

PROPERTY

SMART Investment & International Property Expo™
LOCAL & OVERSEAS PROPERTY • STOCKS • FUNDS • ALTERNATIVE INVESTMENT

10th (Sat) - 11th (Sun) December 2011 • 11am - 7pm
Hall 1D, Hong Kong Convention & Exhibition Centre

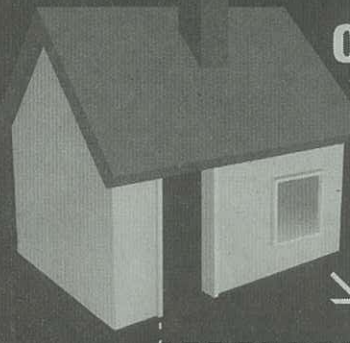
REGISTER ONLINE

FREE ENTRY

www.smartexpos.com/hk

Purchase Overseas Properties At 10% of Hong Kong Prices

- Live presentations from over 20 local and overseas real estate gurus!
- 100's of overseas properties on offer!



Onsite Property Offers

- ↳ Deluxe studios in Thailand starting at under HK\$1 million.
- ↳ University student accommodation in UK starting at only HK\$325K.
- ↳ Las Vegas family homes offered at a 70% discounted price.

WIN Fabulous Prizes

4D3N Singapore Getaway for Two @ Marina Bay Sands!!

iPad 2

HONG KONG PROPERTY SEMINAR HIGHLIGHTS

Property Insights: Roving Kowloon East

蛻變東九龍-前瞻與透視

Background Information of Kowloon East 東九龍發展背景
Tourism and Hotel Development 旅遊與酒店業發展
Cultural Heritage and Preservation 文化與保育
Urban Design 城市設計
Property Insights 物業分析



Ivan Lam
Principal Architect

Kenny Suen
Vice Chairman & Group CEO

Michael Lam
Director Building Consultancy

Hong Kong Property Market Review & Forecast for 2012
2011年樓市總結及2012年預測

Louis Chan 陳永傑
Managing Director
Centaline Property Agency Ltd.
董事總經理
中環地產代理有限公司

OVERSEAS PROPERTY SEMINAR HIGHLIGHTS

International Property Investment Secrets - How To Earn Real Returns Of Over 20%



John Monaghan
Managing Director,
Raine & Horne Projects
Hong Kong Ltd.

In Times Of Crisis, The Best Investment Returns Are Made... If You Know Where To Look.

Graham Bibby
• CEO, Richmond Asset Management Limited
• Founding member of the UK Financial Planning Association
• Regular speaker on money programs such as Bloomberg TV, CNBC, Reuters & BBC TV



Investing In The USA: The Florida Market

Daniel Kijner
Senior Broker / Owner,
Kijner & Sons
International Realty

Laura Kijner
Communication & PR Director,
Kijner & Sons
International Realty

For more information, please call us on: +852 2944 6430 or email to: smart@3c-ltd.com
www.smartexpos.com/hk

Organizer: Gold Sponsors: Silver Sponsors: Official HK English Media Partners: Online Partners:

3C LUF Raine&Horne. HUNZA KSI South China Morning Post LUXEHOMES squarefoot.com.hk 樓宇網

Direct Marketing Partners: Official Media Partners: Fullhouse.com.my HOMEBUYERS LP

FACTS & FIGURES

Latest residential transactions

District	Estate	Age (Years)	Area (Sq ft)	Price (HK\$m)	Sq ft (HK\$)
HONG KONG					
Mid-Levels	The Grand Panorama	18	833	9.20	11,044
Wan Chai	Convention Plaza Apartments	22	1586	21.50	13,556
Tai Hang	Cayendish Heights	25	1819	31.00	17,042
North Point	Braemar Hill Mansions	33	1640	34.80	21,220
Quarry Bay	Lei King Wan	22-23	602	4.09	6,794
Heng Fa Chuen	Heng Fa Chuen	22-25	647	4.55	7,032
Apleichau	South Horizons	16-19	785	6.22	7,924
Kennedy Town	University Heights	15	529	4.90	9,263
Pok Fu Lam	Chi Fu Fa Yuen	30-33	518	3.29	6,351
Happy Valley	Beverly Hill	23	1380	18.13	13,138
Aberdeen	Aberdeen Centre	29-32	689	4.68	6,792
Tai Tam	Hong Kong Parkview	22-23	1259	19.00	15,091
KOWLOON					
Cheung Sha Wan	Manor Centre	25	341	1.85	5,425
Tai Kok Tsui	Cosmopolitan Estate	35-37	480	1.72	3,583
Lai Chi Kok	Mel Foo Sun Chuen	33	1444	8.60	5,956
Yau Ma Tei	Prosperous Garden	16-20	742	4.23	5,698
Kowloon Tong	Beverly Villa	31	1742	16.68	9,575
Yau Yat Chuen	Parc Oasis	16-19	842	9.50	11,283
Hung Hom	Whampoa Garden	20-26	469	3.58	7,633
Wong Tai Sin	Lung Poon Court	24	480	2.50	5,208
To Kwa Wan	Wylar Garden	30-31	507	1.65	3,254
Lam Tin	Sceneway Garden	19-20	785	5.05	6,433
Kowloon Bay	Richland Garden	26	474	2.02	4,262
Homantin, King's Park	Chun Man Court (HOS)	30	623	3.70	5,939
Waterloo Hill, Perth St	Perth Garden	31	1135	11.28	9,938
NEW TERRITORIES					
Kwai Chung	New Kwai Fong Garden	28	490	2.45	5,000
Tsing Yi	Greenfield Garden	21-22	569	2.56	4,499
Tsuen Wan	Riviera Garden	22-23	696	3.40	4,885
Tung Chung	Seaview Crescent	8-9	766	4.00	5,222
Castle Peak Road	Sea Crest Villa (Phase 1-3)	16-19	544	2.42	4,445
Tin Shui Wai	Kingswood Villas	15-20	705	2.01	2,844
Tuen Mun	Siu Hong Court (HOS)	27-29	489	1.52	3,108
Yuen Long	Sun Yuen Long Centre	18	576	2.80	4,861
Sha Tin	Villa Athena	17	1068	6.80	6,367
Ma On Shan	Sunshine City	17-18	496	2.72	5,484
Tai Po	Parc Versailles	15	1183	6.80	5,748
Lam Tsuen River North	Tai Po Centre	24-26	423	2.07	4,901
Fan Ling	Flora Plaza	16	706	2.79	3,952
Sheung Shui	Sheung Shui Centre	18	699	3.88	5,551

Source: Centaline Property Agency, based on preliminary sale and purchase agreements

Prime office indicative rents

Prime office asking rents (HK\$ per sq ft) - as of end September 2011

HK Island (Figures in net floor area)

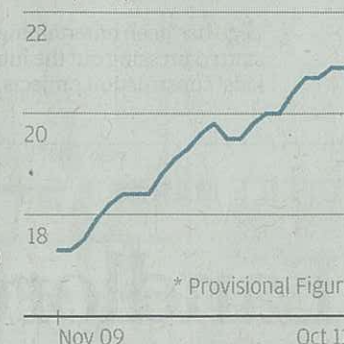
Admiralty Centre (Towers 1 and 2)	56
Lippo Centre	70
One and Two Pacific Place	141
Bank of America Tower	80
Bank of China Tower	153
Exchange Square	180
Jardine House	135
One International Finance Centre	200
Two International Finance Centre	207
Landmark	155

Tsim Sha Tsui

China Hongkong City (Tower 1)	36
Lippo Sun Plaza	40
Ocean Centre	44
26 Nathan Road	83.5
The Gateway (Tower 1)	51
The Gateway (Tower 6)	80
International Commerce Centre	89
Miramar Tower	45

Rents for homes

Average rents of 50 housing estates (HK\$ per sq ft)



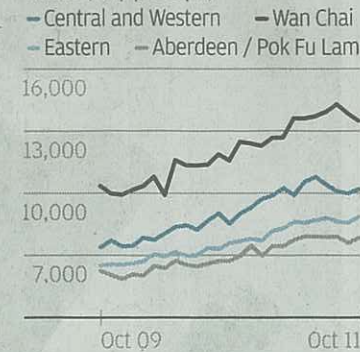
Average rents in selected districts

Rents (HK\$ per sq ft)



Average home prices in selected districts

Prices (HK\$ per sq ft)



Property sales activity

('000 transactions)



Sources: CB Richard Ellis, Midland Realty, Land Registry

SCMP