

THE PEAK PORTFOLIO & OTHER HK PROPERTIES



／ BUSINESS
ASSETS

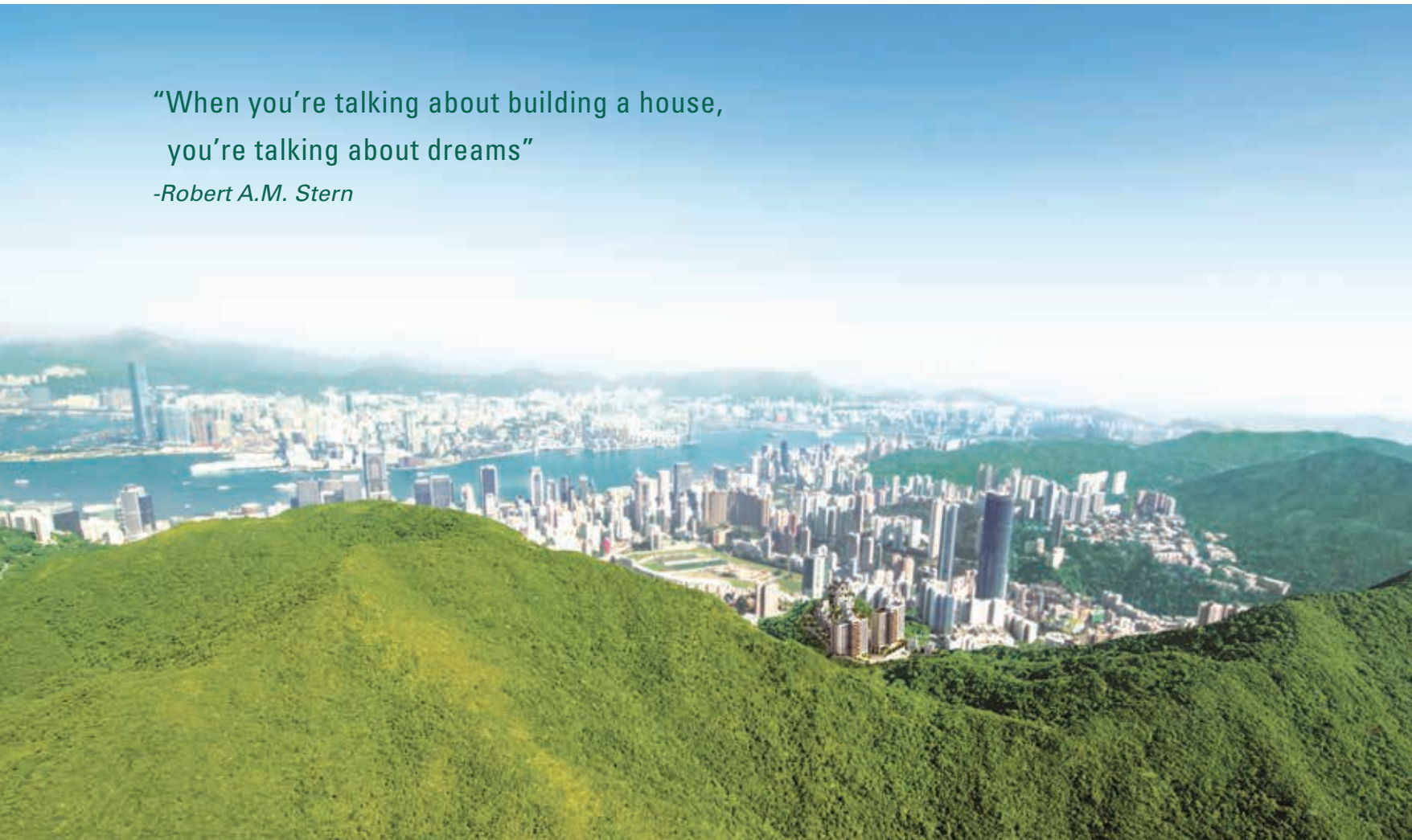
31,318

HK\$ million

THE PEAK PORTFOLIO

“When you’re talking about building a house,
you’re talking about dreams”

-Robert A.M. Stern



Wharf’s peak portfolio prides itself on the display of a landmark collection of the most luxurious residences nestled on the Peak.

Peak Portfolio

Wharf’s Peak Portfolio prides itself on the display of a landmark collection of the most luxurious residences nestled on the Peak. These premier developments (attributable GFA: about 400,000 square feet) with an estimated combined value of HK\$28 billion (or about HK\$70,000 per square foot of GFA) epitomize exclusive and exquisite living.

Mount Nicholson, a 50:50 joint venture development with Nan Fung Group (attributable GFA: 162,000 square feet), offers exclusive, prestigious residences boasting a fantastic view towards Victoria Harbour. Occupation permit has been obtained. Sale commenced in February 2016 on a targeted basis and the first villa has been sold for HK\$830 million or HK\$87,800 per square foot.

Superstructure/Foundation works for the re-development of the Peak Portfolio including 1 Plantation Road (20 houses), 11 Plantation Road (7 houses) and 77 Peak Road (8 houses) are in good progress.

Attributable GFA

397,200
square feet

8 MOUNT NICHOLSON ROAD
162,000 sq ft

1 PLANTATION ROAD
91,000 sq ft

11 PLANTATION ROAD
46,000 sq ft

CHELSEA COURT
43,000 sq ft

77 PEAK ROAD
42,200 sq ft

STRAWBERRY HILL
13,000 sq ft

THE PEAK PORTFOLIO & OTHER HONG KONG PROPERTIES BUSINESS ASSETS

As at 31 December	2015 HK\$ Million	2014 HK\$ Million	Change
Properties	25,514	24,472	+4%
Interest in associates/joint ventures	3,838	3,739	+3%
Property inventory and development	1,194	856	+39%
Other assets	772	239	+223%
Total business assets	31,318	29,306	+7%

BUSINESS REVIEW

OTHER HK PROPERTIES

CENTRAL

The Group has been increasing its presence in the prime central business district since 2013. In 2013, it acquired for HK\$4.4 billion the iconic Murray Building on Garden Road with 330,000 square feet of GFA for conversion into a unique urban chic hotel. In 2014, it acquired for HK\$5.8 billion Crawford House in Queen's Road Central with 189,000 square feet of prime retail and office GFA. In March 2016, the Group acquired for HK\$6.2 billion the entire office tower and a prime shop in Wheelock House at the intersection of Pedder Street and Des Voeux Road Central with 204,000 square feet of GFA at a gross yield of about 3.2% p.a.

KOWLOON EAST

The immense untapped potential in Kowloon East is being gradually unlocked, supporting the Group's exceptional "Kowloon East Waterfront Portfolio". This portfolio, comprising the Group's Kowloon Godown and Wharf T&T Square as well as parent company Wheelock's One Bay East, is located at the heart of the vibrant CBD2 and spans a 500-metre coastline with a stunning Victoria Harbour view. Foundation works for the re-development of Wharf T&T Square is progressing well. Peninsula East, a residential-property redevelopment project in close proximity to Yau Tong MTR station, is scheduled for completion in 2016. All 256 units were sold out promptly in the first two days of its launch in April 2015, generating total proceeds of HK\$2.0 billion.

Properties Highlights	Retail	Office	Residential	Attributable GFA (sq ft)
Central, Hong Kong				
Crawford House	•	•		189,000
Wheelock House <i>(acquired in March 2016)</i>	•	•		204,000
Kowloon East				
Wharf T&T Square <i>(under development)</i>	•	•		534,000
Kowloon Godown <i>(planning for re-development)</i>	•		•	829,000
Peninsula East <i>(under development)</i>	•		•	256,000
Yau Tong JV Project <i>(planning for re-development)</i>	•		•	596,000

