

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 (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. The Zenith 3 Wanchai Road & 258 Queen's Road East Hong Kong 尚翹峰 香港 灣仔道3號及 皇后大道東 258號	Inland Lot No. 8953 內地段 8953號	Phase I: Fitting out works in progress 第一期: 裝修工程進行中	Phase I in mid of 2007 and Phase II in mid of 2011 第一期於 二零零七年年中 而第二期於 二零一一年年中	72,988	Phase I: 第一期: 510,978 Phase 2: 第二期: 159,727	Residential/ Commercial 住宅/商業	87.5% (note 1 & 2) (附註1及2)

Notes:

附註:

- 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.
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物業發展權利之權益百分比。
- 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.
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。
- 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.
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	Superstructure works in progress 上蓋工程進行中	Mid of 2007 二零零七年年中	5,760	52,948	Residential/ Commercial 住宅／商業	100%

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。

3. Larch Street and Bedford Road Tai Kok Tsui Kowloon Hong Kong (including 4 motorcycle spaces 26 parking spaces for residential, commercial visitors) 香港九龍大角咀 洋松街及必發道 (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	Superstructure works in progress 上蓋工程進行中	End of 2008 二零零八年年底	13,228	111,073	Residential/ Commercial 住宅／商業	100%
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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。