

INVESTMENT PROPERTIES PORTFOLIO

Hysan's premium office and retail portfolios leverage Causeway Bay's unique locational advantages to provide maximum convenience and benefit to tenants, their customers and other users.

Our semi-retail office hub (principally comprising Leighton Centre and One Hysan Avenue) is valued by tenants who require personal interface with customers and appreciate Causeway Bay's central location. On the retail side, Lee Theatre Plaza is renowned for lifestyle shops and dining options, while Leighton Centre's retail podium will be rejuvenated.

Our Grade "A" office hub (principally comprising The Lee Gardens, Lee Gardens Two, Sunning Plaza and AIA Plaza) provides premium facilities with unparalleled convenience and prestige for tenants and their clients. Its corresponding Lee Gardens retail hub is home to international brands which are synonymous with sophistication and luxury.

1. THE LEE GARDENS

33 Hysan Avenue, Causeway Bay

The Lee Gardens is the Group's flagship property comprising an office tower and a high-end shopping centre. The development, close to the MTR Causeway Bay station, enjoys spectacular views of the Harbour and Happy Valley and is home to many international corporations, luxury fashion brands and renowned restaurants.



| Approx. Gross Floor Area **903,000 ft²** | Number of Floors **53** |
| Parking Spaces **200** | Completed **1997** |

4. AIA PLAZA

18 Hysan Avenue, Causeway Bay

AIA Plaza is a 25-level office and retail complex at the corner of Hysan Avenue. The building boasts a bright and spacious lobby.



| Approx. Gross Floor Area **132,000 ft²*** | Number of Floors **25** |
| Completed **1989** | Renovated **2009** |

2. LEE GARDENS TWO

28 Yun Ping Road, Causeway Bay

Lee Gardens Two is an office and retail complex. The complex is conveniently linked to the neighbouring The Lee Gardens and is home to many international corporations, luxury fashion brands, renowned restaurants and a children's concept floor.



| Approx. Gross Floor Area **627,000 ft²** | Number of Floors **34** |
| Parking Spaces **176** | Completed **1992** |
| Renovation of retail podium **2003** |

5. 111 LEIGHTON ROAD

111 Leighton Road, Causeway Bay

Located in a pleasant and quieter area in the heart of Causeway Bay, 111 Leighton Road is an ideal office location offering convenience as well as privacy. The retail shops include some trend-setting stores.



| Approx. Gross Floor Area **80,000 ft²** | Number of Floors **24** |
| Completed **1988** | Renovated **2004** |

3. SUNNING PLAZA

10 Hysan Avenue, Causeway Bay

Designed by the renowned architect I.M. Pei, Sunning Plaza greets tenants and visitors with a spacious entrance and lift lobby. Among its retail tenants are popular food and beverage outlets, which have established the plaza as a hub for relaxation and social recreation.

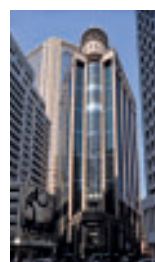


| Approx. Gross Floor Area **277,000 ft²** | Number of Floors **30** |
| Parking Spaces **150** (jointly owned with Sunning Court) |
| Completed **1982** |

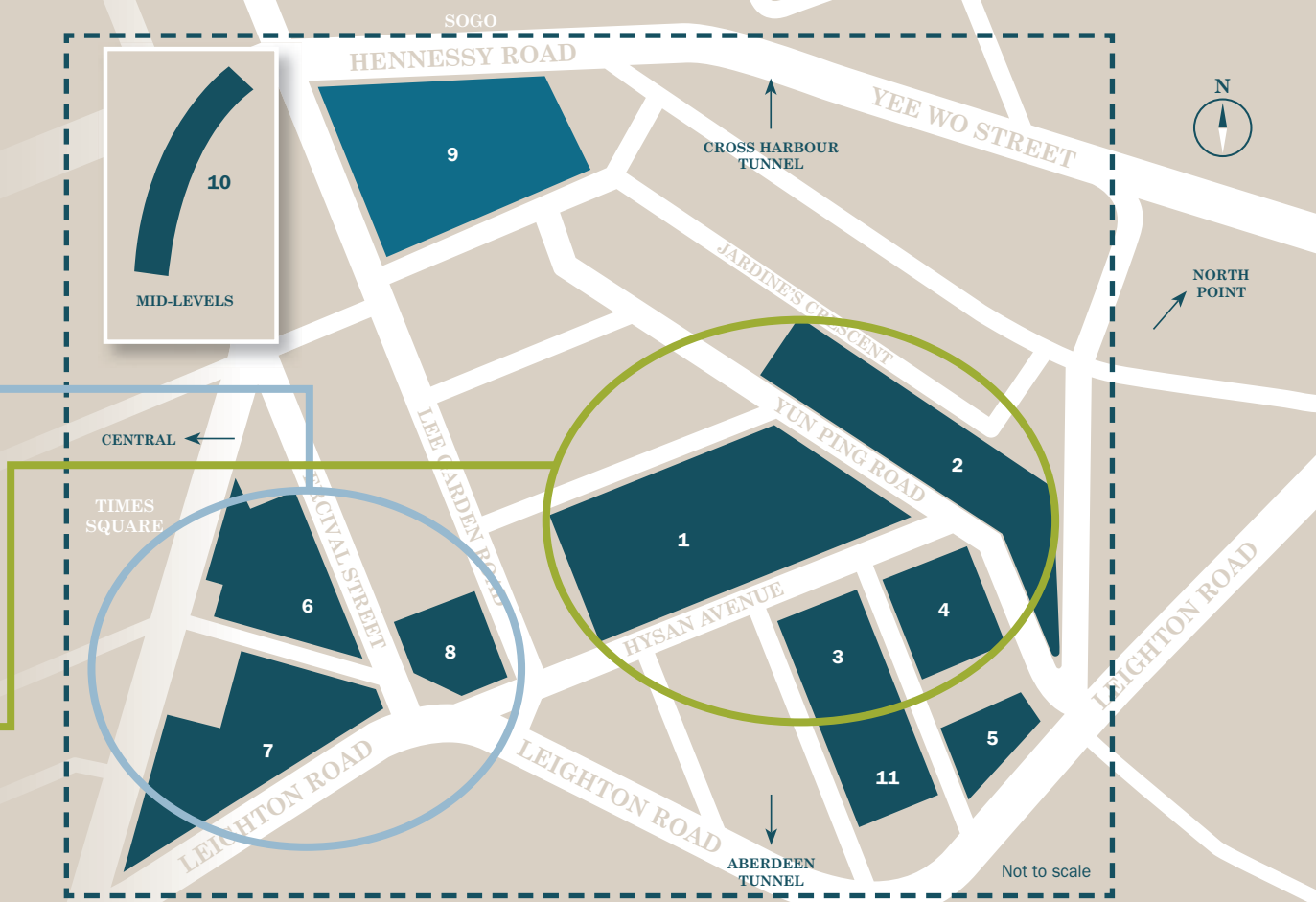
6. LEE THEATRE PLAZA

99 Percival Street, Causeway Bay

Like its predecessor, Lee Theatre, the Lee Theatre Plaza is a Hong Kong landmark, being one of the city's best known shopping and dining complexes, housing many of the world's most famous lifestyle brands and restaurants.



| Approx. Gross Floor Area **317,000 ft²** | Number of Floors **26** |
| Completed **1994** |



7. LEIGHTON CENTRE

77 Leighton Road, Causeway Bay

This office and retail complex enjoys close proximity to all forms of public transport. Its central location in the Causeway Bay area makes it a much sought-after address.



| Approx. Gross Floor Area **428,000 ft²*** | Number of Floors **28** |
| Parking Spaces **264** | Completed **1977** | Planned renovation **2010** |

8. ONE HYSAN AVENUE

1 Hysan Avenue, Causeway Bay

Located at the junction of three busy streets in the heart of Causeway Bay, this office and retail complex enjoys a prime location with a variety of retail facilities in the surrounding area.



| Approx. Gross Floor Area **169,000 ft²** | Number of Floors **26** |
| Completed **1976** | Renovated **2002** |

9. HENNESSY CENTRE REDEVELOPMENT

500 Hennessy Road, Causeway Bay

Hysan's future northern gateway under construction.



Artist's impression

| Estimated Total Gross Floor Area Approx. **710,000 ft²** |
| Projected Year of Completion **2011** |

10. BAMBOO GROVE

74–86 Kennedy Road, Mid-Levels

A luxury residential complex in the Mid-Levels, Bamboo Grove commands panoramic views of the harbour and the greenery of the Peak, and is well served by a multitude of public transport. In addition to superb property management services and full club-house and sports facilities, tenants also enjoy personalised resident services that help ensure a comfortable stay.



| Approx. Gross Floor Area **691,000 ft²** | Number of Units **345** |
| Parking Spaces **436** | Completed **1985** | Renovated **2002** |

11. SUNNING COURT

8 Hoi Ping Road, Causeway Bay

The Sunning Court is a unique residential tower in the dynamic Causeway Bay area. Located in a pleasant environment with tree-lined streets, and within easy reach of all forms of relaxation and entertainment in the surrounding district, the building provides maximum comfort for its tenants.



| Approx. Gross Floor Area **98,000 ft²** | Number of Units **59** |
| Parking Spaces **150** (jointly owned with Sunning Plaza) |
| Completed **1982** | Renovated **2003** |

Note: The Approximate Gross Floor Areas shown above are based on accountable gross floor area of the relevant building and rounded to the nearest 1,000 ft².

* re-calculated in accordance with latest approved building plans following material Additions & Alterations works.

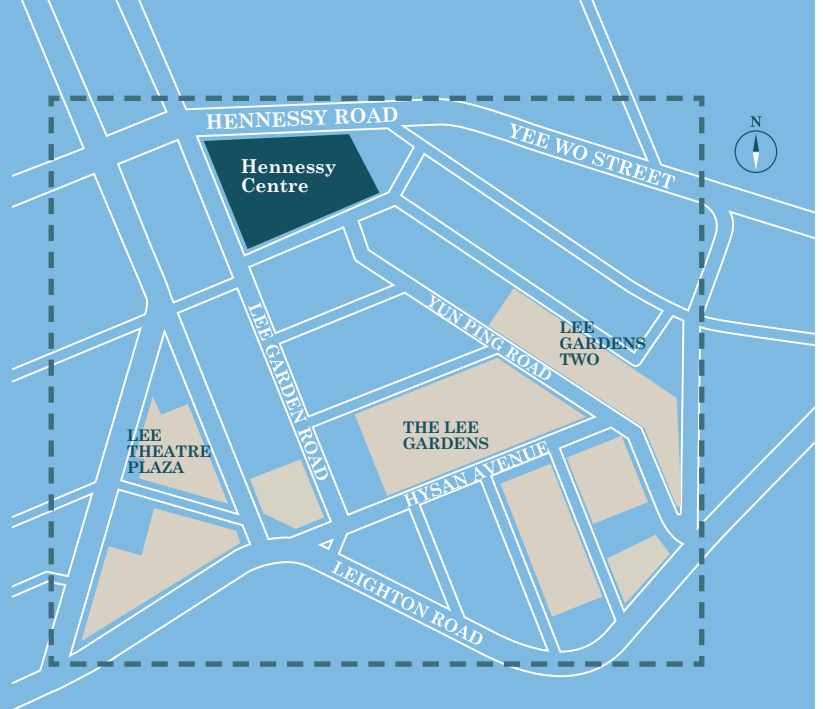


Hennessy Centre

REDEVELOPMENT

500
HENNESSY
ROAD





The building will be the future northern gateway of Hysan's portfolio in the heart of Causeway Bay, Hong Kong's most vibrant commercial district.

Hennessy Centre redevelopment project is at the forefront of international environmental standards, including pre-certification at Platinum level for the United States Green Building Council's Leadership in Energy and Environmental Design (LEED), and Hong Kong's Building Environmental Assessment Method (BEAM). For more on Hennessy Centre redevelopment's green aspirations, please refer to the accompanying Corporate Responsibility Report 2009.

710,000

SQUARE FEET OF GROSS FLOOR AREA

40

OFFICE AND RETAIL MIXED-USE FLOORS

15+

FLOORS OF RETAIL OUTLETS

2011

END OF 2011 PROJECTED COMPLETION

