

Appendix II

Details of property under development as at 31 December 2001 are as follows:

Location	Group's interest*	Stage of construction	Expected completion date	Expected use	Approximate gross floor area
Nos. 18-20 Ming Fung Street, Wong Tai Sin, Kowloon, Hong Kong	49.1%	Planning	N/A	Residential/commercial	Site area is 1,800 sq. ft.

- * The property under development is held by subsidiaries, the Group's interest in which are held through other subsidiaries which in turn hold more than 50% of the issued voting share capital in the subsidiaries holding this property under development.