

## SCHEDULE OF PRINCIPAL PROPERTIES

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, 1999.

董事會認為列出本集團持有之所有物業資料會令篇幅冗長。故此，下表只載列於一九九九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

##### 持作投資物業

Location 地點	Inland lot number 內地段編號	Approx. gross floor area (square feet) 總建築面積約數 (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) 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. <b>Harcourt House</b> (excluding 7th, 8th, 9th, 11th, 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、11、22、23、25、 26、27樓、1004及1805室除外)	488,432/842,100th shares of and in Inland Lot No. 8573 內地段8573號 842,100份之488,432份	254,694	Commercial 商業	100%
3. <b>CRC Protective Tower</b> 38 Gloucester Road, Wanchai Hong Kong (including 55 carpark spaces on lower basement and basement) 華潤美衛大廈 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%

Note: The building will be renamed as "MassMutual Tower" with effect from 15th June, 2000.

註：該大廈將由一九九九年六月十五日起改名為「MassMutual Tower」。

# SCHEDULE OF PRINCIPAL PROPERTIES

## A. Properties held for investment (continued)

持作投資物業(續)

Location 地點	Inland lot number 內地段編號	Approx. gross floor area (square feet) 總建築面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
<b>4. Silvercord</b> Shops, cinemas, restaurant 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%
<b>5. Intercontinental Plaza</b> 3rd (and flat roof) and 8th floors 94 Granville Road Tsimshatsui East Kowloon, Hong Kong 明輝中心 香港九龍尖沙咀東部 加連威老道94號3樓(連平台)及8樓	321/3,000th shares of and in Kowloon Inland Lot No. 10603 九龍內地段10603號 3,000份之321份	24,080	Commercial 商業	50%

## SCHEDULE OF PRINCIPAL PROPERTIES

### A. Properties held for investment (continued)

持作投資物業(續)

Location 地點	Inland lot number 內地段編號	Approx. gross floor area (square feet) 總建築面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
6. Various Portions of 1 Hung To Road Kwun Tong Kowloon, Hong Kong 香港九龍觀塘 鴻圖道1號若干單位	607,792/800,000th shares of and in Kwun Tong Inland Lot No. 415 觀塘內地段415號 800,000份之607,792份	589,792	Industrial 工業	33.33%
7. 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	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 320份之55份 九龍內地段7062號餘段 及九龍內地段7063號餘段	19,797	Commercial 商業	75%

# SCHEDULE OF PRINCIPAL PROPERTIES

## A. Properties held for investment (continued)

持作投資物業(續)

Location 地點	Inland lot number 內地段編號	Approx. gross floor area (square feet) 總建築面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
<p>8. <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 and Nos. 7-10 On Wing Street Tsuen Wan New Territories, Hong Kong 登發大廈 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</p>	<p>Tsuen Wan Town Lot No. 206 荃灣市地段206號</p>	18,996	Commercial 商業	100%
<p>9. <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 屯門中心 香港新界屯門和平徑2-8號 仁政街7-35號地下戲院部分 1-3樓、4樓平台、部分戲院外牆 及地下14號及16號商舖</p>	<p>Castle Peak Town Lot No. 57 青山市地段57號</p>	24,633	Commercial 商業	50%

## SCHEDULE OF PRINCIPAL PROPERTIES

### A. Properties held for investment (continued)

持作投資物業(續)

Location 地點	Inland lot number 內地段編號	Approx. gross floor area (square feet) 總建築面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
<p>10. <b>Hong Kong Mansion</b> Shops M1, M2, M3, N1, N2 and O on ground floor Units N2 and O on mezzanine floor whole of 1st and 2nd floors portions of exterior walls of 2nd floor Flats C,I,J,K,L,N,O,P,Q and nine corresponding flat roofs on 3rd floor 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 香港大廈 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, M3, N1, N2及O商舖 閣樓N2及O單位 1樓及2樓全層及2樓部分外牆 3樓C、I、J、K、L、N、O、P及Q單位 及其9個附屬平台 3樓H單位</p>	<p>33/353rd shares of and in Inland Lot No. 7742 內地段7742號 353份之33份</p>	46,921	Commercial/ Residential 商業/住宅	100%
<p>11. <b>Units in Star House</b> 3 Salisbury Road Tsimshatsui Kowloon, Hong Kong 星光行單位 香港九龍尖沙咀 梳士巴利道三號</p>	<p>278/19, 328th shares of and in Section A of Kowloon Marine Lot No. 10 九龍海傍地段10號A段 19,328份之278份</p>	17,299	Commercial 商業	32.15%

SCHEDULE OF PRINCIPAL PROPERTIES

B. Properties held for resale

持作轉售物業

Location 地點	Inland lot number 內地段編號	Approx. gross floor area (square feet) 總建築面積約數 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
1. <b>Gemstar Tower</b> Units A, B, C on 3rd floor whole of 4th floor Units C, D, F, G and H on 5th floor Unit H on 6th floor Units C, D, E, F, G and H on 7th floor Unit C on 13th floor whole of 16th 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) 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、C單位 4樓全層、5樓C、D、F、G及 H單位、6樓H單位、7樓C、 D、E、F、G及H單位 13樓C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)	289,306/691,680th shares of and in Hung Hom Inland Lot No. 545 紅磡內地段545號 691,680份之289,306份	154,979	Godown 貨倉	100%

Note: Sale of Unit D on 5th floor of the property was completed on 14th February, 2000.

註：物業第五層D單位之出售，於二零零零年二月十四日完成。

2. <b>The Bellevue Place</b> 8 U Lam Terrace Mid-levels, Hong Kong 御林豪庭 香港半山區儒林台8號	Section A and Remaining Portion of Inland Lot No. 2045 and Inland Lot No. 2046 內地段2045號A段及餘段及內地段2046號	8,210 (Note)	Residential 住宅	32.15%
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Note: It represents the gross floor area remaining after the deduction of sales portions.

註：此數目代表在扣除已售出部分後之總樓面面積。

# SCHEDULE OF PRINCIPAL PROPERTIES

## C. Properties held under development

持有之發展中物業

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 (square feet) 地盤面積約數 (平方呎)	Estimated gross floor area (square feet) 估計建築面積 (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	Ground Investigation works completed 地盤勘察工程完成	Mid 2002 二零零二年 年中	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	Property resumption by Government for site assembly 政府收地以 作併合地盤	Phase I in 2003 and Phase II in 2006 第一期於 二零零三年 而第二期於 二零零六年	74,818	769,346	Residential/ Commercial 住宅/商業	83% (notes) 附註

Notes: 1. It refers to the percentage of interest in a consortium which engaged with Land Development Corporation ("LDC") in the project.  
2. The 83% attributable interest includes the indirect interest of approximately 8% held through the Group's interest in The Kwong Sang Hong International Limited which has a 25% direct interest in the consortium.  
3. In this joint venture with LDC, 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 LDC in accordance with the terms and conditions of the joint development agreement.

1. 本公司與LDC合作發展該物業，LDC佔有該物業發展權之百分之二十五，而本公司佔有百分之七十五。  
2. 該百分之八十三之應佔權益包括透過本公司在The Kwong Sang Hong International Limited之權益而持有之約百分之八之間接權益，而該公司擁有該發展權之百分之二十五之直接權益。  
3. 在與LDC之合資發展中，該發展權將負責土地及建築成本，並有權向LDC索償土地及建築成本，並與LDC分享任何發展利潤，其條款及條件將根據合資發展協議之條款及條件而定。

## SCHEDULE OF PRINCIPAL PROPERTIES

## C. Properties held under development (continued)

持有之發展中物業(續)

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 (square feet) 地盤面積約數 (平方呎)	Estimated gross floor area (square feet) 估計建築面積 (平方呎)	Usage 用途	Group's interest 集團 所佔權益
3. 8A-8F Shiu Fai Terrace Hong Kong 香港 葵輝臺 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	Site formation and foundation work in progress 地盤平整及 地基工程進行中	Late 2001 二零零一年 年底	30,846	111,046	Residential 住宅	50%
4. Nos. 32-40 Hing Wah Street Shamshuipo Kowloon, Hong Kong 香港九龍深水埗 興華街32-40號	Sections D, E and F of New Kowloon Inland Lot No. 2711 新九龍內地段 2711號D、E及F段	Superstructure in progress 上蓋物業興建中	Early 2000 二零零零年 年初	5,367	48,180	Residential/ Commercial 住宅/商業	50%
Note: Development has been completed and occupation permit was issued in late April 2000.							
5. 253-265 Queen's Road Central and 30-38 Hillier Street Hong Kong 香港皇后大道中 253-265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段 E段及F段餘段	Piling works completed 完成打樁工程	Late 2001 二零零一年 年底	4,570	68,550	Commercial/ Hotel 商業/酒店	100%
6. No. 31 Barker Road Hong Kong 香港 白加道31號	Rural Building Lot No. 91 and Extension Thereto 鄉郊建屋地段91號 及其延展部分	Demolition works completed 完成拆卸工程	Mid 2002 二零零二年 年中	30,935	13,600	Residential 住宅	100%



# SCHEDULE OF PRINCIPAL PROPERTIES

## C. Properties held under development (continued)

持有之發展中物業(續)

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 (square feet) 地盤面積約數 (平方呎)	Estimated gross floor area (square feet) 估計建築面積 (平方呎)	Usage 用途	Group's interest 集團所佔權益
7. The Golf Estates Fan Kam Road Sheung Shui New Territories Hong Kong 哥爾夫山莊 香港新界上水粉錦公路	Lot No. 1861 in Demarcation District No. 100 丈量約份100號 地段1861號	Under construction 興建中	First half of 2002 二零零二年 上半年	386,212	153,860	Residential 住宅	30.54%
8. Various Lots in Tong Yan San Tsuen Yuen Long New Territories Hong Kong 香港新界元朗 唐人新村數地段	Lot No. 2123 in Demarcation District No. 121 丈量約份121號 地段2123號	Under construction 興建中	Late 2001 二零零一年 年底	44,142	44,142	Residential 住宅	32.15%

## D. Property held for future development

持作未來發展之物業

Location 地點	Lot number 地段編號	Approx. site area (square feet) 地盤面積約數 (平方呎)	Estimated gross floor area (square feet) 估計建築面積 (平方呎)	Usage 用途	Group's interest 集團所佔權益
One Exchange Plaza No. 124-142 Yeung Uk Road Tsuen Wan New Territories Hong Kong 一號交易廣場 香港新界荃灣楊屋道 124-142號	Tsuen Wan Town Lot No. 1 荃灣市地段1號	60,095	585,630	Service apartments/ commercial/ retail 服務式住宅/ 商業/零售	32.15%

# SCHEDULE OF PRINCIPAL PROPERTIES

## PROPERTIES IN PRC 中國物業

### A. Properties held for investment

#### 持作投資物業

	Location 地點	Approx. gross floor area (square feet) 建築面積約數 (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 Hotel, Beijing 1 Dongfang Road Dongsanhuan Road North Chaoyang District, Beijing 北京市朝陽區 東三環北路 東方路1號 北京希爾頓酒店	498,684	Hotel/ Retail/ Commercial 酒店/ 零售/ 商業	Medium 中期	23.29%
2.	Oriental Place 9 Dongfang Road Dongsanhuan Road North Chaoyang District, Beijing 北京市朝陽區 東三環北路 東方路9號 東方國際大廈	103,685	Office 寫字樓	Medium 中期	23.29%
3A.	Unit 3-42 in Block 4-38 Unit 3-42 in Block 4-39 Legend Garden Villas 89 Capital Airport Road Chaoyang District, Beijing 北京市朝陽區 首都機場路89號 麗京花園別墅 4幢38號3-42房號 4幢39號3-42房號	2,960	Residential 住宅	Medium 中期	46.58%

# SCHEDULE OF PRINCIPAL PROPERTIES

## A. Properties held for investment (continued)

持作投資物業(續)

	Location 地點	Approx. gross floor area (square feet) 建築面積約數 (平方呎)	Usage 用途	Category of the lease 租約類別	Group's interest 集團 所佔權益
3B.	Unit 1-5 in Block 3-34 Legend Garden Villas 89 Capital Airport Road Chaoyang District, Beijing 北京市朝陽區 首都機場路89號 麗京花園別墅 3幢34號1-5房號	2,855	Residential 住宅	Medium 中期	46.58%
3C.	Unit 4-3-8 in Block 4-9 Legend Garden Villas 89 Capital Airport Road Chaoyang District, Beijing 北京市朝陽區 首都機場路89號 麗京花園別墅 4幢9號4-3-8房號	1,427	Residential 住宅	Medium 中期	46.58%
3D.	Unit 4-3-7 in Block 4-9 Legend Garden Villas 89 Capital Airport Road Chaoyang District, Beijing 北京市朝陽區 首都機場路89號 麗京花園別墅 4幢9號4-3-7房號	1,739	Residential 住宅	Medium 中期	46.58%
4.	Unit 601, Block D1 8 Zhong Hui Garden Lane 25, Wuxing Road Xuhui District, Shanghai 上海市徐匯區 吳興路25弄 中匯花園 D1幢8號601房號	1,627	Residential 住宅	Long 長期	46.58%

# SCHEDULE OF PRINCIPAL PROPERTIES

## A. Properties held for investment (continued)

持作投資物業(續)

Location 地點	Approx. gross floor area (square feet) 建築面積約數 (平方呎)	Usage 用途	Category of the lease 租約類別	Group's interest 集團 所佔權益
5. 9th and 10th Floor at Shartex Plaza 88 Zun Li Nan Road Changning District, Shanghai 上海市長寧區 遵義南路88號 協泰中心大廈9樓及10樓	20,536	Office 寫字樓	Medium 中期	27.95%
6. Units 3201, 3204 to 3206 on 32nd Floor, North Tower Guangzhou World Trade Centre Complex 371-375 Huanshi Road East Guangzhou, Guangdong Province 廣東省廣州市 環市東路371-375號 廣州世界貿易中心大廈 北塔32樓 3201、3204至3206室	5,410	Office 寫字樓	Medium 中期	27.95%
Note: Units 3201, 3205 to 3206 have been sold after 31st December, 1999. “μ~°G 3201°B3205¶<3206~«Sw°ÜS@SESESE¶~SQSGSÎST\$QS@SE~••X∞, °C				
7. 79 retail shops on Level 1 Lowu Commercial Plaza Jianshe Road, Luohu District Shenzhen, Guangdong Province 廣東省深圳市 羅湖區建設路 羅湖商業城 1樓79間零售舖	29,416	Retail 零售	Medium 中期	46.58%
8. Peregrine Plaza Huaihai Zhong Road and 1 Baoxing Road Xuhui District Shanghai 百富勤廣場 上海市徐匯區淮海中路及 寶慶路一號	24,812	Commercial 商業	Medium 中期	10.49%

## SCHEDULE OF PRINCIPAL PROPERTIES

### B. Property held for sale

持作銷售物業

Location 地點	Approx. gross floor area (square feet) 建築面積約數 (平方呎)	Usage 用途	Category of the lease 租約類別	Group's interest 集團 所佔權益
Winson Plaza 146 Weidi Road Hexi District Tianjin 天津市 河西區 圍堤道146號 華盛廣場	586,494	Office/Retail/ Residential 寫字樓/ 零售/住宅	Medium 中期	13.97%

### C. Property held under development

持作發展中物業

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) 估計建築面積 (平方呎)	Usage 用途	Category of the lease 租約類別	Group's interest 集團 所佔權益
Hong Kong New World Centre Lot No. 6 Huai Hai Middle Road Luwan District Shanghai 上海市盧灣區 淮海中路地段6號 香港新世界中心	Under construction 興建中	2001	107,134	1,436,208	Hotel/ Service Apartment/ Office/ Retail 酒店/ 服務式公寓/ 寫字樓/ 零售	Medium 中期	16.14%

# SCHEDULE OF PRINCIPAL PROPERTIES

## D. Property held for development

持作發展物業

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) 估計建築面積 (平方呎)	Usage 用途	Category of the lease 租約類別	Group's interest 集團所佔權益
Asian Villas Eastern of Wuxi Road Hot Spring Village Fuzhou Fujian Province 福建省福州市 溫泉村五四路東側 盛亞豪苑	Planning to commence construction works 計劃展開興建工程	2003	109,857	797,000	Residential/ commercial 住宅/商業	Long 長期	27.95%

## E. Properties held for future development

持作日後發展物業

Location 地點	Approx. gross floor area (square feet) 建築面積約數 (平方呎)	Usage 用途	Category of the lease 租約類別	Group's interest 集團所佔權益
1. Technology Park Eastern of Shiguang Road Zhongcun Town Panyu, Guangzhou Province 廣東省番禺市 鍾村鎮市廣路東側 科技城	1,748,386	Industrial/ Residential 工業/住宅	Medium 中期	46.58%
2. Lot E, Huangsha Station Podium Development Guangzhou Underground Railway Line One Guangzhou, Guangdong Province 廣東省廣東市 地下鐵道一號線 黃沙站E地段	280,402	Retail/ Office 零售/寫字樓	Medium 中期	15.53%

## SCHEDULE OF PRINCIPAL PROPERTIES

### E. Properties held for future development (continued)

持作日後發展物業(續)

Location 地點	Approx. gross floor area 建築面積約數 (square feet) (平方呎)	Usage 用途	Category of the lease 租約類別	Group's interest 集團 所佔權益
3. Chenghai Royal Garden Outlet of Xinjin River Chenghai City Shantou, Guangdong Province 廣東省汕頭澄海市 新津河河口 澄海市海麗花園	10,046,300	Residential/ Commercial 住宅/商業	Long 長期	46.58%

### F. Rights held under contractual arrangements relating to properties

持有按有關物業合約安排之權利

Location 地點	Approx. gross floor area (square feet) 建築面積約數 (平方呎)	Usage 用途	Category of the lease 租約類別	Group's interest 集團 所佔權益
Haikou Asian Villas Jinpen Industrial Development Zone Haikou, Hainan Province 海南省海口市 金盤工業開發區 海口亞洲豪苑	4,092,214	Residential/ Commercial 住宅/商業	Long 長期	27.95%