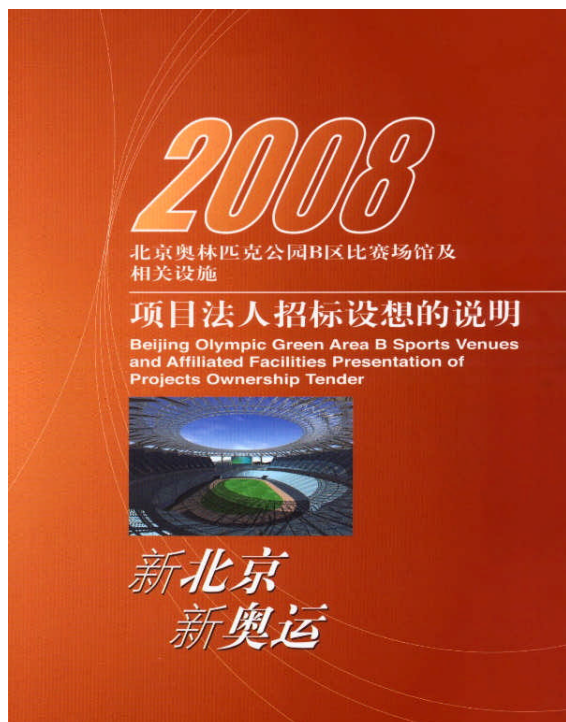


2008 BEIJING OLYMPIC GREEN
AREA B SPORTS VENUES AND AFFILIATED FACILITIES
PRESENTATION OF PROJECTS OWNERSHIP TENDER



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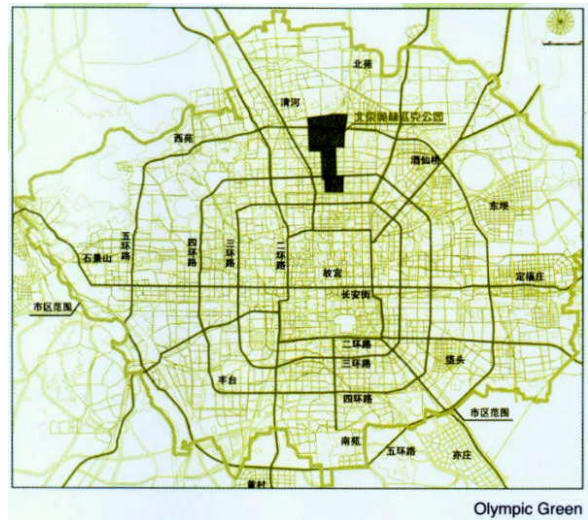
Olympic Green

The Olympic Green is located in the north-south central axis of Beijing. The planned area covers 1,135 hectares: 680 hectares for the Forestry Park in the north and 405 hectares for the Olympic Center. There will be 13 sports venues for the Olympic Games, including 5 new venues to be constructed such as the National Stadium, the National Gymnasium, the National Swimming Center; 3 existing stadiums are to be expanded and adapted such as the Olympic Sports Center Stadium; 5 temporary venues. The related facilities such as the Olympic Village, the Convention Center, hotels, commercial and office buildings will also be constructed. The plan of the Olympic Green will focus on the long-term development of the city taking into consideration the cultural aspects and well being of the inhabitants. It will serve as a multi-functional venue, which will integrate sports events, meeting, exhibition, cultural entertainment, recreation, and shopping in a beautiful environment, vast spaces and landscaped surroundings

In 1990, the 11th Asian Games were held in Beijing, which facilitated the construction of the northern area. The International Convention Center, hotels and museums were also built aside from the National Olympic Sports Center and the Asian Games Village. The Olympic Green is backed up by the venues and related facilities used during the Asian Games, an easy transport network, a populated area and an array of commercial and cultural facilities. Ten years after the Asian Games, this area has already been developed into one of the most attractive places in Beijing.

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Olympic Green Location



Olympic Green

The Olympic Green is divided into 4 areas: A, B, C, D. The sports venues and related facilities are located in Area A and Area B, which is considered as the Olympic Center.

Area A: 114 hectares. A-1 is the existing Olympic Sport Center covering an area of 56 hectares; A-2 is reserved land for sports in the south covering an area of 50 hectares.

Area B: 291 hectares. It is located in the northern part of the 4th Ring road along the axis. B-1 is where the Olympic sports facilities and public facilities will be located, covering an area of 261 hectares; B-2 is the land for Olympic Village with an area of 30 hectares.

Area C: 680 hectares. It is the land planned for the Forestry

Olympic Green Transportation Condition

The central area of Beijing has ring roads along with satellite roads as its main backbone. The area inside the 2nd Ring road is the old city. The area inside the 4th Ring road is where the main urban construction is taking place. A green area is planned to be built between the 4th Ring road and the 5th Ring road. The Olympic Green is located in the area between 4th Ring North road and 5th Ring North road.

According to the overall urban plan, there will be four urban rail lines extending to the surrounding areas of the Olympic Green before 2008. These are Line 4, Line 5, Line 8 and Line 10. The preliminary construction of Line 5 is already underway. A branch of the urban light railway will be built to extend from the city to the center of the Olympic Green.

There are many expressways, urban fast lanes, main thoroughfares in the surrounding areas of the Olympic Green, which is very convenient to link up with other areas in the city.

Olympic Green Public Utilities Condition

The City's public utilities in the areas located on the south of the Olympic 4th Ring road are all in good condition. Tucheng North Road, 4th Ring North road, Anli Road and Beichen Road are served with various pipelines. The pipeline network is expected to satisfy the requirements of the new project in water supply, drainage, sewage, and IT networks. New pipeline facilities will be built in the northern area of Olympic 4th Ring road. The infrastructure construction in the Olympic Green is already in progress.

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National Stadium

The National Stadium will be used as the main stadium for the opening and closing ceremonies, track and field events, men's football finals during the Beijing 29th Olympic Games in 2008.

Construction, Location and the Facilities

The National Stadium is located in Area B of the Olympic Green. It is close to the Olympic Village and the already-built National Olympic Sport Center.

This project to be constructed includes a stadium with a removable roof, 80,000 permanent seats, 20,000 temporary seats, several VIP boxes, standard field for football matches, 9 running tracks of 400 meters each, 2 venues for warming-up exercises. Total construction area is 145,000 m² with an added 50,000 m² for the basement parking lot.

Project Construction Requirements

The project will be designed and constructed in conformity with the technical requirements of the International Olympic Committee, the International Amateur Athletic Association, and FIFA (Federation Internationale de Football Association). The concept of "Green Olympic" and "High-Tech Olympics" should be adhered to with the adoption of the energy-saving design and the newest digital technology to protect the water resources and utilize new building materials and various energy resources.

Basic construction is required to be completed before the end of December 2006.

Post-Olympic

After the Olympic Games, the National Stadium could be used for national and world track & field and football events, for big performances and public welfare activities. To combine with the Convention Center, to host the exhibitions. VIP boxes and seats will be equipped. Through the sale or lease of the boxes and seats, to return part of investment to attract the fixed amount of audiences. During non-activity period, the boxes could provide the services to the customers.

The owner will be fully in charge of maintenance and operation according to the legal business scope and Government regulations. The ownership period will follow applicable Chinese laws and regulations related to commercial property.

National Gymnasium

The sports events like volleyball, gymnastics and handball finals will be held in National Gymnasium during the Beijing 29th Olympic Games in 2008.

Construction, Location and the Facilities

The National Gymnasium is located in Area B of Beijing Olympic Green.

It will be built as a standard gymnasium with a constructed area of 40,000 m² and 15,000 m² for the basement parking lot. The gymnasium to be designed will have 16,000 permanent seats and 3,000 temporary seats. It will serve as the venue for the volleyball, handball and gymnastics events.

Construction Requirements

The project will be designed and constructed in conformity with the technical requirements by International Olympic Committee, International Gymnastic Association, and International Handball Association. An environmentally friendly design should be chosen, solar energy and new building materials should be used.

Basic construction is required to be completed before the end of December 2006.

Post-Olympic

After the Olympic Games the National Gymnasium could serve as a multi-functional complex facility for cultural and sports activities. It could be used for sports events, concert, ice or acrobatics and circus performances, taking into consideration various indoor sports activities, entertainment and computer games. Furnished with the VIP boxes, it will provide the services for the meetings and guest reception. Famous sports brand products will be sold in the gymnasium.

The owner will be fully in charge of maintenance and operation according to the legal business scope and Government regulations. The ownership period will follow applicable Chinese laws and regulations related to commercial property.

National Swimming Center

The sports events like swimming, diving, free style swimming and water polo finals will be held in National Swimming Center during Beijing 29th Olympic Games in 2008.

Construction, Location and the Facilities

The National Swimming Center will be located in Area B of Beijing Olympic Green.

It will have a construction area of 50,000 m², with an added 15,000 m² for the basement parking lot. It includes 1 standard swimming pool with 10 lanes, 1 diving pool and 2 warming-up pools; 4,000 permanent seats and 13,000 temporary seats.

Project Construction Requirements

The project will be designed and constructed in conformity with the technical and technological requirements of the International Olympic Committee and International Amateur Swimming Association. Basic construction is required to be completed before the end of December 2006.

Post-Olympic

After the Olympic Games, the National Swimming Center could be developed as a rehabilitation center or health club and improvements include water entertainment and fitness facilities. It will be mainly used for indoor water activities opened for the public.

The owner will be fully in charge of maintenance and operation according to the legal business scope and Government regulations. The ownership period will follow applicable Chinese laws and regulations related to commercial property.

Olympic Village

Construction, Location and the Facilities

The Olympic Village will be located in Area B of Beijing Olympic Green. The area in the north is planned to be a forestry park of 680 hectares, which will be very close to the sports venues to be built like the National Gymnasium, National Stadium and National Swimming Center.

The Olympic Village, with a floor area of 360,000 m² and an Olympic Overlay of 110,000 m², includes residential apartments and affiliated facilities. It will provide accommodation for athletes and coaches during the Olympic Games.

Construction Schedule

It will meet the requirements by the International Olympic Committee. Basic construction is required to be completed before the end of December 2006.

Post-Olympic

After the Olympic Games, the Olympic Village will be a permanent residential area. Beijing is a rapidly developing city. The Olympic Village, through its proximity to the downtown areas, large sports facilities of international standard, pleasant environment and efficient public utilities, will be a residential area that Beijing inhabitants are longing for.

Convention Center

Construction, Location and the Facilities

The Convention Center will be located in Area B of Beijing Olympic Green. It will be very close to the sports venues to be built like National Gymnasium, National Stadium, and National Swimming Center.

It will be used mainly for meetings and supplement exhibitions. The project will be built into a first class comprehensive convention center reflecting the capital style.

During the Olympic Games in 2008, the meeting area will serve as the News Center and the exhibition area will be utilized as a temporary venue for the table tennis and badminton matches.

Construction Requirements

The project construction is required to conform to BOCOG and Beijing Municipality. Basic construction is required to be completed before the end of December 2006.

Post-Olympic

After the Olympic Games, the Convention Center, as the first class large convention center of capital features, will serve as an important place for conventions and exhibitions in Beijing. It could hold various national or international meetings, host international merchandising center and provide first-class services. It will also serve as a place for performance, commercial and public activities to attract the enterprises and governmental organizations for meetings or tourism.

The owner will be fully in charge of maintenance and operation according to the legal business scope and Government regulations. The ownership period will follow applicable Chinese laws and regulations related to commercial property.

Hotels, Office Buildings and Large Commercial Facilities

Construction, Location and the Facilities

The project will be located in Area B of the Olympic Green and near other venues like the National Gymnasium, National Stadium, National Swimming Center, and Convention Center.

Include: five star hotel, apartments, high-grade office buildings, large commercial facilities, and parking. The total construction area is 1,100,000 m².

Construction Requirements

It will meet the requirements by the Beijing Municipality. Basic construction is required to be completed before the end of December 2006.

Post-Olympic

During Olympic Games, the commercial facilities inside the Olympic Green will serve as the facility related to the National Stadium, National Gymnasium, National Swimming Center and Meeting and Convention Center, providing accommodation, dining, shopping and meeting services for sports teams, national or regional delegations and businessmen.

After the Olympic Games, the commercial facilities in the Olympic Green would play an important role in providing services for sports, exhibitions, meetings, business, shopping and cultural entertainment for the public.

The owner will be fully in charge of maintenance and operation according to the legal business scope and Government regulations. The ownership period will follow applicable Chinese laws and regulations related to commercial property.

The Ownership Tender Concept

According to the basic principles set by the Beijing Municipality regarding the construction of the Olympic Stadiums and related facilities, future investments for the facilities would be introduced using a market-led operational mechanism. The concept calls for an international Ownership Tender to appoint the owners for the construction of the facilities. The Beijing Municipal government and BOCOG will organize, direct and supervise the Ownership Tenders as it seeks to attract commercial investors to join the competitive bid as owners for each project.

The government could consider several bundling plans for commercial development as well as favorable policies in land and tariffs to achieve the success of the 2008 Olympic Games and enable the investors to make profits in the ownership period.

Working Procedure

The ownership tender will have two steps: the "pre-tender" and the "full tender". The pre-tender is for the bidder's qualification (plans for construction, finance and operation) to determine the short-listed candidates. The final bid winner will be determined through the full tender.

The ownership tender will start from end-October in 2002 and expected to end in June 2003. The whole tender procedures will have different stages: preparation works, prequalification, full tender, bid winner determination, agreement signing and project design implementation.

Tender Requirements:

The bidder (Company or Consortium) should comprise either local or international entities that are legally registered, can assume legal responsibilities as an enterprise or owner and are engaged in legitimate business activities. There could be one or more partner for the consortium but should express who is the leader of the consortium.

The bidder has considerable financial strength and the ability to take risks.

The bidder should comply with the "Tender Rules and Regulations of the People's Republic of China" and other related local and international laws and should provide legal and trustworthy information.

The bidder should comply with the rules and regulations set by the International Olympic Committee (IOC)

The bidder should strictly comply with the procedures and timetable of the tender. Unfair or illegal competition will not be allowed.

The bidder should respect the city government tender specifications and comply with the requirements of the Olympic Overlays. He should ensure that by end of December 2006 the basic construction of the project is finished so that prior to the Olympics, the facilities can be used for trial operation.

Government Policies:

Grade A Land: full basic utilities and flexible land use will be provided

Land privileges for the stadium, gymnasium and swimming center

Stadium gymnasium and swimming center could be bundled with commercial facilities to improve profitability

Efficient coordination: The Municipality and related government authorities will coordinate related issues and provide services for investors.

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Wukesong Gymnasium

During the Beijing 29th Olympic Games in 2008, basketball and other events will be held in the Wukesong Gymnasium.

Location and the Facilities

It is located in the Wukesong Area, Haidian District, Beijing. The planned construction area of Wukesong Gymnasium is 33,600 sqm with 3 floors. The event area will be 42x24 M and the match area 28x15M. Two individual training venues are near the gymnasium and connected with an underpass. It is equipped with the facilities for athletes, umpires, technical officials, journalists and other staffs.

The gymnasium has 20,000 seats, including 16,000 permanent seats and 4,000 seats for temporary use. There are 18,650 seats for the audience, 350 VIP seats, 600 for journalists and 400 for athletes. The project took into consideration its permanent use and will add temporary facilities for the Olympic Games.

Project Construction Requirements

The gymnasium will be designed and constructed in conformity with the technical requirements of the International Basketball Association. The project will adopt the environmentally friendly construction methods and building materials. The sports and training venues should be installed with proper ventilation. Newest digital technology, large electrical panels and scoreboards will be used.

Post-Olympic

After the Olympic Games, Wukesong Gymnasium will be used for national and international sports, cultural, exhibition and public entertainment activities.

Wukesong Gymnasium is to be constructed under the responsibility of Beijing Haidian District Government. There will be an open tender for ownership.

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Olympic Water Park

During the Olympic Games in 2008, canoe/kayak event will take place in the Olympic Water Park.

Location and the Facilities

Located in northeast of Xiangyangzhai, Chaobai River, Mapo Town in Shunyi District, relying on Miyun and Huairou reservoir for water supply.

The planned construction area of the Olympic Water park is 20,000 sqm, covering an area of 300 hectares. The lanes are 162 meters wide, 2220 meters long and 3.5-4.5 meters deep. There is a total of 8 lanes. The warming-up and training water surface is 1700mx135m, 2 meters deep. The management and service areas and area for journalists and technical officials are located along the lanes. The canoe/kayak slalom event will require a space with water rapids and maneuver is planned to be an artificial venue with a total length of 350 meters and water depth of 0.8-1 meter. With the height difference of 5.5 meters, it is adjacent to the lanes for canoe/kayak flat-water event.

The park has 20,000 seats including 4,000 permanent seats and 16,000 for temporary use. There are 18,800 seats for the audience, 200 VIP seats, 500 for the journalists and 500 for the athletes. The project took into consideration its permanent use and will add temporary facilities to meet the needs of the Olympic Games.

Project Construction Requirements

Located in northeast of Xiangyangzhai, Chaobai River, Mapo Town in Shunyi District, relying on Miyun and Huairou reservoir for water supply.

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The park has 20,000 seats including 4,000 permanent seats and 16,000 for temporary use. There are 18,800 seats for the audience, 200 VIP seats, 500 for the journalists and 500 for the athletes. The project took into consideration its permanent use and will add temporary facilities to meet the needs of the Olympic Games.

Post-Olympic

After the Olympic Games, temporary facilities will be removed from the Olympic Water Park to be used for national and international sports events, training and entertainment activities.

The Olympic Water Park is to be constructed under the responsibility of the Beijing Shunyi District Government. There will be an open tender for ownership. The owner of the project will be responsible for the design, financing, building and operation.

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Beijing Countryside Horse Racetrack Venue

During the Olympic Games in 2008, equestrian events will be held in the Beijing Countryside Horse Racetrack Venue.

Location and the Facilities

The racetrack will be converted to be used for different equestrian events like dressage, eventing and jumping. This sports venue will be converted with 30,000 (includes VIP seats and 27,000 temporary seats), 300 stables with grooming, veterinary and quarantine facilities. The facilities will include: 3-day race event with an area of 4500 mu, indoor training, forage warehouse will be constructed and meeting international standard. Other facilities such as restrooms for officials, athletes, coaches, offices for officials, parking, affiliated commercial facilities and electrical ticket sale system will also be built.

Project Construction Requirements

The construction of the 3-day race event and affiliated facilities will start in June 2004 and will be completed in December 2006. Conversion of the horse racetrack will start from June 2004 for the equestrian events track and affiliated facilities. It will be completed in December 2006.

Post-Olympic

The 3-day racetrack will be converted into a golf course. A special study is highly needed for the Post-Olympic use of the race track.

The Beijing Countryside Horse Racetrack Project will be under the responsibility of the Shunyi District government. There will be an open tender for ownership. The owner of the Beijing Countryside Horse Racetrack will be in partnership with the Beijing Golf Organization for this project.