





Other Hong Kong Properties

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Leasing activities for the Peak Portfolio remained active with high occupancy and strong rental growth. Mountain Court and Chelsea Court were fully occupied at the end of 2010 while 1 Plantation Road was 93% let.

Plaza Hollywood registered a 4% growth in revenue to HK\$353 million in 2010 on account of favourable rental growth. Average occupancy was maintained at over 99%.

In July 2010, a 50:50 joint venture with Nan Fung Group acquired the exclusive Mount Nicholson site at a consideration of HK\$10.4 billion. Mount Nicholson itself is a "location brand name" synonymous with the ultimate social status and recognition, with its private half-mile road access providing the ultimate privacy. The total GFA of 325,000 square feet offers the scale for unique architectural designs and features, and each ultra-deluxe villa of the development will boast either a private swimming pool or lift access. Design is in progress and construction will commence in 2011.

Cable TV Tower South in Tsuen Wan is being re-developed into a high-rise industrial/loft building, with a total GFA of 585,000 square feet. Superstructure works are underway.

Kowloon Godown in Kowloon Bay was given approval for a residential and commercial development with a GFA of 829,000 square feet. Lease modification application is underway.

Yau Tong Godown was given approval for a residential and commercial development with a GFA of 256,000 square feet. Negotiation on lease modification premium is underway.

The master layout plan for the Yau Tong joint venture project, in which the Group owns a 15% interest, has been submitted to the Town Planning Board.

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Statement of Financial Position (Extract)

As at 31 December 2010

	HK\$ Million
Properties	20,142
Interest in associates/jointly controlled entities	2,685
Property inventory and development	916
Other assets	15
Total business assets	23,758

Other Hong Kong Properties Highlights

	Project Nature				Attributable GFA (sq ft)	% owned
	Retail	Office	Residential	Industrial		
Peak Portfolio						
1 Plantation Road			•		97,000	100
Mountain Court			•		49,900	100
Chelsea Court			•		43,000	100
77 Peak Road			•		42,200	100
Strawberry Hill - various units			•		13,000	100
Plaza Hollywood	•				562,000	100
Wharf T&T Square	•	•			395,000	100
Delta House		•			349,000	100
Cable TV Tower - various units				•	566,000	100
Kowloon Godown			•		829,000	100
Star House - various units	•				50,800	71
Cable TV Tower South*				•	585,000	100
Yau Tong Godown*	•		•		256,000	100
103 Mount Nicholson Road*			•		162,000	50
Yau Tong JV Project*	•		•		651,400	15

* *under development*