

# The Peak Portfolio & Other HK Properties

BUSINESS ASSETS

23,451

HK\$ Million

CHELSEA COURT  
8 Mount Nicholson Road

77 Peak Road  
11 Plantation Road

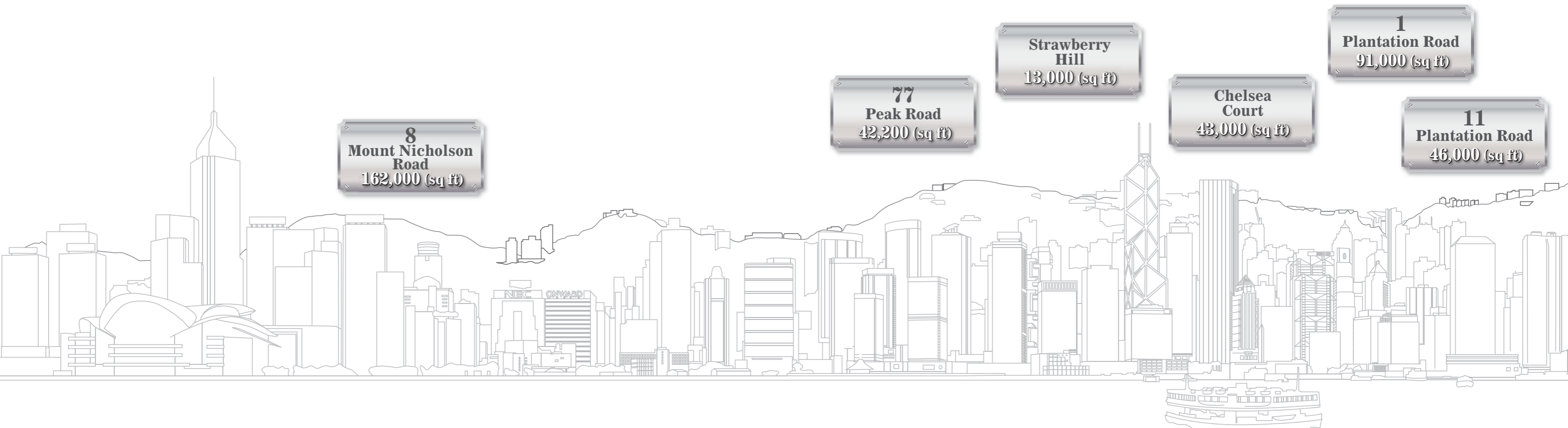
1 Plantation Road  
*Strawberry Hill*

The Peak Portfolio – Representing  
the most prominent and luxurious  
addresses in Hong Kong.



# Business Review

## THE PEAK PORTFOLIO



### THE PEAK PORTFOLIO

Representing the most prominent and luxurious addresses in Hong Kong, Wharf's Peak Portfolio comprises an array of premier residences on the Peak. The combined value of these distinguished addresses with an attributable GFA in excess of 397,000 square feet far exceeds that of our general bank. It is estimated to be HK\$28 billion (average accommodation value: about HK\$70,000 per square foot of GFA).

Mount Nicholson is a 50:50 joint venture development with Nan Fung group with an attributable GFA of approximately 162,000 square feet. It is being developed into exclusive and super deluxe residences with a breathtaking panoramic view of Victoria Harbour. Construction is underway, with full completion scheduled for 2015. Pre-sale preparation is underway, with launch of the first phase possibly by mid-2015.

Re-development of the Peak Portfolio including 1 Plantation Road, 11 Plantation Road and 77 Peak Road is progressing as planned. The relevant re-development plan was approved. Foundation work for the various projects is underway.

1 Plantation Road, 11 Plantation Road and 77 Peak Road will feature 20 houses (total GFA: 91,000 square feet), seven houses (total GFA: 46,000 square feet) and eight houses (total GFA: 42,200 square feet) respectively.



# Business Review

## OTHER HK PROPERTIES

In light of the enormous potential to be unveiled in Kowloon East, a vibrant and alternative CBD designated by the Government, the Group boasts a good cluster of projects under development or re-development in the region. Kowloon Godown, Wharf T&T Square and Wheelock's One Bay East at the heart of the new CBD2 spanning a 500-metre coastline with a stunning view of Victoria Harbour create the "Kowloon East Waterfront Portfolio". The re-development of Kowloon Godown into a residential and commercial development (GFA: 829,000 square feet) has been approved.

The general building plan for the re-development of Wharf T&T Square into a high rise Grade A commercial building (GFA: 596,200 square feet) was approved. The premium for lease modification was settled while the premium offer for permitting bonus GFA was accepted. The building was vacated in early 2015 for demolition.

The re-development of Yau Tong Godown into a residential and commercial property (GFA: 256,000 square feet) was approved and the premium for lease modification was settled. Construction work is underway.

The master layout plan for the Yau Tong joint venture project, in which the Group has approximately a 15% interest, was approved. The development features 12 blocks of residential and commercial buildings (GFA: approximately four million square feet).

Other Hong Kong Properties Highlights	Project Nature				Attributable GFA (sq ft)	Owned (%)
	Retail	Office	Residential	Industrial		
Hong Kong						
Crawford House	•	•			189,000	100
Kowloon						
Star House - various units	•				50,800	71
Wharf T&T Square <sup>#</sup>		•			513,000	100
Kowloon Godown <sup>#</sup>	•		•		829,000	100
Peninsula East <sup>*</sup>	•		•		256,000	100
Yau Tong JV Project <sup>#</sup>	•		•		596,000	15
New Territories						
Cable TV Tower - various units				•	566,000	100

\* under development

# planning for re-development

\* Including carpark area, total GFA amounted to 596,200 square feet

## THE PEAK PORTFOLIO & OTHER HK PROPERTIES BUSINESS ASSETS

As at 31 December

	2014 HK\$ Million	2013 HK\$ Million	Change
Properties	18,672	18,218	+2%
Interest in associates/joint ventures	3,739	3,562	+5%
Property inventory and development	856	727	+18%
Other assets	184	23	+700%
<b>Total business assets</b>	<b>23,451</b>	<b>22,530</b>	<b>+4%</b>