

# Property Development

## Year's Highlights

- Development land bank in Hong Kong amounting to 19.9 million square feet by gross floor area
- 3.1 million square feet of residential property completed for sale
- Sold and pre-sold an attributable HK\$21,166 million worth of property in Hong Kong
- Good sales for The Arch at Kowloon Station, Chelsea Court in Tsuen Wan and Noble Hill in Sheung Shui

Most of the Group's 19.9 million-square-foot development land bank in Hong Kong is destined to be residential properties for sale, primarily large-scale estates offering a wide range of unit sizes catering to different customers' needs. The Group is also building more large units to meet market demand.

The Group has always been committed to offering the highest quality of products and service to let residents in all its developments enjoy carefree living. This has earned the Group an enviable reputation and a recognized brand name that enhances its competitiveness. An increase in property prices also produced significantly higher development margins for the year under review.

## Property Sales

The Group sold and presold an attributable HK\$21,166 million worth of properties in Hong Kong in the year ended 30 June 2005, representing a 36 per cent increase over the previous year. Major projects sold during the year included The Arch at Kowloon Station, Chelsea Court in Tsuen Wan and Noble Hill in Sheung Shui.

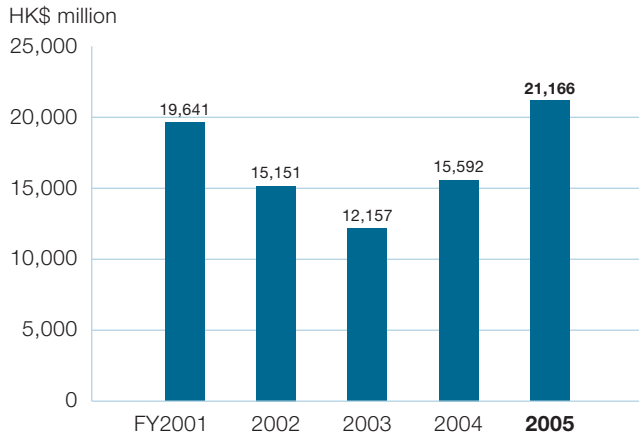
The Group will continue to put new projects on sale according to schedule, with developments to go on the market in the next nine months including Severn 8 on The Peak, Harbour Green at Olympic Station, Park Island Phase 5 on Ma Wan and Manhattan Hill in Lai Chi Kok.



A Sky House in The Arch luxury residential development offers a magnificent view of Victoria Harbour from 700 feet in the air.



### Property Sales in Hong Kong



### Project Completion Schedule

About 3.1 million square feet of residential properties for sale was completed during the year. The Group expects to complete an average of 2.7 million square feet of residential properties annually for the next three years. The Group's strong brand identity and favourable market conditions are likely to produce better margins and add to the Group's profitability.



The premium clubhouse at Noble Hill in Sheung Shui exudes style and elegance.



BeneVille in Tuen Mun offers a relaxing environment for residents.



Chelsea Court serviced apartments in Tsuen Wan have a wide range of layouts and hotel-style service to satisfy residents' needs.

# Property Development

## Major Projects Under Development by Year of Completion

Location	Project Name	Group's Interest (%)	Residential
<b>Projects to be completed in financial year 2005/06</b>			
Airport Railway Kowloon Station Development Package 3	The Arch	Joint venture	1,076,000
Ma Wan Development	Park Island Phase 5	Joint venture	800,000
Tin Ping Shan, Sheung Shui	Noble Hill	100	532,000
8 Severn Road, The Peak	Severn 8	100	59,000
Tung Chung Town Lot 2 (North site)	-	20	-
<b>Year Total</b>			<b>2,467,000</b>
<b>Projects to be completed in financial year 2006/07</b>			
Airport Railway Olympic Station Development Package 3	Harbour Green	Joint venture	1,110,000
Ngau Tam Mei, Yuen Long	-	100	383,000
Ma Wan Development	Park Island Phase 6	Joint venture	80,000
New Kowloon Marine Lot 3, Cheung Sha Wan	Manhattan Hill	33.3	358,000
Airport Railway Kowloon Station Development Packages 5, 6 & 7 (first phase)	-	Joint venture	742,000
392 Kwun Tong Road	Millennium City Phase 6	100	-
Tsuen Wan Inland Lot 5 & Lot 429 in DD 399, Ting Kau	-	100	-
<b>Year Total</b>			<b>2,673,000</b>
<b>Projects to be completed in financial year 2007/08</b>			
Yuen Long Town Lot 504 (first stage)	YOHO Town Phase 2	100	717,000
Kowloon Inland Lot 11076, Hung Hom	-	50	777,000
Shun Ning Road / Po On Road, Sham Shui Po	-	Joint venture	112,000
Sha Tin Town Lots 421, 438 and 496 (formerly known as To Fung Shan)	-	100	691,000
Lot 4038 in DD 120, Yuen Long	-	100	308,000
18-30 Bedford Road, Tai Kok Tsui	-	100	55,000
Airport Railway Kowloon Station Development Packages 5, 6 & 7 (second phase)	-	Joint venture	267,000
<b>Year Total</b>			<b>2,927,000</b>
<b>Major projects to be completed in financial year 2008/09 and beyond</b>			
New Kowloon Inland Lot 6308, San Po Kong	-	100	1,025,000
Yuen Long Town Lot 504 (second stage)	YOHO Town Phase 2	100	737,000
Tuen Mun Town Lot 465	-	100	621,000
Kwu Tung, Sheung Shui	-	100	603,500
Ap Lei Chau Inland Lot 129	-	35	316,000
Shek Wu Wai, Yuen Long	-	50	227,000
9 Shouson Hill Road, Island South	-	100	91,000
Pak Sha Tsuen, Yuen Long	-	100	49,000
Airport Railway Kowloon Station Development Packages 5, 6 & 7 (remaining phases)	-	Joint venture	-
Kwai Chung Town Lot 215	-	100	-
<b>Total</b>			<b>3,669,500</b>





Attributable Gross Floor Area (Square Feet)			
Shopping Centre	Office	Hotel	Total
-	-	-	1,076,000
-	-	-	800,000
-	-	-	532,000
-	-	-	59,000
-	-	47,500	47,500
-	-	<b>47,500</b>	<b>2,514,500</b>
-	-	-	1,110,000
-	-	-	383,000
-	-	-	80,000
18,000	-	-	376,000
171,000	-	-	913,000
-	402,000	-	402,000
-	-	310,000	310,000
<b>189,000</b>	<b>402,000</b>	<b>310,000</b>	<b>3,574,000</b>
249,000	-	-	966,000
16,000	-	-	793,000
22,000	-	-	134,000
-	-	-	691,000
-	-	-	308,000
-	-	-	55,000
-	1,000,000	606,000	1,873,000
<b>287,000</b>	<b>1,000,000</b>	<b>606,000</b>	<b>4,820,000</b>
205,000	-	-	1,230,000
-	-	-	737,000
-	-	-	621,000
-	-	-	603,500
-	-	-	316,000
-	-	-	227,000
-	-	-	91,000
-	-	-	49,000
-	1,495,000	417,000	1,912,000
-	906,000	-	906,000
<b>205,000</b>	<b>2,401,000</b>	<b>417,000</b>	<b>6,692,500</b>



Central Heights in Tseung Kwan O features diverse layouts and convenient transport.



Millennium City Phase 6 will be the top office address in Kowloon East with state-of-the-art facilities.

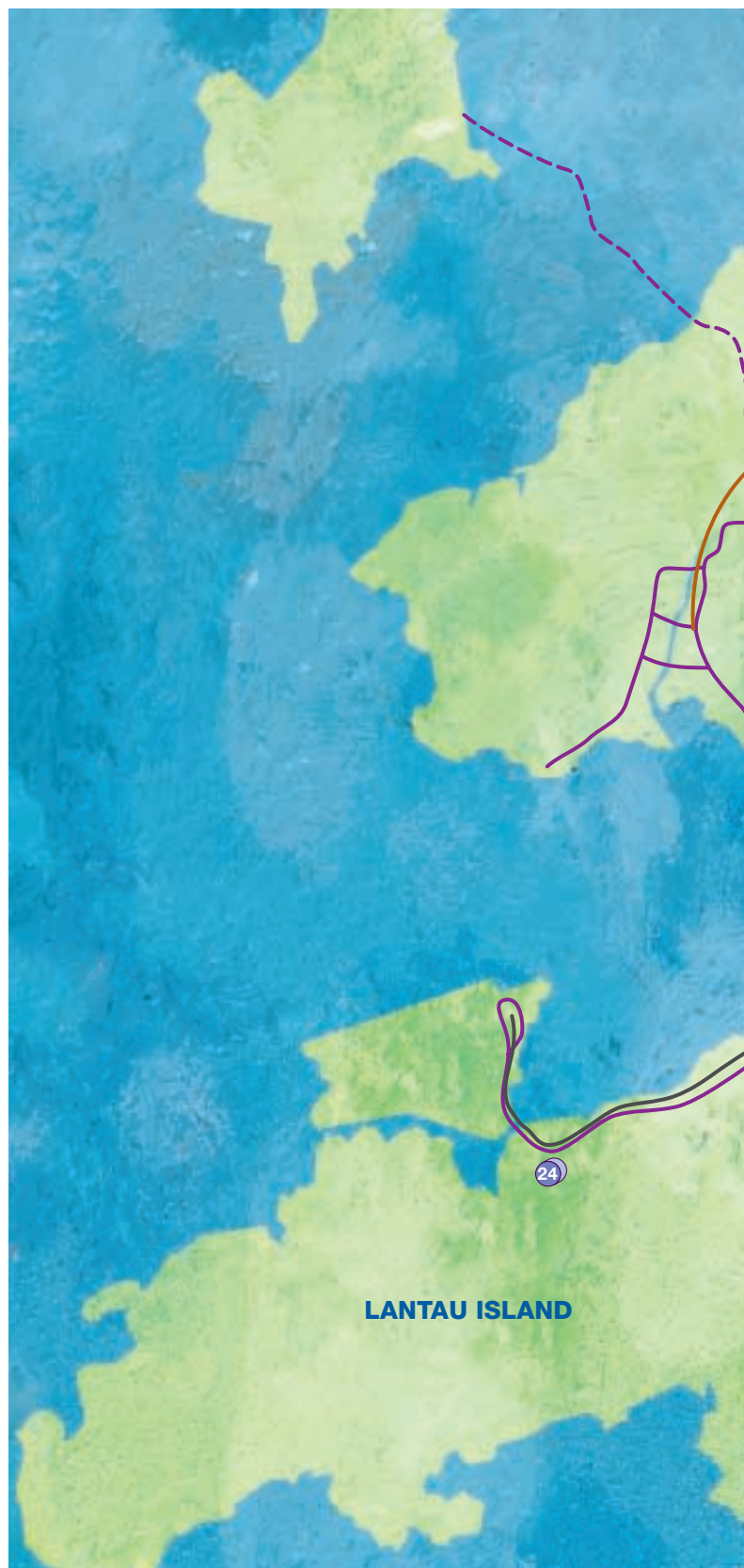
# Property Development

## Major Projects Under Development

● Residential 
 ■ Shopping Centre 
 ▲ Office 
 ● Hotel

01	Sha Tin Town Lots 421, 438 & 496	<span style="color: green;">●</span>
02	Noble Hill	<span style="color: green;">●</span>
03	Kwu Tung	<span style="color: green;">●</span>
04	Shek Wu Wai	<span style="color: green;">●</span>
05	Ngau Tam Mei	<span style="color: green;">●</span>
06	Park Island Phases 5 & 6	<span style="color: green;">●</span>
07	Harbour Green	<span style="color: green;">●</span>
08	The Arch	<span style="color: green;">●</span>
09	Severn 8	<span style="color: green;">●</span>
10	Ap Lei Chau Inland Lot 129	<span style="color: green;">●</span>
11	18-30 Bedford Road	<span style="color: green;">●</span>
12	Tuen Mun Town Lot 465	<span style="color: green;">●</span>
13	9 Shouson Hill Road	<span style="color: green;">●</span>
14	Lot 4038 in DD120, Yuen Long	<span style="color: green;">●</span>
15	Pak Sha Tsuen	<span style="color: green;">●</span>
16	YOHO Town Phase 2	<span style="color: green;">●</span> <span style="color: red;">■</span>
17	Manhattan Hill	<span style="color: green;">●</span> <span style="color: red;">■</span>
18	Shun Ning Road / Po On Road	<span style="color: green;">●</span> <span style="color: red;">■</span>
19	New Kowloon Inland Lot 6308	<span style="color: green;">●</span> <span style="color: red;">■</span>
20	Kowloon Inland Lot 11076	<span style="color: green;">●</span> <span style="color: red;">■</span>
21	Millennium City Phase 6	<span style="color: orange;">▲</span>
22	Kwai Chung Town Lot 215	<span style="color: orange;">▲</span>
23	Tsuen Wan Inland Lot 5 & Lot 429 in DD399, Ting Kau	<span style="color: purple;">●</span>
24	Tung Chung Town Lot 2	<span style="color: purple;">●</span>
25	Airport Railway Kowloon Station Development Packages 5, 6 & 7	<span style="color: green;">●</span> <span style="color: red;">■</span> <span style="color: orange;">▲</span> <span style="color: purple;">●</span>

<span style="color: orange;">—</span> KCR	<span style="color: black;">—</span> MTR
<span style="color: orange;">- - -</span> KCR (under construction/ planning)	<span style="color: black;">- - -</span> MTR (under planning)
<span style="color: purple;">—</span> Major Highway	<span style="color: blue;">- - -</span> Cross Harbour Tunnel
<span style="color: purple;">- - -</span> Major Highway (under construction)	<span style="color: grey;">—</span> Railway Interchange







# Property Development

## Status of Major Developments

### The Arch

#### Airport Railway Kowloon Station Development Package 3 (Joint venture)

Site area : 172,000 square feet  
Gross floor area : 1.1 million square feet  
Units : 1,054  
Expected completion : late 2005

The Arch drew an exceptional response when it went on sale in April 2005. Over 90 per cent of the units have been sold. The premium-quality development has distinctive architecture that makes it a new landmark on the Kowloon waterfront. Construction will finish in late 2005 and buyers are expected to take possession in the first half of 2006.



Distinctive architecture makes The Arch at Kowloon Station a new landmark on the waterfront.

### Noble Hill

#### Tin Ping Shan, Sheung Shui (100% owned)

Site area : 177,000 square feet  
Gross floor area : 532,000 square feet  
Units : 764  
Expected completion : late 2005

Noble Hill went on sale in January 2005, and it is now over 50 per cent sold. The development will have comprehensive facilities and easy transport connections north to the mainland and south to urban Kowloon.

### Park Island Phases 5 & 6

#### Ma Wan Development (Joint venture)

Site area : 1.4 million square feet  
(entire development)  
Gross floor area : 880,000 square feet  
Units : approximately 1,300  
Expected completion : 2006

Construction has begun on phases 5 & 6 of Park Island. The latest two phases will contain nine blocks of low-to-medium-rise apartment blocks on the environmentally-friendly island. They will be the last phases of the scenic green Park Island development.



Noble Hill in Sheung Shui has lush surroundings and easy transport to the mainland.





## Harbour Green

### Airport Railway Olympic Station Development Package 3 (Joint venture)

Site area	: 185,000 square feet
Gross floor area	: 1.1 million square feet
Units	: over 1,500
Expected completion	: third quarter of 2006

Harbour Green consists of five residential towers by Olympic Station, where its prime location will offer residents a comprehensive transportation network. Units in the development will range from typical 600-square-foot flats to penthouses of over 5,000 square feet. The project's selection of units and deluxe clubhouse are designed to offer modern city dwellers a premium lifestyle.

## Sha Tin Town Lots 421, 438 & 496

(100% owned)

Site area	: 371,000 square feet
Gross floor area	: 691,000 square feet
Units	: about 500
Expected completion	: first half of 2008

This project is made up of three individual sites located close together. The Group converted the land use of the sites in early 2004, paving the way for the development of 691,000 square feet of low-rise luxury residential premises. Site formation has been completed and foundation works will commence soon.



Park Island is an exceptional green residential development on Ma Wan.



Deluxe Harbour Green at Olympic Station will offer a premium lifestyle for modern city dwellers.



# Property Development

## YOHO Town Phase 2

**Yuen Long Town Lot 504** (100% owned)

Site area : 318,000 square feet  
Gross floor area : 1.4 million square feet  
(residential)  
245,000 square feet (retail)  
Units : about 2,000  
Expected completion : from 2008 in phases

Construction of YOHO Town Phase 2 is under way. Phase 2 is the focal point of the entire YOHO Town development and will contain a higher proportion of large units to meet the increasing demand. The development is supported by a comprehensive transportation network of highways and rail lines. Phase 2 will also include a shopping mall, offering added convenience to residents.

## New Kowloon Inland Lot 6308

**San Po Kong** (100% owned)

Site area : 137,000 square feet  
Gross floor area : 1 million square feet (residential)  
250,000 square feet (retail)  
Units : approximately 1,100  
Expected completion : first half of 2009

The Group bought this prime site in October 2004 and plans to turn it into a prestigious new address and shopping destination in Kowloon East. The residential units will set new standards of luxury in the district.

## Tuen Mun Town Lot 465

(100% owned)

Site area : 478,000 square feet  
Gross floor area : 621,000 square feet  
Units : approximately 500  
Expected completion : first half of 2009

The development will consist of about 500 residential units, surrounded by greenery and a tranquil, comfortable environment.



YOHO Town is a high-grade residential project in Yuen Long with a full clubhouse and lush landscaped garden.



The project in San Po Kong sets a new standard of luxury in Kowloon East.



## Millennium City Phase 6

**392 Kwun Tong Road** (100% owned)

Site area : 30,000 square feet  
 Gross floor area : 402,000 square feet  
 Expected completion : mid-2007

Following the success of the newly completed Phase 5, the Group is planning to add another premium office tower to its Millennium City portfolio in Kowloon East. Like previous phases, Phase 6 will feature state-of-the-art facilities to meet the needs of modern corporations and multinationals. Foundation works have just finished and superstructure works will soon commence.

## Airport Railway Kowloon Station Development Packages 5, 6 & 7

(Joint venture)

Site area : 790,000 square feet  
 Gross floor area : 5.4 million square feet (total)  
 : 4.7 million square feet (attributable)  
 Expected completion : in phases from 2007

The development will consist of 2.5 million square feet of top-quality offices, one million square feet of residential units and serviced apartments, another million square feet of hotel space and 0.9 million square feet of retail space. Upon completion, the development will include the tallest building in Hong Kong, featuring ultra-modern facilities to satisfy the demands of contemporary commercial tenants. Superstructure works on the first phase of over 700,000 square feet of residential units and serviced apartments are underway.



Millennium City Phase 6 will add to the Group's premium office portfolio in Kowloon East.



Works on the residential units and serviced apartments in the first phase of the Kowloon Station Development are underway.