residential 住宅	34.36% (100% owned by KSH) (廣生行 擁有 100%)

SCHEDULE OF PRINCIPAL PROPERTIES**主要物業附表****D. Other property****D. 其他物業**

Location 地點	Approx. gross floor area (square feet) 樓面面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
1. No. 31 Barker Road Hong Kong 白加道 31 號 香港	13,600	Residential 住宅	100%

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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

Location 地點	Approx. gross floor area (square feet) 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. Hilton Beijing and the hotel extension 1 Dongfang Road Dongsanhuan Road North Chaoyang District, Beijing 北京希爾頓酒店及酒店擴建部份 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. Oriental Place 9 Dongfang Road East Dongsanhuan Road North Chaoyang District, Beijing 東方國際大廈 北京市朝陽區 東三環北路東方東路9號	103,685	Office 寫字樓	Medium 中期	50%
3. Lowu Commercial Plaza 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. Peregrine Plaza 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	34.36% (100% owned by KSH) (廣生行 擁有 100%)

SCHEDULE OF PRINCIPAL PROPERTIES

主要物業附表

B. Other Property

B. 其他物業

Location 地點	Approx. gross floor area (square feet) 樓面面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
1. Hong Kong New World Tower Lot No. 6 Huaihai Middle Road Luwan District Shanghai 香港新世界大廈 上海市盧灣區 淮海中路地段 6 號	1,470,000	Office/Retail 寫字樓 / 零售	34.65%