

Major Investment Properties

In the Mainland, the Group had another 5.2 million square feet of completed investment properties: mainly offices and shopping centres in the prime locations in Beijing, Shanghai and Guangzhou. Over the years, the Group has been optimizing its investment property mix in mainland China, gradually increasing the proportion of premier grade projects by building new landmark developments in prime locations.

Major Completed Mainland Investment Properties

Project name and location	Lease expiry	Group's interest (%)	Attributable gross floor area (million sq.ft.)			
			Commercial	Office	Carparks	Total
World Financial Centre, Beijing	2044	100	0.14	1.99	–	2.13
Henderson Centre, Beijing	2033	100	0.89	–	0.24	1.13
Office Tower II, Grand Gateway, Shanghai	2043	100	–	0.69	–	0.69
Skycity, Shanghai	2042	75	0.22	–	0.07	0.29
Hengbao Plaza, Guangzhou	2040	100	0.70	–	0.23	0.93
			1.95	2.68	0.54	5.17

Status of Major Completed Investment Properties

Beijing

World Financial Centre, Chaoyang District (100% owned)

Completed in January 2009, World Financial Centre in Beijing, together with other neighbouring architectural wonders, defines a new image for the Chao Yang Central Business District of Beijing. Designed by the world-renowned Cesar Pelli as twin “crystal jewel boxes” incorporating special effect facade lighting on the exterior, this development is equipped with advanced facilities and green spaces, making it an International Grade A office complex in Beijing. As testimony to the Group’s efforts on sustainable development, these two 22-storey, 2.1 million-square-foot office buildings were accredited with “Platinum Rating” in the Building Environmental Assessment by HK-BEAM Society and awarded “Distinction” in the Certificate of Intelligent Building Index Assessment by the Asian Institute of Intelligent Buildings. Its list of tenants to date includes many renowned financial institutions and multinational corporations. Standard Chartered Bank, Mizuho Corporate Bank, International Air Transport Association, FAW Toyota and Novo Nordisk have all become anchor tenants.



World Financial Centre, Beijing

Beijing Henderson Centre, Dongcheng District (100% owned)

Completed in 1997, the shopping mall of the Beijing Henderson Centre is wholly-owned by the Group following the acquisition of the remaining 25% stake in August 2007. At the end of December 2009, its leasing rate was over 90%.

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Shanghai

Office Tower II, The Grand Gateway, Xuhui District (100% owned)

Located directly above the Xujiahui subway station, the twin towers of The Grand Gateway emerge as the landmark in the Xujiahui commercial circle. As at 31 December 2009, its Office Tower II was over 90% let with many multinational corporations such as Microsoft, Adidas, Tesco and Yum! Brands Inc. remaining as its anchor tenants.

Skycity, Zhabei District (75% owned)

Completed in 1997, Skycity comprises a four-storey commercial podium and 272 basement car parking spaces. As the main Shanghai Railway station and two metro stations are all within walking distance, many Mainland enterprises and retailers expressed interest in being tenants.

Guangzhou

Hengbao Plaza, Liwan District (100% owned)

Hengbao Plaza, located above the Changshou Road subway station, offers a one-stop shopping experience to its captive customers from neighbouring residential developments as large-scale retailers, fast food chains and fashion boutiques are all located there. Hengbao Plaza recorded a 10% year-on-year growth in rental income with almost 90% leasing rate by the end of 2009.

Macau

Joint-Venture Development in Macau

In April 2005, the Group entered into an agreement to jointly develop a large-scale waterfront site with a site area of approximately 1.45 million square feet in Taipa, Macau. The project is under application for land-use conversion with the total gross floor area to be finalized.



Office Tower II, The Grand Gateway, Shanghai