

Set out below is a summary of the major property development projects of the Group as at 31 December 2021:

*Major Development Properties*

	City	Projects of SI Development	Type of property	Interest attributable to SI Development	Approximate site area (square meters)	Planned total GFA (square meters)	Pre-sold during the year (square meters)	Total GFA sold (square meters)	Expected date of completion
1	Kaifu District, Changsha	Fengsheng Building	Residential and commercial	90%	5,468	70,566	–	32,542	Completed
2	Chenghua District, Chengdu	Hi-Shanghai	Residential and commercial	100%	61,506	254,885	1,561	200,212	Completed
3	Beibei District, Chongqing	Hi-Shanghai	Residential and commercial	100%	30,845	74,935	1,007	59,893	Completed
4	Yuhang District, Hangzhou	Hi-Shanghai (Phase I)	Residential and commercial	85%	74,864	230,484	776	150,296	Completed
5	Yuhang District, Hangzhou	Hi-Shanghai (Phase II)	Residential and commercial	85%	59,640	198,203	3,315	134,361	Completed
6	Wuxing District, Huzhou	Hurun Commercial Plaza	Commercial	100%	13,661	27,322	–	–	Under Planning
7	Wuxing District, Huzhou	SIIC Tianlan Bay	Residential and commercial	100%	115,647	193,292	24,397	128,440	Completed
8	Wuxing District, Huzhou	SIIC Yungjing Bay	Residential	100%	68,471	207,906	91,212	147,184	Completed
9	Shilaoren National Tourist Resort, Qingdao	International Beer City	Composite	100%	227,675	806,339	–	327,831	2014 to 2022, in phases
10	Fengze District, Quanzhou	Sea Palace	Residential and commercial	100%	170,133	1,064,099	32,653	258,256	2017 to 2025, in phases
11	Baoshan District, Shanghai	Era of Elites (Phase I)	Residential	100%	26,600	73,798	25,630	40,579	2022
12	Baoshan District, Shanghai	Era of Elites (Phase II)	Residential	100%	32,130	86,692	48,181	48,181	2022
13	Hongkou District, Shanghai	North Bund Lot No. 89 Project	Commercial and office	90%	23,037	230,568	–	–	2022
14	Jiading District, Shanghai	Sea Garden	Residential and commercial	100%	58,949	163,351	1,774	84,107	Completed
15	Jiading District, Shanghai	Essence of Shanghai	Residential and commercial	100%	32,991	75,559	625	40,419	Completed
16	Jingan District, Shanghai	Territory Shanghai	Residential	100%	32,512	114,737	3,867	84,895	Completed
17	Qingpu District, Shanghai	Belle Rive	Villa	51%	315,073	59,577	–	25,985	Phase II north land lot will commence new construction in the latter half of 2021, and is expected to be completed in 2024
18	Qingpu District, Shanghai	Shanghai Bay	Residential	51%	808,572	631,199	4,994	268,141	2011 to 2023, in phases
19	Qingpu District, Shanghai	He Villa/Sea County	Residential	51%	162,708	121,683	99	85,194	Completed
20	Wuzhong District, Suzhou	Sudi Lot 2017-WG-10	Residential	100%	40,817	126,881	–	–	2022
<b>Sub-total</b>					<b>2,361,299</b>	<b>4,812,076</b>			

City	Projects of SI Urban Development	Type of property	Interest attributable to SI Urban Development	Approximate site area (square meters)	Planned total GFA (square meters)	Pre-sold during the year (square meters)	Total GFA sold (square meters)	Expected date of completion	
1	Chaoyang District, Beijing	Youngman Point	Residential and commercial	100%	112,700	348,664	–	258,814	Completed
2	Haidian District, Beijing	West Diaoyutai • Emperor Seal	Residential	97.5%	42,541	250,930	11,374	212,640	Completed
3	Jiulongpo District, Chongqing	Top City	Residential, commercial and office	100%	120,014	786,233	–	376,424	Completed
4	Huaqiao Town, Kunshan	Yooou.net	Commercial and office	30.7%	34,223	129,498	–	63,021	Completed
5	Baoshan District, Shanghai	Shangtou Baoxu	Residential	71.3%	118,880	306,167	5,330	115,447	Completed
6	Minhang District, Shanghai	Urban Cradle	Residential and commercial	53.1%	943,000	1,226,298	15,361	839,405	Completed
7	Minhang District, Shanghai	Shanghai Jing City (including “晶秀坊”)	Residential and commercial	59%	301,908	772,885	34,592	595,001	Completed
8	Minhang District, Shanghai	TODTOWN	Residential, commercial, hotel, office and apartment office	20.7%	117,825	605,000	18,348	74,553	2020 to 2024, in phases
9	Minhang District, Shanghai	Contemporary Art Villa • Jade Villa	Residential	100%	116,308	80,777	6,988	76,839	2018 to 2022, in phases
10	Minhang District, Shanghai	Contemporary Splendour Villa • Courtyard Villa	Residential	100%	120,512	191,636	16,322	66,584	Completed
11	Minhang District, Shanghai	Shangtou Xinhong	Residential and commercial	90%	89,432	289,271	–	–	2021 to 2023, in phases
12	Minhang District, Shanghai	Chenghang Project	Commercial and office	80%	20,572	60,195	–	–	Completed
13	Minhang District, Shanghai	Shenzhicheng project	Rental leasing	29.5%	47,435	128,075	–	–	2022
14	Minhang District, Shanghai	Chenglong project	Rental leasing	59%	47,383	118,458	–	–	2023
15	Songjiang District, Shanghai	Shanghai Youth City	Commercial and office	100%	57,944	212,130	–	139,840	Completed
16	Xuhui District, Shanghai	Jingxiang Project	Rental leasing	59%	17,161	48,050	–	–	2022
17	Xuhui District, Shanghai	Guilin Road Aerospace project	Scientific research and design and residential leasing	21.2%	91,160	590,165	–	–	2025 to 2026, in phases
18	Heping District, Shenyang	Shenyang U Centre	Commercial, office and serviced apartment	100%	22,651	228,768	–	71,660	Completed
19	Futian District, Shenzhen	China Phoenix Tower	Residential, commercial and office	91%	11,038	106,190	–	78,343	Completed

City	Projects of SI Urban Development (continued)	Type of property	Interest attributable to SI Urban Development	Approximate site area (square meters)	Planned total GFA (square meters)	Pre-sold during the year (square meters)	Total GFA sold (square meters)	Expected date of completion
20	Hedong District, Tianjian Hedong Polytechnic University Project • 仰山華庭	Residential and commercial	100%	42,146	122,200	–	–	2024
21	Nankai District, Tianjian Laochengxiang	Residential, commercial and office	100%	244,252	752,883	–	582,737	Completed
22	Yangtze New District, Wuhan Yangluo Project • 香開長龍	Residential and commercial	28.9%	257,600	452,000	8,617	8,617	2024 to 2027, in phases
23	Binghu District, Wuxi Urban Development International Center	Commercial, hotel, office and serviced apartment	59%	24,041	193,368	–	41,900	Completed
24	Chanba Ecotope, Xi'an Originally	Residential, commercial and hotel	71.5%	2,101,967	3,899,867	127,829	2,630,125	2008 to 2025, in phases
25	Chanba Ecotope, Xi'an Qiyuan Road Project	Residential	100%	51,208	102,418	–	–	2023 to 2024, in phases
26	Zhifu District, Yantai Yantai Project	Residential and commercial	100%	77,681	159,100	–	–	2022 to 2024, in phases
<b>Sub-total</b>				<b>5,231,582</b>	<b>12,161,226</b>			

City	Projects of the Company	Type of property	Interest attributable to the Company	Approximate site area (square meters)	Planned total GFA (square meters)	Pre-sold during the year (square meters)	Total GFA sold (square meters)	Expected date of completion
1	Qingpu District, Shanghai Belle Rive	Villa	49%	315,073	59,577	–	25,985	Phase II north land lot will commence new construction in the latter half of 2021, and is expected to be completed in 2024
2	Qingpu District, Shanghai Shanghai Bay	Residential	49%	808,572	631,199	4,994	268,141	2011 to 2023, in phases
3	Qingpu District, Shanghai He Villa/Sea County	Residential	49%	162,708	121,683	99	85,194	Completed
<b>Sub-total</b>				<b>1,286,353<sup>1</sup></b>	<b>812,459<sup>1</sup></b>			
<b>Total</b>				<b>8,879,234<sup>1</sup></b>	<b>17,785,761<sup>1</sup></b>			

### Major Future Development Projects

	City	Projects of SI Development	Project type	Interest attributable to SI Development	Approximate site area (square meters)	Planned total GFA (square meters)	Expected date of completion
1	Hongkou District, Shanghai	North Bund Lot No. 90	Commercial and office	100%	12,725	110,932	2024
2	Hongkou District, Shanghai	North Bund Lot No. 91	Commercial and office	50%	34,585	453,958	Under Planning
3	Qingpu District, Shanghai	Zhujiajiao Lot D2	Residential and Commercial	51%	349,168	177,954	Under Planning
<b>Sub-total</b>					<b>396,478<sup>1</sup></b>	<b>742,844<sup>1</sup></b>	

	City	Projects of SI Urban Development	Project type	Interest attributable to SI Urban Development	Approximate site area (square meters)	Planned total GFA (square meters)	Expected date of completion
1	Pilot Free Trade Zone, Shanghai	Lingang Project • 雲湖景苑	Residential	47.2%	41,961	104,903	2024
2	Qingpu District, Shanghai	Qingpu Project • 雲和雅苑	Residential	59%	30,052	45,077	2023
<b>Sub-total</b>					<b>72,013</b>	<b>149,980</b>	

	City	Projects of the Company	Project type	Interest attributable to the Company	Approximate site area (square meters)	Planned total GFA (square meters)	Expected date of completion
1	Qingpu District, Shanghai	Zhujiajiao Lot D2	Residential and commercial	49%	349,168	177,954	Under planning
2	Qingpu District, Shanghai	Shanghai Lot F	Villa	10%	350,533	175,267	Under planning
3	Qingpu District, Shanghai	Shanghai Lot G	Villa	10%	401,274	200,637	Under planning
<b>Sub-total</b>					<b>1,100,975<sup>1</sup></b>	<b>553,858<sup>1</sup></b>	
<b>Total</b>					<b>1,569,466<sup>1</sup></b>	<b>1,446,682<sup>1</sup></b>	

Note:

1. There are duplicate figures in the GPA of Belle Rive, Shanghai Bay and He Villa/Sea County in Shanghai and Zhujiajiao Lot D2 in Shanghai.

### Major Investment Properties

	City	Projects of SI Development	Project type	Interest attributable to SI Development	Total GPA for investment properties (square meters)
1	Wenjiang District, Chengdu	Orchard Forest	Commercial	100%	769
2	Qingdao Economic Development Zone	Dali Plaza	Commercial	76%	21,495
3	Laoshan District, Qingdao	Shanghai Industrial Investment Centre	Office	100%	25,055
4	Fengze District, Quanzhou	Sea Palace (Phase I, Linghai Yuan)	Commercial	100%	1,451
5	Changning District, Shanghai	Super Ocean Finance Center	Office	100%	2,321
6	Changning District, Shanghai	United 88	Office	100%	50,560
			Commercial	100%	38,923
			Parking lot	100%	28,457
7	Hongkou District, Shanghai	Gao Yang Commercial Centre	Office	100%	22,187
8	Hongkou District, Shanghai	Gao Yang Hotel	Office	100%	3,313
9	Huangpu District, Shanghai	Golden Bell Plaza	Office	100%	9,801
			Office	90%	42,371
			Parking lot	90%	4,870
10	Huangpu District, Shanghai	Huangpu Estate	Commercial	100%	20,918
11	Huangpu District, Shanghai	No. 108 Haichao Road	Commercial	100%	474
12	Jiading District, Shanghai	Essence of Shanghai	Commercial	100%	14,489
13	Jingan District, Shanghai	Territory Shanghai	Commercial	100%	1,559
14	Pudong New District, Shanghai	No. 1111 Shangchuan Road	Industrial	100%	40,208
15	Pudong New District, Shanghai	Huashen Building	Office	100%	344
16	Xuhui District, Shanghai	Shanghai Industrial Investment Building	Office	100%	10,089
			Office	74%	14,096
			Parking lot	74%	8,692
17	Xuhui District, Shanghai	Yonglong Building	Office	100%	798
18	Yangpu District, Shanghai	Hi-Shanghai	Commercial	100%	22,027
			Parking Lot	100%	22,000
19	Zhabei District, Shanghai	No. 235 Zhongshan Road North (portion)	Office	100%	1,434
20	Xiqing District, Tianjin	Rhine Tocon	Commercial	100%	5,961
<b>Sub-total</b>					<b>414,662</b>

	City	Projects of SI Urban Development	Project type	Interest attributable to SI Urban Development	Total GPA for investment properties (square meters)
1	Chaoyang District, Beijing	Youngman Point	Commercial <sup>2</sup>	100%	19,768 <sup>1</sup>
2	Jiulongpo District, Chongqing	Top City	Commercial <sup>2</sup> , office and parking lot	100%	317,405 <sup>1</sup>
3	Changning District, Shanghai	ShanghaiMart	Exhibition hall, stores and mart, office and parking lot	51%	284,651
4	Songjiang District, Shanghai	Shanghai Youth City	Commercial <sup>2</sup>	100%	16,349 <sup>1</sup>
5	Xuhui District, Shanghai	Urban Development International Tower	Office	59%	45,239
6	Xuhui District, Shanghai	YOYO Tower	Commercial <sup>2</sup>	59%	13,839
7	Futian District, Shenzhen	China Phoenix Tower	Office	91%	1,048 <sup>1</sup>
8	Heping District, Shenyang	Shenyang U Centre	Commercial <sup>2</sup> and office	100%	60,711
9	Chanba Ecotope, Xi'an	Originally	Commercial <sup>2</sup>	71.5%	31,674 <sup>1</sup>
10	Shanghai, Tianjin and Kunshan	Others	Commercial <sup>2</sup> , office and parking lot	–	93,196
<b>Sub-total</b>					<b>883,880</b>
<b>Total</b>					<b>1,298,542</b>

Notes:

- Such total GFAs are duplicate figures, which have been included in the Major Development Properties table.
- Mainly includes shopping malls.