

BUSINESS

Projects under presale

Melbourne, Australia



AT UPPER WEST SIDE

Project Name: Upper West Side — Manhattan

Development Address: 639 Lonsdale Street

District: Central Business District, Melbourne

Property Website: www.upperwestside.com.au

Expected Saleable Floor Area (Sq. ft.): 388,000

Expected Net Lettable Floor Area (Sq. ft.): 4,900

Site Area (Sq. ft.): 22,281

Number of Residential Units: 641

Launch Time: FY 2014

Expected Completion: FY 2017

Building Floors (Include Retail area): 53

Geographical Environment:

The Property represents Stage 4 of a four-stage development known as "Upper West Side", a major mixed use development that will comprise four stages across the overall site which commences at Spencer Street and has additional main frontages to Lonsdale and Little Bourke Street.

Planning and Design:

- Apartments feature timber flooring, natural colours, designer stainless steel appliances, stone bench tops and plush carpentry throughout.
- Recessed balconies stretch the living space outdoors, making the most of the spectacular city views. And each apartment is connected to the world with state of the art fibre optic cabling.

Project Highlight:

Manhattan will feature 8 levels of car parking as well as indoor pool, sauna and gym located on level 5.

In addition to this all residents will have access to the other joint facilities within the Upper West Side development, including almost 1 acre of podium rooftop gardens, BBQ facilities, rock climbing facilities, 25m indoor lap pool and sauna, gymnasium, bocce fields, function room and study areas.



THE
FIFTH
RENEW YOUR FIFTH DAY

Project Name: The FIFTH

Development Address: 605 Lonsdale Street

District: Central Business District, Melbourne

Property Website: www.thefifthapartments.com.au

Expected Saleable Floor Area (Sq. ft.): 284,000

Expected Net Lettable Floor Area (Sq. ft.): 3,200

Site Area (Sq. ft.): 11,840

Number of Residential Units: 402

Launch Time: FY 2015

Expected Completion: FY 2018

Building Floors (Include Retail area): 50

Geographical Environment:

The site fronts onto Lonsdale Street, between King and Swanston Street in Melbourne. It shares Rose Lane with Tower 3 at Upper West Side. Short walking distance to the site is Spencer Street train station and the Spencer Street shopping precinct. The Property is located within the Melbourne CBD Grid.

Planning and Design:

- It is equipped with its very own ground-floor retail precinct, 8 levels of car parking and bicycle storage and offers stunning North, East and South views of Melbourne CBD.
- The FIFTH's residential recreational space located on level 5 is designed by Jack Merlo, a renowned award winning landscape designer and architect, and features a pool, spa, gym, garden lounge, landscaped rooftop garden, residents' lounge with fireplace and communal dining space with teppanyaki grills, offering the best of indoor and outdoor urban design in the heart of the CBD.

Project Highlight:

The Property is approved for a 50-storey building that includes ground level retail shops and residential uses. The proposed development will consist of 402 apartments, and includes a structured parking garage which will consist of 206 car park spaces.

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Project Name: West Side Place

Development Address: 250 Spencer Street

District: Central Business District, Melbourne

Property Website: www.westsideplace.com.au

Expected Saleable Floor Area (Sq. ft.) *: 2,000,000

Expected Net Lettable Floor Area (Sq. ft.): 83,800 (104 retail shops)

Number of Hotel Rooms: 263 rooms (Ritz – Carlton hotel)

Site area (Sq. ft.): 126,585

Number of Residential Units: More than 2,500

Launch Time: FY 2017 (Tower 1 and 2)

Expected Completion: FY 2020/2021 (Tower 1 and 2)

Building Floors (Include Retail Area):

Tower 1 – 81 Floors

Tower 2 – 64 Floors

Tower 3-4: Under Planning

Geographical Environment:

- The Property represents a two-stage development known as “West Side Place”, a major mixed-use development that will comprise four towers across the overall site.
- The site has main frontages with Spencer Street and Lonsdale Street and Little Lonsdale Street and Merriman Lane.
- The site is in immediate proximity to Spencer Street Train Station and Spencer Street Shopping Town.
- The Property is located within the Melbourne CBD Grid.

Planning and Design:

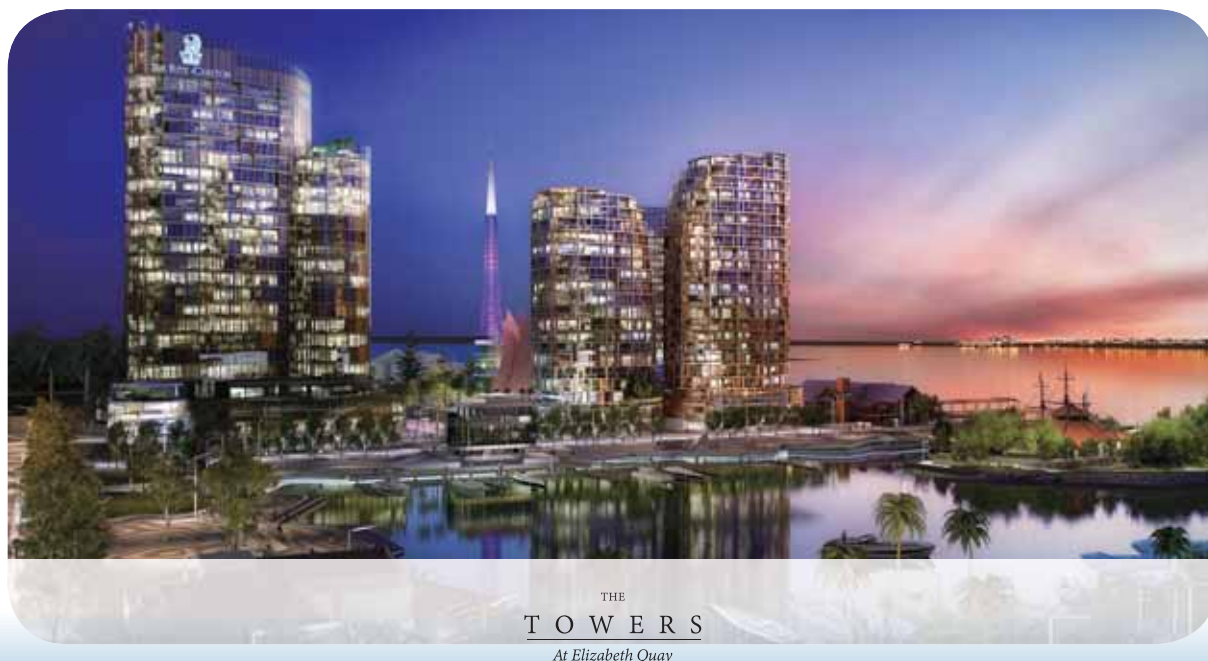
Featuring four high-rise towers with over 2,500 apartments as well as Ritz-Carlton hotel at the top levels of Tower 1, West Side Place, Melbourne embodies a new height of luxury inner city living. Proudly positioned at the corner of Lonsdale and Spencer streets, the highest tower at West Side Place will soar an impressive 81 storeys with the prestigious Ritz-Carlton hotel occupying the top levels, becoming Australia’s tallest hotel.

Project Highlight:

- West Side Place is a mixed-use residential development located next to the Upper West Side development. It consists of saleable floor area in relation to residential apartments of approximately 2 million sq. ft., a Ritz-Carlton hotel with approximately 263 hotel rooms, retail components and other facility components.
- Tower 1 and 2 with approximately 1,400 apartments were already under presold in June 2016.

* Approximate saleable residential floor areas may vary subject to finalization of development plans.

Perth, Australia



Project Name: The Towers at Elizabeth Quay

Development Address:

Elizabeth Quay Perth, edge of CBD and Swan River along the Eastern Promenade on Barrack Street, Perth

District: Central Business District, Perth

Property Website: www.thetowersperth.com.au

Expected Saleable Floor Area (Sq. ft.): 320,000

Expected Net Lettable Floor Area (Sq. ft.): 18,000

Site Area (Sq. ft.): 73,443

Number of Residential Units: 379

Number of Hotel Rooms: 204 rooms (Ritz – Carlton hotel)

Launch Time: FY 2016

Expected Completion: FY 2019

Geographical Environment:

- The Towers with the proposed Ritz-Carlton hotel as its centrepiece at Elizabeth Quay is located on the water's edge of the Swan River, and nestled between the Perth CBD, beautiful and expansive Kings Park, and Stirling Gardens.
- Elizabeth Quay reconnects the CBD with the Swan River, across 10 hectares of riverfront land between Barrack and William Streets. It will play host to a diverse mix of event and recreational spaces, transforming into a vibrant, contemporary, city destination.

- This exclusive riverside precinct will feature a stunning inlet connected by 1.5km of continuous boardwalks and promenades. At its entrance, a bridge will lead to an island complete with winding paths, kiosk and children's playground with spectacular views back to the city.
- As a mixed-use residential and commercial hub, it will feature restaurants, shops, cafes and entertainment venues, providing a new opportunity for Western Australians to celebrate by the water.
- The residential apartments will be a focal point and offer direct access to the inlet's promenade and island, providing sweeping views over the Swan River and the 400 hectares Kings Park and Botanic Gardens.

Planning and Design:

- The Towers at Elizabeth Quay will feature premium 1, 2 and 3 bedroom residential apartments, pool, gym and prestigious ground-floor retail precinct. The two towers contain 379 apartments, 104 apartments in tower 1, incorporating the Ritz-Carlton Hotel also, and 275 apartments in tower 2.

Project Highlight:

- Designed as part of a planned mixed-use complex that is intended to include the proposed "The Ritz-Carlton, Perth", which is part of the iconic luxury chain of Ritz-Carlton hotels and resorts.
- With sweeping views over the Swan River, 400-hectare Kings Park and Botanical Gardens, The hotel is expected to be the centrepiece of the new Elizabeth Quay development and is part of the most significant and ambitious waterfront project ever undertaken in Western Australia.

BUSINESS

Guangzhou, China



远东·御江豪庭
FAR EAST · ROYAL RIVERSIDE

Project Name: Royal Riverside

Development Address:

Yuhao 1 Jie, Li Wan District, Guangzhou

District: Guangzhou Li Wan District

Property Website: www.royalriverside.com

Expected Saleable Floor Area (Sq. ft.): 728,000

Site Area (Sq. ft.): 262,200

Number of Residential Units: 607

Launch Time: FY 2017

Expected Completion: FY 2017/2018

Building Floors (Include Retail Area):

Five Residential Buildings
Tower 1 (御豪軒): 20 Floors, Tower 2 (御龍軒): 15 Floors,
Tower 3 (御景軒): 15 Floors, Tower 4 (御翠軒): 31 Floors,
Tower 5 (御雅軒): 32 Floors

Geographical Environment:

Centrally located in the heart of city, Royal Riverside is just a 15-minutes' walk away from the Metro station and offers convenient access to Huadiwan station or Fangcun metro station. It takes only 15 minutes' drive to New International Airport.

Planning and Design:

Situated at Riverside with a large community of nature and an endless inspiration for design concept. In addition to the practicability of architecture, Royal Riverside is designed in Modern Art Deco style. The designer focuses on the detail of the decoration with European artistic taste and well-proportioned sculpture features and water features, rendering nearby artistic atmosphere.

Project Highlight:

- Royal Riverside is fully equipped with a private club house, outdoor swimming pool, leisure foot massage pool, underwater loungers etc. The club house features a world-class resort that offers cinemas, bars and elderly center.
- Along the house, there are 100,000 square meters of standardized public kindergartens, opened boutique community, commercial streets, private clubs, barbecue area and markets, and so lead the "LOHAS" community-based living.

Awards:

- Leju 2015 Premium Property
- SouFun – 2015 Guangzhou High Quality Property
- 2015 China Properties and Houses Champion Chart – The Best Quality Property with an Attitude



Shanghai, China



Project Name: King's Manor

Development Address:

Lane 655, Jin Qiu Road (California Garden District 16)

District: Baoshan District, Shanghai

Expected Saleable Floor Area (Sq. ft.): 712,000

Site Area (Sq. ft.): 593,958

Number of Residential Units: 479 apartments + 90 townhouses

Launch Time: FY 2015/2016

Expected Completion: FY 2016/2017

Building Floors (Include Retail Area):

Four 16-storey residential buildings with elevators, four-building townhouse and two-building townhouse

Planning and Design:

The project adopted a new classical architectural style to shape the overall image with enriched composition and elegant appearance, in which, the architectural aesthetics is manifested by its finest design, not only emphasizing the use of landscape from the perspective of architecture, but also enabling architecture itself to become a focus of the environment. Consequently, architecture has become one of the characters inside and outside the landscape.

Geographical Environment:

Located at the junction of Jinqiu Road and Nanchen Road, King's Manor is just within walking distance to exit of Nanchen Station of Metro Line 7.

The planned Metro Line 15 will also intersect there, which will pass through the prosperous CBDs in Shanghai including Jingan, Xihui and Pudong, taking you to every part of the city. In addition, with the rapid connection of the Central Elevated Expressway, the People's Square, Shanghai Hongqiao hub, Shanghai South Station, and the Pudong Airport are easily accessible. All popular districts in Shanghai are just a 10-45 minutes' drive away.

Project Highlight:

Shopping	: California Gardens, Carrefour, Dongfang Guomao Xincheng, Hongji Leisure and Cultural Square
Other auxiliary facilities	: Dachang Hospital, Huashan Hospital, Lianhua, Hualian Supermarket, banking outlets
Sports and recreation	: Dachang Sports Park (under construction), Gucun Park

Awards:

- 2015 Utmost Potential Properties Award – Netease
- 2015 Chinese High Quality Property Golden Award – SouFun
- 2016 Most Anticipated Property by SH.QQ.com/House.qq.com
- 2015 Shanghai SouFun Bestselling Property Golden Award
- SouFun 2015 Shanghai High Quality Properties Enterprise

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Project Name: Royal Crest II

Development Address: Lane 699, Jin Qiu Road (California Garden District 17B)

District: Baoshan District, Shanghai

Expected Saleable Floor Area (Sq. ft.): 259,000

Site Area (Sq. ft.): 300,660

Number of Residential Units: 180 apartments + 42 townhouses

Launch Time: FY 2017

Expected Completion: FY 2018

Building Floors (Include Retail Area):

Six-storey residential buildings with elevators
Six townhouses (3 storeys aboveground and 1 storey underground)

Geographical Environment:

Royal Crest II offers both accessible transportation and everyday livelihood, with Metro Line 7 Shanghai University Station located at the entrance of the community, and the planned Metro Line 15 will also intersect the most prosperous CBDs in Shanghai including Jing'an, Xuhui, Pudong. In addition, the Central Elevated Expressway connects the People's Square, Shanghai Hongqiao Hub, Shanghai South Railway Station, and Pudong International Airport. It takes only 10-45 minutes' drive from the project to the Shanghai popular areas.

Project Highlight:

Shopping	: California Garden Xintiand, Carrefour, Xinhugang Seafood hotel, Hongji Leisure and Cultural Square
Auxiliary facilities	: Dachang Hospital, Huashan Hospital, Lianhua, Hualian Supermarket, banking outlets
Sports and recreation	: Dachang Sports Park (under construction), Gucun Park



Hong Kong, China



Project Name: Aspen Crest

Development Address: 68 Wan Fung Street

District: Wong Tai Sin, Kowloon, Hong Kong

Property Website: www.aspencrest.com.hk

Expected Saleable Floor Area (Sq. ft.): 64,000

Expected Net Lettable Area (Sq.ft.): 12,000

Site Area: 10,646

Number of Residential Units: 234

Launch Time: FY 2016

Expected Completion: FY 2019

Building Floors (Include Retail Area): 29

Geographical Environment:

Aspen Crest completely dominates the core transport arteries of Kowloon East. It connects the three main roads of Kowloon district, namely Lung Cheung Road, Kwun Tong Road and Kwun Tong Bypass, and two main railways, namely Kwun Tong line and the Shatin to Central Link (SCL) which is under construction, as well as the completion of Kai Tak Cruise Terminal nearby, and provides long and short haul routes to the Pearl River Delta region in the PRC and cities worldwide.

Planning and Design:

The podium of Aspen Crest is mainly designed on the basis of modern New York construction characteristics. Having an entrance of approximately 5-meter height, and colored in warm beige and bronze, creates the atmosphere of magnificent and glorious. The construction is characterized by significant lines and geometrical symmetry, accompanied by the rare stones and glass curtain walls with unprecedented scale, which has exhibited the classic styles of skyscrapers.

Project Highlight:

The private club "Club Aspen" of Aspen Crest is equipped with diversified and premium auxiliaries. The indoor space has gardens, including VIP rooms, outdoor barbecue zone, gym room, kids playground and outdoor garden as well as a 6-star outdoor resort-styled pool, with an area of over 4,000 sq. ft.. Residents are able to enjoy the luxurious quality lifestyle here around the clock.

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Project Name: Eivissa Crest

Development Address: 100 Hill Road, Pok Fu Lam

District: Sheung Wan and Western District, Hong Kong

Property Website: www.eivissacrest.com

Expected Saleable Floor Area (Sq. ft.): 36,000

Site Area (Sq. ft.): 5,763

Number of Residential Units: 106

Launch Time: FY 2014

Expected Completion: FY 2017

Building Floors (Include Retail Area): 33

Geographical Environment:

Eivissa Crest is in the general vicinity of the Hong Kong University Station on the MTR West Island Line as the core of Hong Kong Island Western District with high accessibility. Eivissa Crest is close to the Western Corridor and the Western Harbour Cross Tunnel, connecting many major high-speed trunk to Island East, Kowloon and the New Territories. The nearby of Eivissa Crest is famous Soho and Lan Kwai Fong, lined with countless meters of starred restaurants with the surrounding a blend of cultural and arts venues, adjacent to The Fringe Club, Hollywood Road gallery district, and NoHo and PoHo areas.

Planning and Design:

An elegant design by adopting the vertical overlapping. Glass curtain walls and premium building materials are in concert with the diligent and exquisite design.

Project Highlight:

- Eivissa Crest features Club Eivissa — facilities include an outdoor pool, a barbecue area, and multi-purpose rooms



Kuala Lumpur, Malaysia



Project Name: Dorsett Bukit Bintang

Development address: Jalan Imbi

District: Bukit Bintang, Kuala Lumpur

Property Website: www.dorsettresidencesbb.com

Expected Saleable Floor Area (Sq. ft.): 215,000

Site Area (Sq. ft.): 17,696

Number of Residential Units: 252

Launch Time: FY 2015

Expected Completion: FY 2017/2018

Building Floors (Include Retail area): 30

Geographical Environment:

- Located in the Golden Triangle, the busiest district in Kuala Lumpur, the project brings sophisticated shopping close to you. The mix of international luxury brands and entertainment will definitely uplift your spirit.
- Surroundings: Tun Razak Exchange – A 70 acre international hub for economic and financial activities with estimate gross development of MYR 26 billion. (Planned for completion by 2019)
- 3 minutes walk to Pavillion, JW Marriot, Westin, Starhill, Riz Carlton, Fahrenheit Bintang Walk

Planning and Design:

- A construction of a thirty-storey serviced apartment rooms building, one level of basement motorcycle park, eleven storeys of car park podium with car lift, one storey of mezzanine floor, ground floor cum lobby area and services level below roof top is known as Dorsett Residences, Bukit Bintang.

Project Highlight:

- Comprehensive facilities
 - Infiniti swimming pool
 - Pool and sun deck
 - Jacuzzi
 - Sauna room
 - Gym room

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Strong Pipeline for Sustainable Growth

	Projects under presale as at 31 March 2016	Location	Cumulative presales (HK\$ M)
1	Eivissa Crest ⁽³⁾	Hong Kong	629
2	Aspen Crest	Hong Kong	882
3	UWS stage 4 – Manhattan	Melbourne	1,741
4	The FIFTH	Melbourne	1,225
5	The Towers at Elizabeth Quay	Perth	1,411
6	Dorsett Bukit Bintang	Kuala Lumpur	316
7	King's Manor (remaining)	Shanghai	1,260
8a	Royal Riverside (Tower 2)	Guangzhou	53
Total presales value			7,517

Other active development pipeline

	Active Projects	Location	Expected presale Launch Time ⁽¹⁾
8b	Royal Riverside (Tower 1, 3-5)	Guangzhou	FY2017
9	Royal Crest II	Shanghai	FY2017
10	Tan Kwai Tsuen	Hong Kong	FY2017
11	Sha Tau Kok	Hong Kong	FY2017
12	Tai Wai	Hong Kong	FY2018
13	Sham Shui Po	Hong Kong	FY2018
14	Shatin Heights	Hong Kong	FY2018
15	West Side Place	Tower 1	FY2017
16		Tower 2	FY2017
17		Tower 3	Planning
18		Tower 4	Planning
19	Alpha Square	London	Planning
20	Queen's Wharf ⁽⁴⁾ (residential)	Tower 4	FY2018
21		Tower 5	Planning
22		Tower 6	Planning
23	Alexandra View ⁽⁵⁾	Singapore	FY2018
Sub total (pipeline)			
Total (presales+ pipeline)			

(1) Approximate saleable residential floor areas and expected gross development value may vary subject to finalization of development plans

(2) Expected completion and launch time may vary which subject to construction program and relevant authority permits obtained

(3) This development is treated as an investment property. Upon completion and when the titles of the development have been passed to buyers, the difference between the net disposal proceeds and the carrying amount of the asset will be presented as gains or losses on disposal of investment properties held for sale in the consolidated statement of profit or loss for the compliance of that relevant accounting standard

(4) The Group has 50% interest in the development

(5) The Group has 70% interest in the development



Expected attributable SFA ⁽¹⁾ (sq. ft.)	Expected attributable GDV ⁽¹⁾ (HK\$ M)	Expected completion ⁽²⁾	Cumulative presale as % of GDV %
36,000	767	FY2017	82%
64,000	1,069	FY2019	83%
388,000	1,741	FY2017	100%
284,000	1,225	FY2018	100%
320,000	2,733	FY2019	52%
215,000	825	FY2017/18	38%
386,000	1,681	FY2017	75%
86,000	255	FY2017/18	21%
1,779,000	10,296		73%

Expected attributable SFA ⁽¹⁾ (sq. ft.)	Expected attributable GDV ⁽¹⁾ (HK\$ M)	Expected completion ⁽²⁾
642,000	1,881	FY2017/18
259,000	1,380	FY2017/18
51,000	581	FY2017/18
99,000	771	FY2019
33,000	399	Planning
28,000	366	Planning
70,000	1,200	Planning
585,000	3,076	FY2020/21
487,000	2,561	FY2020/21
400,000	2,103	Planning
576,000	3,028	Planning
388,000	4,314	Planning
259,000	1,428	Planning
236,000	1,417	Planning
211,000	1,270	Planning
290,000	2,840	Planning
4,614,000	28,615	
6,393,000	38,911	