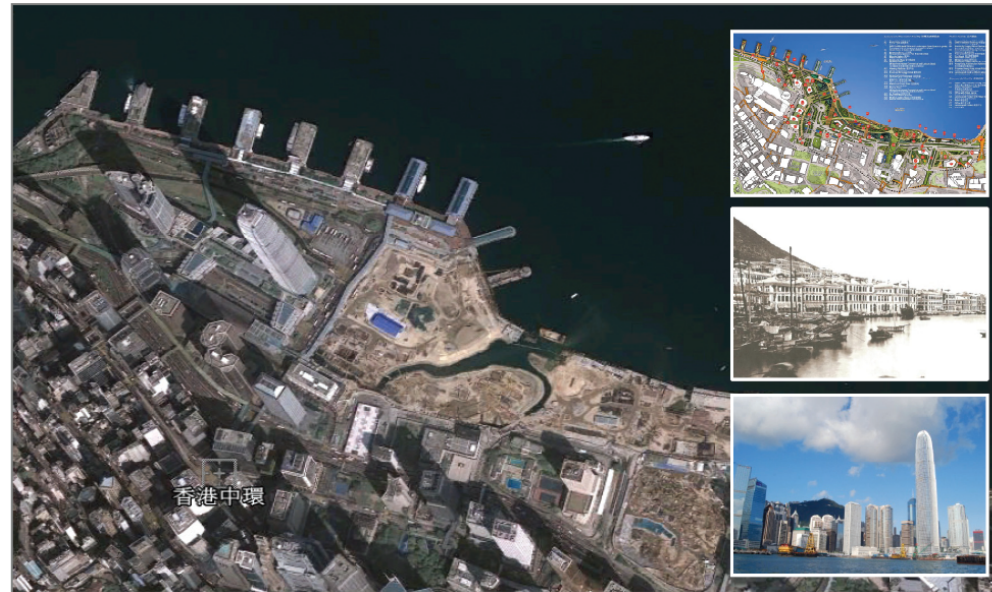


Business Viability Study for Development of Site 4 in the New Central Harbourfront



Harbourfront Commission Hong Kong Island Task Force Presentation
27 January 2011

| G | H | K |

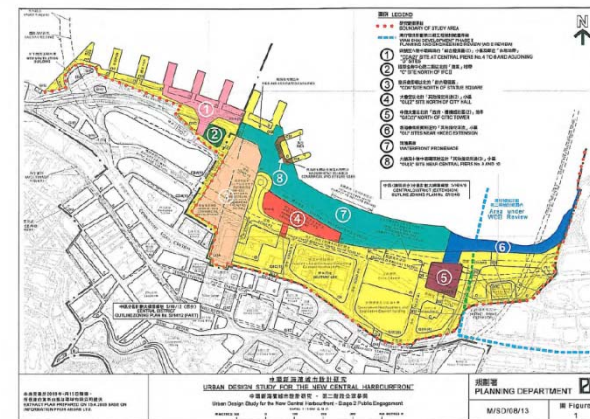


Presentation Structure

- Study Objectives
- The GHK Team
- Approach & Methodology

Study Objectives

- Evaluate the business potential of Site 4 (and 7)
- Assist in developing then evaluate results of non-committal EoI
- Determine financial viability under alternative PPC approaches
- Recommend preferred PPC approach for planning, development and management of Site 4 (and 7)
- Advise on best institutional framework



The GHK Team

- Lead consultant – GHK (Hong Kong) Ltd
- Property Team
- PPC Team
- Legal Team

Study Approach & Methodology

Stage 1: Initial Evaluation of
Business Potential

Stage 2: Market Sounding

Stage 3: PPC Options & Financial
Analysis

Stage 4: Recommended Model for
Implementation

Study Approach & Methodology

Stage 1: Initial Evaluation of Business Potential

Stage 2: Market Sounding

Stage 3: PPC Options & Financial Analysis

Stage 4: Recommended Model for Implementation

Tasks

- Determine Site Fundamentals
- Local & International Experience
- Initial Business Potential

Deliverables

- Inception Report
- Preliminary Report on Business Potential

Study Approach & Methodology

Stage 1: Initial Evaluation of Business Potential

Stage 2: Market Sounding

Stage 3: PPC Options & Financial Analysis

Stage 4: Recommended Model for Implementation

Tasks

- Advise on Market Sounding
- Evaluate Results

Deliverables

- n/a

Study Approach & Methodology

Stage 1: Initial Evaluation of Business Potential

Stage 2: Market Sounding

Stage 3: PPC Options & Financial Analysis

Stage 4: Recommended Model for Implementation

Tasks

- Develop PPC Approach Range
- Build Financial Model
- Financial Analysis & Testing
- Reduce Funding Gap

Deliverables

- n/a

Study Approach & Methodology

Stage 1: Initial Evaluation of Business Potential

Stage 2: Market Sounding

Stage 3: PPC Options & Financial Analysis

Stage 4: Recommended Model for Implementation

Tasks

- Qualitative Analysis
- Quantitative Analysis
- Recommended Model
- Institutional Framework

Deliverables

- Report on Business Potential & Financial Viability, including Recommended Model
- The Final Report

Work Programme

- Stage 1 complete by week 6
- Stage 2 complete by week 18
- Stage 3 complete by week 21
- Stage 4 complete by week 28

Thank you