

Schedule of Property Development Rights

物業發展權益附表

Location 地點	Lot number 地段編號	Stage of completion 完成階段	Estimated completion date 估計完成日期	Approx. site area (sq. ft.) 地盤面積 約數 (平方呎)	Estimated gross floor area (sq. ft.) 估計樓面面積 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
1. Tai Yuen Street Wanchai Hong Kong 香港灣仔 太原街	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 Superstructure works in progress 第一期 上蓋工程 進行中	Phase I at the end of 2006 and Phase II in 2009 第一期於 二零零六年年底 而第二期於 二零零九年	72,988	Phase I: 510,960 Phase 2: 159,727	Residential/ Commercial 住宅／商業	87.5%

Notes:

- It refers to the percentage of interest of property development rights in a consortium which engaged Urban Renewal Authority ("URA") (the successor to Land Development Corporation) in the project.
- The 87.5% attributable interest of property development rights includes the indirect interest of 12.5% held through the Group's interest in Kwong Sang Hong 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.

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之物業發展權利之權益百分比。
- 應佔物業發展權利之 87.5% 權益包括透過本集團於廣生行（其持有該財團 25% 直接權益）所持 12.5% 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，以及與市建局攤分任何發展溢利。

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2. Reclamation Street, Mongkok Kowloon, Hong Kong 香港九龍 旺角新填地街	Kowloon Inland Lot No.11173 九龍內地段 11173 號	Foundation works in progress 地基工程 進行中	Mid-2007 二零零七年年中	5,760	52,948	Residential/ Commercial 住宅／商業	100% (Note)

Note: The property development rights were granted pursuant to development agreement with Urban Renewal Authority.

附註：物業發展權乃根據與市區重建局訂立之發展協議授出。

Location 地點	Lot number 地段編號	Stage of completion 完成階段	Estimated completion date 估計完成日期	Approx. site area (sq. ft.) 地盤面積約數 (平方呎)	Estimated gross floor area (sq. ft.) 估計樓面面積 (平方呎)	Usage 用途	Group's interest 集團所佔權益
3. Larch Street, Bedford Road Tai Kok Tsui Kowloon Hong Kong (including 4 motorcycle spaces, 26 parking spacing for residential, commercial visitors) 香港九龍大角咀 洋松街／必發道 (包括4個電單車位，26個車位作住宅、商業訪客用)	Kowloon Inland Lot No. 11182 九龍內地段 11182 號	Foundation works will start soon 地基工程 即將進行	Mid-2009 二零零九年年中	13,228	116,479	Commercial/ Residential 商業／住宅	100% (Note)

Note: The property development rights were granted pursuant to development agreement with Urban Renewal Authority.

附註：物業發展權乃根據與市區重建局訂立之發展協議授出。