

INDEPENDENT AUDITOR'S REPORT



TO THE SHAREHOLDERS OF THE WHARF (HOLDINGS) LIMITED *(INCORPORATED IN HONG KONG WITH LIMITED LIABILITY)*

We have audited the consolidated financial statements of The Wharf (Holdings) Limited ("the Company") and its subsidiaries (together "the Group") set out on pages 124 to 187, which comprise the consolidated statement of financial position as at 31 December 2015, the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended and a summary of significant accounting policies and other explanatory information.

DIRECTORS' RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants and the Hong Kong Companies Ordinance and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. This report is made solely to you, as a body, in accordance with section 405 of the Hong Kong Companies Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the consolidated financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

OPINION

In our opinion, the consolidated financial statements give a true and fair view of the financial position of the Group as at 31 December 2015 and of the Group's financial performance and cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

KPMG
Certified Public Accountants
8th Floor, Prince's Building
10 Chater Road
Central, Hong Kong
9 March 2016

CONSOLIDATED INCOME STATEMENT

For the year ended 31 December 2015

	Note	2015 HK\$ Million	2014 HK\$ Million
Revenue	1	40,875	38,136
Direct costs and operating expenses		(21,282)	(19,472)
Selling and marketing expenses		(1,560)	(1,363)
Administrative and corporate expenses		(1,632)	(1,496)
Operating profit before depreciation, amortisation, interest and tax		16,401	15,805
Depreciation and amortisation	2	(1,548)	(1,522)
Operating profit	2	14,853	14,283
Increase in fair value of investment properties		6,729	28,293
Other net charge	3	(460)	(1,743)
		21,122	40,833
Finance costs	4	(1,879)	(1,930)
Share of results after tax of:			
Associates		1,156	1,262
Joint ventures	11	236	(11)
Profit before taxation		20,635	40,154
Income tax	5	(3,829)	(3,730)
Profit for the year		16,806	36,424
Profit attributable to:			
Equity shareholders		16,024	35,930
Non-controlling interests		782	494
		16,806	36,424
Earnings per share	7		
Basic		HK\$5.29	HK\$11.86
Diluted		HK\$5.29	HK\$11.86

The notes and principal accounting policies on pages 130 to 187 form part of these financial statements. Details of dividends payable to equity shareholders of the Company attributable to the profit for the year are set out in note 6.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2015

	2015 HK\$ Million	2014 HK\$ Million
Profit for the year	16,806	36,424
Other comprehensive income		
Items that may be reclassified subsequently to profit or loss:		
Exchange difference on:		
Translation of foreign operations	(5,554)	(426)
Transferred to profit or loss on disposal of a subsidiary	(5,437)	(426)
Transferred to profit or loss on disposal of a subsidiary	(117)	–
Net deficit on available-for-sale investments:	(2,032)	(76)
Deficit on revaluation	(1,508)	(76)
Transferred to profit or loss on disposal	(524)	–
Share of other comprehensive income of associates/joint ventures	(1,272)	(288)
Others	10	9
Other comprehensive income for the year	(8,848)	(781)
Total comprehensive income for the year	7,958	35,643
Total comprehensive income attributable to:		
Equity shareholders	7,629	35,157
Non-controlling interests	329	486
	7,958	35,643

The notes and principal accounting policies on pages 130 to 187 form part of these financial statements.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 31 December 2015

	Note	31 December 2015 HK\$ Million	31 December 2014 HK\$ Million
Non-current assets			
Investment properties	8	310,177	301,890
Property, plant and equipment	9	22,779	25,027
Interest in associates	10	17,785	22,449
Interest in joint ventures	11	17,612	19,030
Available-for-sale investments	12	8,102	3,740
Goodwill and other intangible assets	13	305	305
Deferred tax assets	22	700	673
Derivative financial assets	16	585	885
Other non-current assets		237	209
		378,282	374,208
Current assets			
Properties for sale	14	37,768	47,543
Inventories		46	48
Trade and other receivables	15	3,974	3,851
Derivative financial assets	16	336	283
Bank deposits and cash	17	23,510	18,725
		65,634	70,450
Total assets		443,916	444,658
Non-current liabilities			
Derivative financial liabilities	16	(1,558)	(1,071)
Deferred tax liabilities	22	(10,748)	(10,425)
Other deferred liabilities		(334)	(315)
Bank loans and other borrowings	20	(62,244)	(69,331)
		(74,884)	(81,142)
Current liabilities			
Trade and other payables	18	(22,681)	(23,664)
Deposits from sale of properties	19	(18,854)	(14,496)
Derivative financial liabilities	16	(612)	(1,116)
Taxation payable	5(d)	(1,242)	(1,476)
Bank loans and other borrowings	20	(8,463)	(8,653)
		(51,852)	(49,405)
Total liabilities		(126,736)	(130,547)
NET ASSETS		317,180	314,111
Capital and reserves			
Share capital	24	29,441	29,376
Reserves		278,287	276,119
Shareholders' equity		307,728	305,495
Non-controlling interests		9,452	8,616
TOTAL EQUITY		317,180	314,111

The notes and principal accounting policies on pages 130 to 187 form part of these financial statements.

Stephen T H Ng
Chairman & Managing Director

Paul Y C Tsui
Vice Chairman & Group Chief Financial Officer

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2015

	Shareholders' equity								
	Share capital HK\$ Million	Share premium HK\$ Million	Capital redemption reserves HK\$ Million	Investments revaluation and other reserves HK\$ Million	Exchange reserves HK\$ Million	Revenue reserves HK\$ Million	Total shareholders' equity HK\$ Million	Non-controlling interests HK\$ Million	Total equity HK\$ Million
At 1 January 2014	3,030	26,339	7	1,080	9,332	235,769	275,557	8,698	284,255
Changes in equity for 2014:									
Profit	-	-	-	-	-	35,930	35,930	494	36,424
Other comprehensive income	-	-	-	(314)	(464)	5	(773)	(8)	(781)
Total comprehensive income	-	-	-	(314)	(464)	35,935	35,157	486	35,643
Equity settled share-based payments	-	-	-	84	-	-	84	-	84
Share option lapse	-	-	-	(11)	-	11	-	-	-
Redemption of convertible bond	-	-	-	(99)	-	99	-	-	-
2013 second interim dividend paid	-	-	-	-	-	(3,636)	(3,636)	-	(3,636)
2014 first interim dividend paid	-	-	-	-	-	(1,667)	(1,667)	-	(1,667)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	(568)	(568)
Transition to no-par value regime on 3 March 2014 (Note 24(a))	26,346	(26,339)	(7)	-	-	-	-	-	-
At 31 December 2014 and 1 January 2015	29,376	-	-	740	8,868	266,511	305,495	8,616	314,111
Changes in equity for 2015:									
Profit	-	-	-	-	-	16,024	16,024	782	16,806
Other comprehensive income	-	-	-	(1,855)	(6,546)	6	(8,395)	(453)	(8,848)
Total comprehensive income	-	-	-	(1,855)	(6,546)	16,030	7,629	329	7,958
Shares issued under the share option scheme	65	-	-	(15)	-	-	50	-	50
Equity settled share-based payments	-	-	-	40	-	-	40	-	40
Share option lapse	-	-	-	(28)	-	28	-	-	-
2014 second interim dividend paid	-	-	-	-	-	(3,819)	(3,819)	-	(3,819)
2015 first interim dividend paid	-	-	-	-	-	(1,667)	(1,667)	-	(1,667)
Capital contribution from non-controlling interests of a subsidiary	-	-	-	-	-	-	-	876	876
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	(365)	(365)
Disposal of a subsidiary	-	-	-	-	-	-	-	(4)	(4)
At 31 December 2015	29,441	-	-	(1,118)	2,322	277,083	307,728	9,452	317,180

The notes and principal accounting policies on pages 130 to 187 form part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2015

	Note	2015 HK\$ Million	2014 HK\$ Million
Operating cash inflow	(a)	15,951	15,108
Changes in working capital	(a)	11,887	6,992
Cash generated from operations	(a)	27,838	22,100
Net interest paid		(1,808)	(1,797)
Interest paid		(2,172)	(2,527)
Interest received		364	730
Dividends received from associates/joint ventures		1,061	824
Dividends received from investments		174	154
Hong Kong profits tax paid		(1,730)	(1,367)
Overseas tax paid		(1,482)	(1,661)
Net cash generated from operating activities		24,053	18,253
Investing activities			
Additions to investment properties		(5,436)	(9,463)
Additions to property, plant and equipment		(1,297)	(1,696)
Additions to programming library		(116)	(118)
Net increase in interest in associates		(1,592)	(2,103)
Net decrease in interest in joint ventures		252	25
Net proceeds from disposal of property, plant and equipment		5	9
Purchase of available-for-sale investments		(5,827)	(73)
Redemption of convertible securities		-	2,729
Acquisition of interest in a subsidiary		-	(6)
Net proceeds from disposal of a subsidiary and a joint venture	(c)	1,275	-
Proceeds from disposal of investment properties		-	47
Proceeds from disposal of available-for-sale investments		5,447	-
Net placement of bank deposits with maturity greater than three months		(1)	(70)
Net cash used in investing activities		(7,290)	(10,719)
Financing activities			
Proceeds from the issue of shares under the share option scheme		50	-
Drawdown of bank loans and other borrowings		19,261	26,961
Repayment of bank loans and other borrowings		(25,361)	(34,417)
Capital contribution from non-controlling interests of a subsidiary		876	-
Dividends paid to equity shareholders		(5,486)	(5,303)
Dividends paid to non-controlling interests		(365)	(568)
Net cash used in financing activities		(11,025)	(13,327)
Increase/(decrease) in cash and cash equivalents		5,738	(5,793)
Cash and cash equivalents at 1 January		18,625	24,485
Effect of exchange rate changes		(954)	(67)
Cash and cash equivalents at 31 December		23,409	18,625
Analysis of the balance of cash and cash equivalents			
Bank deposits and cash	(b)	23,409	18,625

The notes and principal accounting policies on pages 130 to 187 form part of these financial statements.

NOTE TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

a. Reconciliation of operating profit to cash generated from operations

	2015 HK\$ Million	2014 HK\$ Million
Operating profit	14,853	14,283
Adjustments for:		
Interest income	(363)	(633)
Dividends receivable from investments	(174)	(152)
Depreciation and amortisation	1,548	1,522
Loss on disposal of property, plant and equipment	2	4
Impairment of property, plant and equipment	45	-
Equity settled share-based payment expenses	40	84
Operating cash inflow	15,951	15,108
Increase in properties under development for sale	(8,337)	(7,653)
Decrease in completed properties for sale	15,038	13,291
Decrease/(increase) in inventories	2	(1)
(Increase)/decrease in trade and other receivables	(188)	103
Increase in trade and other payables	1,363	2,035
Increase/(decrease) in deposits from sale of properties	4,358	(834)
(Decrease)/increase in derivative financial instruments	(334)	37
Other non-cash items	(15)	14
Changes in working capital	11,887	6,992
Cash generated from operations	27,838	22,100

b. Cash and cash equivalents

	2015 HK\$ Million	2014 HK\$ Million
Bank deposits and cash in the consolidated statement of financial position (Note 17)	23,510	18,725
Less: Bank deposits with maturity greater than three months	(101)	(100)
Cash and cash equivalents in the consolidated statement of cash flows	23,409	18,625

c. Net proceeds from disposal of a subsidiary and a joint venture

During the year ended 31 December 2015, the Group disposed of its equity interests in a subsidiary and a joint venture to third parties. The cash flows and the net assets of the subsidiary and joint venture were as follows:

	HK\$ Million
Property, plant and equipment	2,064
Other assets	360
Liabilities	(2,130)
Non-controlling interests	(4)
Net assets disposed of	290
Total consideration	744
Fair value of remaining equity interest realised	328
Carrying amount of net assets disposed of	(290)
Direct expenses	(29)
Exchange reserves derecognised	155
Gain on disposal	908
Analysis of the net inflow of cash and cash equivalents in respect of the disposal of a subsidiary and a joint venture:	
Total consideration	744
Less: cash and cash equivalents disposed of	(22)
Less: direct expenses and others	(46)
Settlement of shareholder loan from the purchaser	676
Net inflow of cash and cash equivalents on disposal of a subsidiary and a joint venture	1,275

NOTES TO THE FINANCIAL STATEMENTS

1. SEGMENT INFORMATION

The Group manages its diversified businesses according to the nature of services and products provided. Management has determined five reportable operating segments for measuring performance and allocating resources. The segments are investment property ("IP"), development property ("DP"), hotels, logistics and communications and media and entertainment ("CME"). No operating segments have been aggregated to form the reportable segments.

Investment property segment primarily includes property leasing operations. Currently, the Group's properties portfolio, which mainly consists of retail, office and serviced apartments is primarily located in Hong Kong and Mainland China.

Development property segment encompasses activities relating to the acquisition, development, design, construction, sale and marketing of the Group's trading properties primarily in Hong Kong and Mainland China.

Hotels segment includes hotel operations in the Asia Pacific region. Currently, the Group operates 14 hotels in the Asia Pacific region, six of which owned by the Group.

Logistics segment mainly includes the container terminal operations in Hong Kong and Mainland China undertaken by Modern Terminals Limited ("Modern Terminals"), Hong Kong Air Cargo Terminals Limited ("Hactl") and other public transport operations.

CME segment comprises pay television, internet and multimedia and other businesses operated by i-CABLE Communications Limited ("i-CABLE") and the telecommunication businesses operated by Wharf T&T Limited.

Management evaluates performance primarily based on operating profit as well as the equity share of results of associates and joint ventures of each segment. Inter-segment pricing is generally determined on an arm's length basis.

Segment business assets principally comprise all tangible assets, intangible assets and current assets directly attributable to each segment with the exception of bank deposits and cash, certain financial investments, deferred tax assets and other derivative financial assets.

Revenue and expenses are allocated with reference to sales generated by those segments and expenses incurred by those segments or which arise from the depreciation of assets attributable to those segments.

a. Analysis of segment revenue and results

For the year ended 31 December 2015	Revenue HK\$ Million	Operating profit HK\$ Million	Investment properties fair value HK\$ Million	Other net charge HK\$ Million	Finance costs HK\$ Million	Associates HK\$ Million	Joint ventures HK\$ Million	Profit before taxation HK\$ Million
Investment property	14,470	11,759	6,729	111	(1,255)	-	-	17,344
Hong Kong	12,165	10,516	5,761	-	(1,246)	-	-	15,031
Mainland China	2,305	1,243	968	111	(9)	-	-	2,313
Development property	18,018	2,241	-	(1,542)	(93)	890	201	1,697
Hong Kong	-	(25)	-	-	-	18	(57)	(64)
Mainland China	18,018	2,266	-	(1,542)	(93)	872	258	1,761
Hotels	1,549	278	-	-	(4)	-	-	274
Logistics	2,848	689	-	627	(194)	266	35	1,423
Terminals	2,739	676	-	668	(194)	188	35	1,373
Others	109	13	-	(41)	-	78	-	50
CME	3,501	112	-	2	(34)	-	-	80
i-CABLE	1,510	(246)	-	2	(3)	-	-	(247)
Telecommunications	1,991	362	-	-	(31)	-	-	331
Others	-	(4)	-	-	-	-	-	(4)
Inter-segment revenue	(298)	-	-	-	-	-	-	-
Segment total	40,088	15,079	6,729	(802)	(1,580)	1,156	236	20,818
Investment and others	787	464	-	342	(299)	-	-	507
Corporate expenses	-	(690)	-	-	-	-	-	(690)
Group total	40,875	14,853	6,729	(460)	(1,879)	1,156	236	20,635
For the year ended 31 December 2014								
Investment property	13,397	10,896	28,293	69	(1,303)	-	-	37,955
Hong Kong	11,413	9,905	27,864	18	(1,269)	-	-	36,518
Mainland China	1,984	991	429	51	(34)	-	-	1,437
Development property	15,539	1,762	-	(1,778)	(100)	930	(64)	750
Hong Kong	113	93	-	-	-	9	(23)	79
Mainland China	15,426	1,669	-	(1,778)	(100)	921	(41)	671
Hotels	1,600	387	-	-	(6)	-	-	381
Logistics	3,319	1,051	-	(61)	(246)	332	53	1,129
Terminals	3,206	1,034	-	(20)	(246)	234	53	1,055
Others	113	17	-	(41)	-	98	-	74
CME	3,616	211	-	1	(37)	-	-	175
i-CABLE	1,666	(140)	-	1	-	-	-	(139)
Telecommunications	1,950	352	-	-	(37)	-	-	315
Others	-	(1)	-	-	-	-	-	(1)
Inter-segment revenue	(370)	-	-	-	-	-	-	-
Segment total	37,101	14,307	28,293	(1,769)	(1,692)	1,262	(11)	40,390
Investment and others	1,035	714	-	26	(238)	-	-	502
Corporate expenses	-	(738)	-	-	-	-	-	(738)
Group total	38,136	14,283	28,293	(1,743)	(1,930)	1,262	(11)	40,154

NOTES TO THE FINANCIAL STATEMENTS

b. Analysis of inter-segment revenue

	2015			2014		
	Total Revenue HK\$ Million	Inter-segment revenue HK\$ Million	Group Revenue HK\$ Million	Total Revenue HK\$ Million	Inter-segment revenue HK\$ Million	Group Revenue HK\$ Million
Investment property	14,470	(148)	14,322	13,397	(144)	13,253
Development property	18,018	-	18,018	15,539	-	15,539
Hotels	1,549	-	1,549	1,600	-	1,600
Logistics	2,848	-	2,848	3,319	-	3,319
CME	3,501	(78)	3,423	3,616	(94)	3,522
Investment and others	787	(72)	715	1,035	(132)	903
	41,173	(298)	40,875	38,506	(370)	38,136

c. Analysis of segment business assets

	2015 HK\$ Million	2014 HK\$ Million
Investment property	311,641	303,498
Hong Kong	252,904	246,005
Mainland China	58,737	57,493
Development property	73,239	87,421
Hong Kong	5,685	4,703
Mainland China	67,554	82,718
Hotels	7,728	7,208
Logistics	18,244	20,197
Terminals	17,245	19,148
Others	999	1,049
CME	3,918	4,088
i-CABLE	1,189	1,284
Telecommunications	2,729	2,804
Total segment business assets	414,770	422,412
Unallocated corporate assets	29,146	22,246
Total assets	443,916	444,658

Unallocated corporate assets mainly comprise certain financial investments, deferred tax assets, bank deposits and cash and other derivative financial assets.

Segment assets held through associates and joint ventures included in above are:

	2015 HK\$ Million	2014 HK\$ Million
Development property	29,332	36,187
Logistics	6,065	5,292
Group total	35,397	41,479

d. Other segment information

	Capital expenditure		Increase in interests in associates and joint ventures		Depreciation and amortisation	
	2015 HK\$ Million	2014 HK\$ Million	2015 HK\$ Million	2014 HK\$ Million	2015 HK\$ Million	2014 HK\$ Million
Investment property	5,355	13,316	-	-	118	98
Hong Kong	1,218	6,757	-	-	32	23
Mainland China	4,137	6,559	-	-	86	75
Development property	-	-	3,487	4,644	-	-
Hong Kong	-	-	155	201	-	-
Mainland China	-	-	3,332	4,443	-	-
Hotels	372	759	-	-	208	204
Logistics	294	403	8	2	457	469
Terminals	294	402	8	2	454	466
Others	-	1	-	-	3	3
CME	538	504	-	-	765	751
i-CABLE	207	188	-	-	351	348
Telecommunications	331	316	-	-	414	403
Group total	6,559	14,982	3,495	4,646	1,548	1,522

In addition, the CME segment incurred HK\$116 million (2014: HK\$152 million) for its programming library. The Group had no significant non-cash expenses other than (i) a non-recurrent accounting loss of HK\$1,620 million arising from the deemed disposal of the Group's entire 24.3% equity interest in Greentown China Holdings Limited ("Greentown"), (ii) in 2014, the provision for diminution in value of HK\$1,812 million made for development properties undertaken by the Group's subsidiaries in the Mainland China and (iii) depreciation and amortisation.

e. Geographical information

	Revenue		Operating Profit	
	2015 HK\$ Million	2014 HK\$ Million	2015 HK\$ Million	2014 HK\$ Million
Hong Kong	19,152	19,126	11,409	11,549
Mainland China	21,685	18,977	3,406	2,701
Singapore	38	33	38	33
Group total	40,875	38,136	14,853	14,283

	Specified non-current assets		Total business assets	
	2015 HK\$ Million	2014 HK\$ Million	2015 HK\$ Million	2014 HK\$ Million
Hong Kong	271,671	264,523	275,016	267,328
Mainland China	101,340	106,443	139,754	155,084
Group total	373,011	370,966	414,770	422,412

Specified non-current assets excludes deferred tax assets, certain available-for-sale investments, derivative financial assets and certain non-current assets.

The geographical location of revenue and operating profit is analysed based on the location at which services are provided and in the case of equity instruments, where they are listed. The geographical location of specified non-current assets and total business assets is based on the physical location of operations.

NOTES TO THE FINANCIAL STATEMENTS

2. OPERATING PROFIT

a. Operating profit is arrived at:

	2015 HK\$ Million	2014 HK\$ Million
After charging/(crediting):		
Depreciation and amortisation on		
– assets held for use under operating leases	162	169
– property, plant and equipment	1,190	1,158
– leasehold land	69	74
– programming library	127	121
Total depreciation and amortisation	1,548	1,522
Impairment of trade receivables	10	18
Impairment of property, plant and equipment	45	–
Staff costs (Note (ii))	3,632	3,740
Auditors' remuneration		
– audit services	23	23
– other services	2	2
Cost of trading properties for recognised sales	15,000	13,291
Rental charges under operating leases in respect of telecommunications equipment and services	74	63
Gross rental revenue from investment properties (Note (iii))	(14,470)	(13,397)
Direct operating expenses of investment properties	2,584	2,402
Rental income under operating leases in respect of owned plant and equipment	(16)	(9)
Interest income (Note (iii))	(363)	(633)
Dividend income from investments	(174)	(152)
Loss on disposal of property, plant and equipment	2	4

Notes:

- i. Staff costs include contributions to defined contribution pension schemes of HK\$287 million (2014: HK\$271 million), which included MPF schemes after a forfeiture of HK\$3 million (2014: HK\$2 million) and equity-settled share-based payment expenses of HK\$40 million (2014: HK\$84 million).
- ii. Rental income includes contingent rentals of HK\$1,476 million (2014: HK\$2,036 million).
- iii. Interest income of HK\$363 million (2014: HK\$602 million) was in respect of financial assets, mainly comprising bank deposits, that are stated at amortised cost.

b. Directors' emoluments

Directors' remuneration disclosed pursuant to section 383(1) of the Hong Kong Companies Ordinance and Part 2 of the Companies (Disclosure of Information about Benefits of Directors) Regulation is as follows:

	Fees HK\$'000	Salaries, allowances and benefits in kind HK\$'000	Discretionary bonuses HK\$'000	Contributions to pension schemes HK\$'000	2015 Total emoluments HK\$'000	2014 Total emoluments HK\$'000
Board of Directors						
Peter K C Woo (Note iv)	83	5,411	–	–	5,494	32,591
Stephen T H Ng (Note iv)	197	7,243	15,500	18	22,958	21,452
Andrew O K Chow	150	5,440	10,000	18	15,608	17,680
Doreen Y F Lee	150	5,605	9,500	837	16,092	16,143
Paul Y C Tsui	150	4,787	8,500	–	13,437	11,823
Y T Leng	150	3,695	4,000	365	8,210	8,971
K P Chan (Note v)	95	2,022	4,000	300	6,417	–
T Y Ng (Note iii)	–	–	–	–	–	24,923
Independent Non-executive Directors						
Alexander S K Au (Note ii)	225	–	–	–	225	150
Edward K Y Chen	150	–	–	–	150	100
Raymond K F Ch'ien (Note vii)	150	–	–	–	150	100
Vincent K Fang (Note ii)	225	–	–	–	225	150
Hans Michael Jebsen (Note ii)	225	–	–	–	225	150
Wyman Li (Note ii and vi)	151	–	–	–	151	128
James E Thompson	–	–	–	–	–	66
David M Turnbull	150	–	–	–	150	100
E K Yeoh (Note ii)	175	–	–	–	175	50
	2,426	34,203	51,500	1,538	89,667	134,577
Total for 2014	1,794	42,681	89,000	1,102	–	134,577

- i. There was no compensation for loss of office and/or inducement for joining the Group paid/payable to the Directors of the Company in respect of the years ended 31 December 2015 and 2014.
- ii. Includes Audit Committee Member's fee for the year ended 31 December 2015 of HK\$75,000 (2014: HK\$50,000) received/receivable by each of relevant Directors.
- iii. Mr T Y Ng retired as a Director of the Company with effect from 1 January 2015.
- iv. Hon Peter K C Woo retired as Chairman and a Director of the Company with effect from 15 May 2015. Mr Stephen T H Ng was appointed as Chairman of the Company with effect from 15 May 2015.
- v. Mr K P Chan was appointed as a Director of the Company with effect from 15 May 2015.
- vi. Mr Wyman Li resigned as a Director of the Company with effect from 2 September 2015.
- vii. Dr Raymond K F Ch'ien resigned as a Director of the Company with effect from 1 January 2016.
- viii. In addition to the above emoluments, certain directors and employees of the Company or its subsidiaries were granted share options under the share option schemes adopted by the Company. Details of the share options granted by the Company to the individuals are disclosed in Note 21(d).

NOTES TO THE FINANCIAL STATEMENTS

c. Emoluments of the highest paid employees

For the years ended 31 December 2015, information regarding emoluments of 2 (2014: Nil) employees of the Group who, not being Directors of the Company, were among the top five highest paid individuals (including Directors of the Company and other employees of the Group) employed by the Group has been set out below:

	2015 HK\$ Million	2014 HK\$ Million
Aggregate emoluments		
Salaries, allowances and benefits in kind	10	–
Contributions to pension scheme	1	–
Discretionary bonuses	20	–
Total	31	–
	2015 Number	2014 Number
Bands (in HK\$)		
\$13,500,001 – \$14,000,000	1	–
\$17,000,001 – \$17,500,000	1	–
	2	–

3. OTHER NET CHARGE

Other net charge for the year which amounted to HK\$460 million (2014: HK\$1,743 million) mainly comprises:

- a. A non-recurrent accounting loss of HK\$1,620 million which arose from the deemed disposal of the Group's entire 24.3% equity interest in Greentown upon reclassification of such interest as an available-for-sale investment at the prevailing market value when the Group ceased to have significant influence over Greentown in June 2015.

The Greentown equity interest was acquired by the Group in June 2012 at cost of HK\$2,729 million, with an accounting gain representing negative goodwill of HK\$2,233 million when the equity interest was equity-accounted for as an associate.
- b. A gain of HK\$908 million arose from Modern Terminals' disposal of 50% of its equity interest in its Taicang container port businesses.
- c. Net foreign exchange gains of HK\$111 million (2014: HK\$123 million) which included a fair value gain on forward foreign exchange contracts of HK\$24 million (2014: loss of HK\$29 million).
- d. Net profit on disposal of available-for-sale investments of HK\$187 million (2014: Nil) which included a revaluation surplus of HK\$524 million transferred from the investments revaluation reserves of the Group.
- e. Included in the net charge for 2014 was a provision of HK\$1,812 million made in respect of certain development projects in the Mainland China undertaken by the Group's subsidiaries.

4. FINANCE COSTS

	2015 HK\$ Million	2014 HK\$ Million
Interest charged on:		
Bank loans and overdrafts	1,018	1,091
Other borrowings	938	1,196
Total interest charge	1,956	2,287
Other finance costs	195	317
Less: Amount capitalised	(678)	(904)
	1,473	1,700
Fair value loss:		
Cross currency interest rate swaps	379	97
Interest rate swaps	27	133
	406	230
Total	1,879	1,930

- a. Interest was capitalised at an average annual rate of approximately 2.4% (2014: 2.0%).
- b. Included in the total interest charge are amounts totalling HK\$1,605 million (2014: HK\$1,893 million) in respect of interest bearing borrowings that are stated at amortised cost.
- c. The above interest charge has taken into account the interest paid/received in respect of interest rate swaps and cross currency interest rate swaps.

NOTES TO THE FINANCIAL STATEMENTS

5. INCOME TAX

Taxation charged to the consolidated income statement includes:

	2015 HK\$ Million	2014 HK\$ Million
Current income tax		
Hong Kong		
– provision for the year	1,592	1,540
– overprovision in respect of prior years	(21)	(56)
Outside Hong Kong		
– provision for the year	1,073	860
– (Over)/under-provision in respect of prior years	(5)	9
	2,639	2,353
Land appreciation tax (“LAT”) (Note 5(c))	411	515
Deferred tax		
Change in fair value of investment properties	488	543
Origination and reversal of temporary differences	304	375
Benefit of previously unrecognised tax losses now recognised	(13)	(56)
	779	862
Total	3,829	3,730

- a. The provision for Hong Kong profits tax is based on the profit for the year as adjusted for tax purposes at a rate of 16.5% (2014: 16.5%).
- b. Income tax on profits assessable outside Hong Kong is mainly China corporate income tax calculated at a rate of 25% (2014: 25%) and China withholding tax at a rate of up to 10%.
- c. Under the Provisional Regulations on LAT, all gains arising from transfer of real estate property in Mainland China are subject to LAT at progressive rates ranging from 30% to 60% on the appreciation of the land value, being the proceeds on sales of properties less deductible expenditure including cost of land use rights, borrowing costs and all property development expenditure.
- d. Taxation recoverable/payable in the statement of financial position is expected to be recovered/settled within one year.
- e. Tax attributable to associates and joint ventures for the year ended 31 December 2015 of HK\$1,082 million (2014: HK\$1,389 million) is included in the share of results of associates and joint ventures.
- f. The China tax law imposes a withholding tax at 10%, unless reduced by a treaty or agreement, for dividends distributed by a PRC-resident enterprise to its immediate holding company outside Mainland China for earnings generated since 1 January 2008. Undistributed earnings generated prior to 1 January 2008 are exempt from such withholding tax. For the year ended 31 December 2015, the Group has provided HK\$145 million (2014: HK\$154 million) for withholding taxes on accumulated earnings generated by its Mainland China subsidiaries which will be distributed to their immediate holding companies outside Mainland China in the foreseeable future.

- g. Reconciliation between the actual total tax charge and profit before taxation at applicable tax rates:

	2015 HK\$ Million	2014 HK\$ Million
Profit before taxation	20,635	40,154
Notional tax on profit before taxation calculated at applicable tax rates	3,553	6,987
Tax effect of non-deductible expenses	375	402
Tax effect of non-taxable income	(242)	(329)
Tax effect of non-taxable fair value gain on investment properties	(951)	(4,598)
Net overprovision in respect of prior years	(26)	(47)
Tax effect of tax losses not recognised	487	425
Tax effect of previously unrecognised tax losses utilised	(138)	(97)
Tax effect of previously unrecognised tax losses now recognised as deferred tax assets	(13)	(56)
Effect of temporary differences not recognised	(30)	6
LAT on trading properties	411	515
Deferred LAT on change in fair value of investment properties	258	368
Withholding tax on distributed/undistributed earnings	145	154
Actual total tax charge	3,829	3,730

6. DIVIDENDS ATTRIBUTABLE TO EQUITY SHAREHOLDERS

	2015 HK\$ per share	2015 HK\$ Million	2014 HK\$ per share	2014 HK\$ Million
First interim dividend declared and paid	0.55	1,667	0.55	1,667
Second interim dividend declared after the end of the reporting period	1.35	4,092	1.26	3,819
	1.90	5,759	1.81	5,486

- a. The second interim dividend based on 3,031 million issued ordinary shares (2014: 3,031 million shares) declared after the end of the reporting period has not been recognised as a liability at the end of the reporting period.
- b. The second interim dividend of HK\$3,819 million for 2014 was approved and paid in 2015.

7. EARNINGS PER SHARE

The calculation of basic and diluted earnings per share is based on the profit attributable to ordinary equity shareholders for the year of HK\$16,024 million (2014: HK\$35,930 million) and the weighted average of 3,031 million ordinary shares in issue during the year (2014: 3,030 million ordinary shares).

NOTES TO THE FINANCIAL STATEMENTS

8. INVESTMENT PROPERTIES

	Completed HK\$ Million	Under development HK\$ Million	Total HK\$ Million
a. Cost or valuation			
At 1 January 2014	229,150	31,947	261,097
Exchange adjustment	(91)	(74)	(165)
Additions	6,988	6,215	13,203
Disposals	(29)	–	(29)
Transfer	12,319	(12,828)	(509)
Revaluation surpluses	28,292	1	28,293
At 31 December 2014 and 1 January 2015	276,629	25,261	301,890
Exchange adjustment	(2,390)	(884)	(3,274)
Additions	647	4,550	5,197
Transfer	(1,340)	975	(365)
Revaluation surpluses	6,567	162	6,729
At 31 December 2015	280,113	30,064	310,177
b. The analysis of cost or valuation of the above assets is as follows:			
2015 valuation	280,113	12,740	292,853
At cost	–	17,324	17,324
	280,113	30,064	310,177
2014 valuation	276,629	9,577	286,206
At cost	–	15,684	15,684
	276,629	25,261	301,890

During the year, additions to investment properties under development which are stated at cost amounted to HK\$4,069 million (2014: HK\$5,934 million).

	Completed HK\$ Million	Under development HK\$ Million	Total HK\$ Million
c. Tenure of title to properties:			
At 31 December 2015			
Held in Hong Kong			
Long term leases	211,375	–	211,375
Medium term leases	27,724	13,001	40,725
	239,099	13,001	252,100
Held outside Hong Kong			
Medium term leases	41,014	17,063	58,077
	280,113	30,064	310,177
At 31 December 2014			
Held in Hong Kong			
Long term leases	206,007	–	206,007
Medium term leases	29,334	9,770	39,104
	235,341	9,770	245,111
Held outside Hong Kong			
Medium term leases	41,288	15,491	56,779
	276,629	25,261	301,890

d. Investment properties revaluation

The Group's investment properties under development are stated at fair value at the earlier of when the fair value first becomes reliably measurable and the date of completion of the property.

The investment properties stated at fair value as at 31 December 2015 were revalued by Knight Frank Petty Limited ("Knight Frank"), an independent firm of professional surveyors who have among their staff Fellows of the Hong Kong Institute of Surveyors with extensive experience in valuing properties in Hong Kong and Mainland China. Knight Frank has valued the investment properties on a market value basis and has taken into account the net income of the respective properties, allowing for reversionary potential and the redevelopment potential of the properties where appropriate.

The revaluation surplus or deficit arising on revaluation on investment properties is recognised in the line item "Increase in fair value of investment properties" on the face of the consolidated income statement.

The following table presents the investment properties which are measured at fair value at the end of the reporting period across the three levels of the inputs to the revaluation methodologies in accordance with HKFRS13, Fair value measurement. The levels are defined as follows:

Level 1 valuations: Fair value measured using only level 1 inputs i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date.

Level 2 valuations: Fair value measured using level 2 inputs i.e. observable inputs which fail to meet level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data is not available.

Level 3 valuations: Fair value measured using significant unobservable inputs.

None of the Group's investment properties measured at fair value are categorised as Level 1 and Level 2 input. The Group's investment properties which are at Level 3 valuation are analysed as below:

	Retail HK\$ Million	Office HK\$ Million	Level 3 Residential HK\$ Million	Others HK\$ Million	Total HK\$ Million
Recurring fair value measurements					
At 31 December 2015					
Hong Kong	149,325	76,982	25,282	250	251,839
Mainland China	18,292	21,493	1,229	–	41,014
	167,617	98,475	26,511	250	292,853
At 31 December 2014					
Hong Kong	145,296	74,897	24,487	238	244,918
Mainland China	18,237	21,752	1,299	–	41,288
	163,533	96,649	25,786	238	286,206

NOTES TO THE FINANCIAL STATEMENTS

The movements during the year in the balance of Level 3 fair value measurements are as follows:-

	Completed HK\$ Million	Under development HK\$ Million	Total HK\$ Million
At 1 January 2014	229,150	13,193	242,343
Exchange adjustment	(91)	–	(91)
Additions	6,988	281	7,269
Disposals	(29)	–	(29)
Transfer	12,319	(3,898)	8,421
Revaluation surplus	28,292	1	28,293
At 31 December 2014 and 1 January 2015	276,629	9,577	286,206
Exchange adjustment	(2,390)	–	(2,390)
Additions	647	481	1,128
Transfer	(1,340)	2,520	1,180
Revaluation surplus	6,567	162	6,729
At 31 December 2015	280,113	12,740	292,853

During the years ended 31 December 2014 and 2015, there were no transfers between Level 1 and Level 2 or transfers into or out of Level 3.

The Group's policy is to recognise transfers between levels of fair value hierarchy as at the end of the reporting period in which they occur.

Valuation processes

The Group reviews the valuations performed by the independent valuers for financial reporting purposes by verifying all major inputs and assessing the reasonableness of the property valuations. A valuation report with an analysis of changes in fair value measurement is prepared at each interim and annual reporting date and is reviewed and approved by the senior management.

Valuation methodologies

The valuations of completed office and retail properties in Hong Kong and Mainland China were based on the income capitalisation approach which capitalised the net income of the properties and takes into account the significant adjustments on term yield to account for the risk upon reversion.

For certain office and residential properties in Hong Kong which are still under development/redevelopment, the valuations were based on the redevelopment basis by taking into account the fair value of properties under development/redevelopment assuming they had been completed as at the date of valuation and then deducting from that amount the estimated costs to complete construction, financing costs and profit and margin for risk.

Level 3 valuation methodologies

Completed investment properties

Set out below is a table which presents the significant unobservable inputs:

	Weighted average Capitalisation rate		Market rent	
	2015	2014	2015	2014
Hong Kong			HK\$psf	HK\$psf
– Retail	5.2%	5.2%	285	278
– Office	4.2%	4.2%	49	47
– Residential	4.0%	4.0%	58	57
China			RMBpsm	RMBpsm
– Retail	7.1%	7.5%	388	372
– Office	6.4%	6.4%	186	184
– Residential	5.0%	5.0%	242	236

The fair value measurement of completed investment properties is negatively correlated to the capitalisation rate and positively correlated to the market rent.

For investment properties under development that are stated at fair value, estimated costs to complete construction and profit and margin for risk required are estimated by valuers based on market conditions at the end of the reporting period. The estimates are largely consistent with the development budgets prepared by the Group based on management's experience and knowledge of market conditions. The fair value of investment properties under development is negatively correlated to the costs and the margins.

- e. The Group leases out properties under operating leases, which generally run for a period of two to ten years. Lease payments may be varied periodically to reflect market rentals and may contain a contingent rental element which is based on various percentages of tenants' sales receipts.
- f. The Group's total future minimum lease income under non-cancellable operating leases is receivable as follows:

	2015 HK\$ Million	2014 HK\$ Million
Within 1 year	11,616	9,776
After 1 year but within 5 years	17,187	14,720
After 5 years	1,333	1,534
	30,136	26,030

NOTES TO THE FINANCIAL STATEMENTS

9. PROPERTY, PLANT AND EQUIPMENT

	Leasehold land HK\$ Million	Hotel and club properties HK\$ Million	Properties under redevelopment HK\$ Million	Other property, plant and equipment HK\$ Million	CME equipment HK\$ Million	Total HK\$ Million
a. Cost						
At 1 January 2014	4,904	6,770	2,089	17,562	11,786	43,111
Exchange adjustment	(11)	(5)	(7)	(19)	–	(42)
Additions	4	704	42	621	408	1,779
Disposals	–	–	–	(367)	(47)	(414)
Acquisition of a subsidiary	–	–	–	36	–	36
Reclassification	–	517	(14)	38	(1)	540
At 31 December 2014 and 1 January 2015	4,897	7,986	2,110	17,871	12,146	45,010
Exchange adjustment	(160)	(143)	(119)	(214)	–	(636)
Additions	5	344	32	553	428	1,362
Disposals	–	–	–	(107)	(42)	(149)
Disposal of a subsidiary	(606)	–	–	(2,148)	–	(2,754)
Written off	–	–	–	(14)	–	(14)
Reclassification	12	447	–	70	–	529
At 31 December 2015	4,148	8,634	2,023	16,011	12,532	43,348
Accumulated depreciation and impairment losses						
At 1 January 2014	909	1,355	–	7,714	8,972	18,950
Exchange adjustment	(1)	(2)	–	(3)	–	(6)
Charge for the year	74	78	–	708	541	1,401
Written back on disposals	–	–	–	(356)	(45)	(401)
Acquisition of a subsidiary	–	–	–	34	–	34
Reclassification	–	–	–	5	–	5
At 31 December 2014 and 1 January 2015	982	1,431	–	8,102	9,468	19,983
Exchange adjustment	(19)	(45)	–	(57)	–	(121)
Charge for the year	69	92	–	717	543	1,421
Written back on disposals	–	–	–	(102)	(40)	(142)
Disposal of a subsidiary	(117)	–	–	(573)	–	(690)
Written off	–	–	–	(14)	–	(14)
Impairment	–	–	–	44	1	45
Reclassification	–	–	–	87	–	87
At 31 December 2015	915	1,478	–	8,204	9,972	20,569
Net book value						
At 31 December 2015	3,233	7,156	2,023	7,807	2,560	22,779
At 31 December 2014	3,915	6,555	2,110	9,769	2,678	25,027

The hotel properties under development comprise the Murray Building Project totalling HK\$4,947 million (2014: HK\$4,625 million) included in hotel and club properties for which the costs attributable to land and buildings cannot be allocated reliably. This amount is not subject to depreciation.

	Leasehold land HK\$ Million	Hotel and club properties HK\$ Million	Properties under redevelopment HK\$ Million	Other property, plant and equipment HK\$ Million	CME equipment HK\$ Million	Total HK\$ Million
b. Tenure of title to properties:						
At 31 December 2015						
Held in Hong Kong						
Long term leases	82	122	–	6	–	210
Medium term leases	886	5,023	–	2,923	–	8,832
	968	5,145	–	2,929	–	9,042
Held outside Hong Kong						
Medium term leases	2,265	2,011	2,023	1,613	–	7,912
	3,233	7,156	2,023	4,542	–	16,954
At 31 December 2014						
Held in Hong Kong						
Long term leases	82	140	–	6	–	228
Medium term leases	907	4,703	–	2,885	–	8,495
	989	4,843	–	2,891	–	8,723
Held outside Hong Kong						
Medium term leases	2,926	1,712	2,110	2,701	–	9,449
	3,915	6,555	2,110	5,592	–	18,172

c. Impairment of property, plant and equipment

The value of property, plant and equipment is assessed at the end of each reporting period for indications of impairment with reference to valuations undertaken by management. Such valuations assess the recoverable amount of each asset being the higher of its value in use or its fair value less costs to sell. An impairment loss of HK\$45 million was made in 2015 (2014: HK\$ Nil) for certain equipment which is considered to be obsolete and has been recognised in the consolidated income statement.

NOTES TO THE FINANCIAL STATEMENTS

10. INTEREST IN ASSOCIATES

	2015 <i>HK\$ Million</i>	2014 <i>HK\$ Million</i>
Listed in Hong Kong		
Share of net assets	–	7,384
Unlisted		
Share of net assets	7,225	6,949
Goodwill	1,961	1,853
	9,186	8,802
Amounts due from associates	8,599	6,263
	17,785	15,065
Total	17,785	22,449
Amounts due to unlisted associates (Note 18)	(3,083)	(2,798)
	14,702	19,651
Market value of listed associate	–	4,041

- a. Details of principal associates at 31 December 2015 are shown on page 185.
- b. The interest in the listed associate as at 31 December 2014 represented the Group's 24.3% equity interest in Greentown, which was reclassified as an available-for-sale investment during 2015.
- c. Included in amounts due from associates are advances totalling HK\$371 million (2014: HK\$1,820 million) which are unsecured and interest bearing at market rate. Amounts due from associates are unsecured and have no fixed terms of repayment and not expected to be recoverable within twelve months from the end of the reporting period. The amounts are neither past due nor impaired.
- Amounts due to associates are unsecured, interest free and have no fixed terms of repayment.
- d. Included in interest in unlisted associates is goodwill of HK\$1,961 million (2014: HK\$1,853 million) mainly relating to the acquisition of Mega Shekou Container Terminals Limited by Modern Terminals Limited, a 67.6%-owned subsidiary of the Group, under an agreement for rationalisation of the interests in Shekou Container Terminals Phases I, II and III in 2007.
- e. All of the above associates are accounted for using the equity method in the consolidated financial statements.

f. Summary financial information on associates

At 31 December 2015, no associate is considered to be individually material to the Group. Set out below is the summarised financial information of a material associate in 31 December 2014, Greentown China Holdings Limited ("Greentown"), adjusted for any differences in accounting policies and reconciled to the carrying amounts in the consolidated financial statements. Greentown ceased to be an associate during 2015 (Note 3(a)).

	2014 <i>RMB Million</i>
Current assets	106,328
Non-current assets	20,816
Current liabilities	(67,775)
Non-current liabilities	(24,524)
Net assets	34,845
Revenue	32,049
Profit from continuing operations and total comprehensive income	3,210
Dividends received from associate	284

	2014 <i>RMB Million</i>
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Reconciled to the Group's interests in the associate

Gross amounts of net assets of the associate	34,845
Non-controlling interests of the associate	(8,190)
Perpetual securities issued by the associate	(3,015)
Net assets of the associate after deducting non-controlling interests and perpetual securities	23,640
HK\$Million equivalent	29,965
Group's effective interest	24.3%

	2014 <i>HK\$ Million</i>
Group's share of net assets of the associate	7,304
Revaluation surplus on acquisition	80
Carrying amount in the consolidated financial statements	7,384

Aggregate information of associates that are not individually material:

	2015 <i>HK\$ Million</i>	2014 <i>HK\$ Million</i>
Aggregate carrying amount of individually immaterial associates in the consolidated financial statements	9,186	8,802
Aggregate amounts of the Group's share of those associates'		
Profit from continuing operations	1,156	588
Other comprehensive income	(462)	(19)
Total comprehensive income	694	569

NOTES TO THE FINANCIAL STATEMENTS

11. INTEREST IN JOINT VENTURES

	2015 HK\$ Million	2014 HK\$ Million
Share of net assets	7,999	9,864
Goodwill	–	54
Amounts due from joint ventures	7,999 9,613	9,918 9,112
Amounts due to joint ventures (Note 18)	17,612 (2,524)	19,030 (2,045)
	15,088	16,985

Details of principal joint ventures at 31 December 2015 are shown on page 186. The Group's interest in the principal joint ventures are accounted for using the equity method in the consolidated financial statements.

Included in amounts due from joint ventures are advances totalling HK\$3,121 million (2014: HK\$2,973 million) which are interest bearing. The amounts due from joint ventures are unsecured and have no fixed terms of repayment. They are not expected to be recovered within the next twelve months. The amounts are neither past due nor impaired.

Amounts due to joint ventures are unsecured, interest free and have no fixed terms of repayment.

No joint venture is individually material to the Group. Aggregate information of joint ventures is summarised below:

	2015 HK\$ Million	2014 HK\$ Million
Aggregate carrying amount of individually immaterial joint ventures in the consolidated financial statements	7,999	9,918
Aggregate amounts of the Group's share of those joint ventures'		
Profit/(loss) from continuing operations	236	(11)
Other comprehensive income	(810)	(68)
Total comprehensive income	(574)	(79)

12. AVAILABLE-FOR-SALE INVESTMENTS

	2015 HK\$ Million	2014 HK\$ Million
Listed investments stated at market value		
– in Hong Kong	6,493	2,468
– outside Hong Kong	1,583	1,246
Unlisted investment at cost	26	26
	8,102	3,740

Available-for-sale investments totalling HK\$26 million (2014: HK\$26 million) are stated at cost less impairment losses, if any.

13. GOODWILL AND OTHER INTANGIBLE ASSETS

	Goodwill HK\$ Million	Other intangible assets HK\$ Million	Total HK\$ Million
Cost			
At 1 January 2014	297	12	309
Addition	8	–	8
At 31 December 2014 and 31 December 2015	305	12	317
Accumulated amortisation			
At 1 January 2014, 31 December 2014 and 31 December 2015	–	12	12
Net carrying value			
At 31 December 2015	305	–	305
At 31 December 2014	305	–	305

Goodwill mainly relates to the Group's terminals business. As at 31 December 2015, an impairment test was performed by comparing the attributable carrying amount of the business with the recoverable amount. The recoverable amount of the terminals business is based on its value in use. No impairment was recorded.

14. PROPERTIES FOR SALE

	2015 HK\$ Million	2014 HK\$ Million
Properties under development for sale	32,289	40,797
Completed properties for sale	5,479	6,746
	37,768	47,543

- At 31 December 2015, properties under development for sale of HK\$17,781 million (2014: HK\$25,321 million) are expected to be completed after more than one year.
- Included in properties under development for sale are deposits of HK\$394 million (2014: HK\$506 million) paid for the acquisition of certain land sites/properties located in Mainland China.
- Properties under development for sale and completed properties for sale are stated at the lower of cost and net realisable value. The total carrying value of properties stated at net realisable value at 31 December 2015 was HK\$6,640 million (2014: HK\$6,529 million).
- At 31 December 2015, the carrying value of leasehold land and land deposits included in properties under development for sale and completed properties for sale is summarised as follows:

	2015 HK\$ Million	2014 HK\$ Million
Held in Hong Kong		
Medium term leases	566	588
Held outside Hong Kong		
Long term leases	24,955	31,979
Medium term leases	626	1,384
	26,147	33,951

NOTES TO THE FINANCIAL STATEMENTS

15. TRADE AND OTHER RECEIVABLES

a. Ageing analysis

Included in this item are trade receivables (net of allowance for bad and doubtful debts) with an ageing analysis based on the invoice date as at 31 December 2015 as follows:

	2015 HK\$ Million	2014 HK\$ Million
Trade receivables		
0 – 30 days	625	749
31 – 60 days	167	165
61 – 90 days	74	74
Over 90 days	105	79
Other receivables and prepayments	971	1,067
	3,003	2,784
	3,974	3,851

The Group has established credit policies for each of its core businesses. The general credit terms allowed range from 0 to 60 days, except for sale of properties the proceeds from which are receivable pursuant to the terms of the agreements. All the receivables are expected to be recoverable within one year.

b. Impairment of trade receivables

Impairment losses in respect of trade receivables are recorded using an allowance account unless the Group is satisfied that recovery of the amount is remote, in which case the impairment loss is written off against trade receivables directly.

The movement in the allowance account for the bad and doubtful debts during the year, including both specific and collective loss components, is as follows:

	2015 HK\$ Million	2014 HK\$ Million
At 1 January	91	91
Impairment loss recognised	10	18
Uncollectible amounts written off	(15)	(18)
At 31 December	86	91

c. Trade receivables that are not impaired

As at 31 December 2015, 94% (2014: 93%) of the Group's trade receivables was not impaired, of which 86% (2014: 91%) was either not past due or less than two months past due.

Based on past experience of the Group, it is determined that no impairment allowance is necessary in respect of past due balances as there has not been a significant change in credit quality of the customers and the balances are still considered to be fully recoverable. The Group does not hold any collateral over these balances.

16. DERIVATIVE FINANCIAL INSTRUMENTS

	2015		2014	
	Assets HK\$ Million	Liabilities HK\$ Million	Assets HK\$ Million	Liabilities HK\$ Million
At fair value through profit or loss				
Fixed-to-floating interest rate swaps	394	40	499	263
Floating-to-fixed interest rate swaps	–	447	–	354
Cross currency interest rate swaps	527	1,556	583	1,142
Forward foreign exchange contracts	–	127	81	428
Other derivatives	–	–	5	–
Total	921	2,170	1,168	2,187
Analysis				
Current	336	612	283	1,116
Non-current	585	1,558	885	1,071
Total	921	2,170	1,168	2,187

An analysis of the remaining maturities at the end of the reporting period of the above derivative financial instruments is as follows:

	2015		2014	
	Assets HK\$ Million	Liabilities HK\$ Million	Assets HK\$ Million	Liabilities HK\$ Million
Fixed-to-floating interest rate swaps				
Expiring within 1 year	6	–	–	–
Expiring after more than 1 year but not exceeding 5 years	161	26	332	254
Expiring after 5 years	227	14	167	9
	394	40	499	263
Floating-to-fixed interest rate swaps				
Expiring after more than 1 year but not exceeding 5 years	–	310	–	169
Expiring after 5 years	–	137	–	185
	–	447	–	354
Cross currency interest rate swaps				
Expiring within 1 year	1	154	–	–
Expiring after more than 1 year but not exceeding 5 years	307	683	370	479
Expiring after 5 years	219	719	213	663
	527	1,556	583	1,142
Forward foreign exchange contracts				
Expiring within 1 year	–	43	81	396
Expiring after more than 1 year but not exceeding 5 years	–	84	–	32
	–	127	81	428
Other derivatives				
Expiring after more than 1 year but not exceeding 5 years	–	–	5	–
Total	921	2,170	1,168	2,187

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- a. The notional principal amounts of derivative financial instruments outstanding at the end of the reporting period were as follows:

	2015 <i>HK\$ Million</i>	2014 <i>HK\$ Million</i>
Fixed-to-floating interest rate swaps	21,690	19,585
Floating-to-fixed interest rate swaps	8,230	8,230
Cross currency interest rate swaps	19,226	18,852
Forward foreign exchange contracts	42,719	28,142

- b. Derivative financial assets represent the amounts the Group would receive whilst derivative financial liabilities represent the amounts the Group would pay if the positions were closed at the end of the reporting period. Derivative financial instruments do not qualify for hedge accounting and their corresponding changes in fair values have been recognised in the consolidated income statement.
- c. During the year, a gain of HK\$24 million (2014: loss of HK\$29 million) in respect of forward foreign exchange contracts was recognised in the consolidated income statement.
- d. During the year, fair value losses on cross currency interest rate swaps and interest rate swaps in the amounts of HK\$379 million (2014: HK\$97 million) and HK\$27 million (2014: HK\$133 million) respectively have been included within finance costs in the consolidated income statement.
- e. The Group enters into derivative transactions under International Swaps and Derivatives Association (ISDA) master agreements providing offsetting mechanisms under certain circumstances. At 31 December 2015, the Group has not offset any of the financial instruments as no parties have exercised their rights to offset the recognised amounts in the financial statements.

17. BANK DEPOSITS AND CASH

	2015 <i>HK\$ Million</i>	2014 <i>HK\$ Million</i>
Bank deposits and cash	23,510	18,725

At 31 December 2015, bank deposits and cash included:

- a. HK\$22,841 million equivalent (2014: HK\$16,935 million equivalent) placed with banks in Mainland China, the remittance of which is subject to relevant rules and regulations of foreign exchange control promulgated by the PRC government.
- b. RMB3,178 million equivalent to HK\$3,793 million (2014: RMB3,361 million equivalent to HK\$4,260 million) which is solely for certain designated property development projects in Mainland China.

The effective interest rate on bank deposits was 1.9% (2014: 3.2%).

Bank deposits and cash are denominated in the following currencies:

	2015 <i>HK\$ Million</i>	2014 <i>HK\$ Million</i>
RMB	22,772	16,350
HKD	435	1,919
USD	288	440
SGD	11	9
Other currencies	4	7
	23,510	18,725

18. TRADE AND OTHER PAYABLES

Included in this item are trade payables with an ageing analysis as at 31 December 2015 as follows:

	2015 <i>HK\$ Million</i>	2014 <i>HK\$ Million</i>
Trade payables		
0 – 30 days	390	396
31 – 60 days	258	235
61 – 90 days	32	48
Over 90 days	128	123
	808	802
Rental and customer deposits	3,982	3,552
Construction costs payable	7,980	9,599
Amounts due to associates	3,083	2,798
Amounts due to joint ventures	2,524	2,045
Other payables	4,304	4,868
	22,681	23,664

The amount of trade and other payables that is expected to be settled after more than one year is HK\$3,819 million (2014: HK\$3,460 million), which is mainly for rental and customer deposits. The Group considers the effect of discounting these items would be immaterial. All of the other trade and other payables are expected to be settled or recognised as income within one year or are payable on demand.

19. DEPOSITS FROM SALE OF PROPERTIES

Deposits from sale of properties in the amount of HK\$4,281 million (2014: HK\$1,322 million) are expected to be recognised as income in the consolidated income statement after more than one year.

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20. BANK LOANS AND OTHER BORROWINGS

	2015 HK\$ Million	2014 HK\$ Million
Bonds and notes (unsecured)		
Due within 1 year	2,363	–
Due after more than 1 year but not exceeding 2 years	10,255	2,459
Due after more than 2 years but not exceeding 5 years	10,495	19,046
Due after more than 5 years	7,752	8,648
	30,865	30,153
Bank loans (secured)		
Due within 1 year	1,991	3,465
Due after more than 1 year but not exceeding 2 years	360	2,416
Due after more than 2 years but not exceeding 5 years	1,617	1,892
	3,968	7,773
Bank loans (unsecured)		
Due within 1 year	4,109	5,188
Due after more than 1 year but not exceeding 2 years	2,500	8,779
Due after more than 2 years but not exceeding 5 years	29,265	25,085
Due after more than 5 years	–	1,006
	35,874	40,058
Total bank loans and other borrowings	70,707	77,984
Analysis of maturities of the above borrowings:		
Current borrowings		
Due within 1 year	8,463	8,653
Non-current borrowings		
Due after more than 1 year but not exceeding 5 years	54,492	59,677
Due after more than 5 years	7,752	9,654
	62,244	69,331
Total bank loans and other borrowings	70,707	77,984

- a. The Group's borrowings are considered by the management to be denominated in the following currencies (after the effects of cross currency interest rate swaps and forward foreign exchange contracts arrangements as detailed in Note 23(b)):

	2015 HK\$ Million	2014 HK\$ Million
HKD	68,579	29,366
RMB	2,128	3,376
USD	–	41,670
JPY	–	3,572
	70,707	77,984

- b. The interest rate profile of the Group's borrowings (after the effects of interest rate swaps and cross currency interest rate swaps as detailed in Notes 23(a) and (b)) were as follows:

	2015		2014	
	Effective interest rate %	HK\$ Million	Effective interest rate %	HK\$ Million
Fixed rate borrowings				
Bonds and notes	3.0	3,787	3.0	3,809
Bank loans	2.6	8,230	2.6	8,230
		12,017		12,039
Floating rate borrowings				
Bonds and notes	3.0	27,078	3.0	26,344
Bank loans	2.0	31,612	2.3	39,601
		58,690		65,945
Total borrowings		70,707		77,984

- c. All the interest bearing borrowings are carried at amortised cost except for loans in an amount of HK\$15,145 million (2014: HK\$14,095 million) which are carried at their fair values. None of the non-current interest bearing borrowings are expected to be settled within one year.
- d. Included in the Group's total loans are bank loans totalling HK\$14,476 million (2014: HK\$16,504 million) borrowed by certain subsidiaries in Mainland China, Modern Terminals, i-CABLE and Harbour Centre Development Limited. The loans are without recourse to the Company and its other subsidiaries.
- e. As at 31 December 2015, certain banking facilities of the Group are secured by mortgages over certain properties under development, investment properties and property, plant and equipment with an aggregate carrying value of HK\$24,278 million (2014: HK\$39,863 million).
- f. Certain of the above borrowings are attached with financial covenants which require that at any time, the consolidated tangible net worth is not less than and the ratio of borrowings to consolidated tangible net worth is not more than certain required levels of the relevant groups. During the year under review, all these covenants have been complied with by the Group.

NOTES TO THE FINANCIAL STATEMENTS

21. EQUITY SETTLED SHARE-BASED TRANSACTIONS

The Company has a share option scheme which was adopted in June 2011 whereby the directors of the Company are authorised, at their discretion, to invite eligible participants to take up options at a consideration of HK\$10 to subscribe for shares of the Company ("Shares"). The exercise price of the options must be not less than whichever is the highest of (i) the indicative price per share for subscription of Shares under the option as specified in the written offer containing the offer of the grant of the option to an eligible participant; (ii) the closing price of the Shares as stated in the Stock Exchange's daily quotations sheet on the date of grant; (iii) the average closing price of the Shares as stated in the Stock Exchange daily quotations sheets for the five business days immediately preceding the date of grant; and (iv) the nominal value of a Share (not applicable since the abolition of par value upon implementation of the new Companies Ordinance, Cap 622 of the Laws of Hong Kong on 3 March 2014). The granted option is divided into five tranches, of which the first tranche vests immediately after the date of grant and the remaining four tranches vest between one year and four years after the date of grant.

a. The terms and conditions of the grants are as follows:

	Number of options	Contractual life of options
Options granted to directors:		
– on 4 July 2011	9,000,000	5 years after the date of grant
– on 5 June 2013	11,750,000	
Options granted to employees:		
– on 4 July 2011	3,100,000	5 years after the date of grant
– on 5 June 2013	1,500,000	
Total share options granted	25,350,000	

b. Fair value of share options and assumptions

The fair value of services received in return for share options granted is measured by reference to the fair value of share options granted date using the Black-Scholes Option-pricing Model and Binomial Model, taking into account the terms and conditions upon which the options were granted. During the year ended 31 December 2015, no new share options were granted.

c. Movements of the share options and the weighted average exercise prices of share options are as follows:

For 2015	Number of share options									
	Date of grant	Exercise price	Exercise period	At 1 January 2015	Granted during the year	Exercised during the year	Lapsed during the year	At 31 December 2015	Exercisable at 31 December 2015	Remaining contractual life
	4 July 2011	55.15	5 July 2011 – 4 July 2016	10,820,000	-	(900,000)	(300,000)	9,620,000	9,620,000	0.5 years
	5 June 2013	70.20	6 June 2013 – 5 June 2018	12,500,000	-	-	(2,000,000)	10,500,000	6,300,000	2.5 years
				23,320,000	-	(900,000)	(2,300,000)	20,120,000	15,920,000	
Weighted average exercise price (HK\$)				63.22	-	55.15	68.24	63.00	61.11	
For 2014	Number of share options									
	Date of grant	Exercise price	Exercise period	At 1 January 2014	Granted during the year	Exercised during the year	Lapsed during the year	At 31 December 2014	Exercisable at 31 December 2014	Remaining contractual life
	4 July 2011	55.15	5 July 2011 – 4 July 2016	11,220,000	-	-	(400,000)	10,820,000	8,500,000	1.5 years
	5 June 2013	70.20	6 June 2013 – 5 June 2018	13,250,000	-	-	(750,000)	12,500,000	5,000,000	3.5 years
				24,470,000	-	-	(1,150,000)	23,320,000	13,500,000	
Weighted average exercise price (HK\$)				63.30	-	-	64.97	63.22	60.72	

The weighted average share price at the date of exercise for shares options exercised during the year was HK\$59.12 (2014: HK\$nil).

d. In respect of share options of the Company granted to the directors of the Company, the related charge recognised in the consolidated income statement for the years ended 31 December 2014 and 2015, estimated in accordance with the Group's accounting policy in note (y)(i), was as follows:

	2015 HK\$'000	2014 HK\$'000
Peter K C Woo (retired on 15 May 2015)	2,656	12,890
Stephen T H Ng	7,235	12,890
Andrew O K Chow	7,235	12,890
Doreen Y F Lee	7,235	12,890
T Y Ng (retired on 1 January 2015)	-	12,890
Paul Y C Tsui	4,131	7,593
Y T Leng	2,670	4,738
K P Chan (appointed on 15 May 2015)	1,690	-
	32,852	76,781

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22. DEFERRED TAXATION

- a. Net deferred tax (assets)/liabilities recognised in the consolidated statement of financial position:

	2015 HK\$ Million	2014 HK\$ Million
Deferred tax liabilities	10,748	10,425
Deferred tax assets	(700)	(673)
Net deferred tax liabilities	10,048	9,752

The components of deferred tax (assets)/liabilities and the movements during the year are as follows:

	Depreciation allowances in excess of the related depreciation HK\$ Million	Surplus on investment properties HK\$ Million	Others HK\$ Million	Future benefit of tax losses HK\$ Million	Total HK\$ Million
At 1 January 2014	2,644	6,976	(109)	(602)	8,909
Charged to the consolidated income statement	255	543	(14)	78	862
Acquisition of a subsidiary	3	–	–	–	3
Exchange adjustment	–	(21)	(1)	–	(22)
At 31 December 2014 and 1 January 2015	2,902	7,498	(124)	(524)	9,752
Charged to the consolidated income statement	270	488	(4)	25	779
Exchange adjustment	(39)	(456)	11	1	(483)
At 31 December 2015	3,133	7,530	(117)	(498)	10,048

b. Deferred tax assets not recognised

Deferred tax assets have not been recognised in respect of the following items:

	2015		2014	
	Deductible temporary differences/ tax losses HK\$ Million	Deferred tax assets HK\$ Million	Deductible temporary differences/ tax losses HK\$ Million	Deferred tax assets HK\$ Million
Deductible temporary differences	446	111	552	137
Future benefit of tax losses				
– Hong Kong	4,481	739	3,970	655
– Outside Hong Kong	3,110	778	3,208	802
	7,591	1,517	7,178	1,457
	8,037	1,628	7,730	1,594

The Group has not recognised the deferred tax assets attributable to the future benefit of tax losses sustained in the operations of certain subsidiaries as the availability of future taxable profits against which the assets can be utilised is uncertain at 31 December 2015. The tax losses arising from Hong Kong operations do not expire under current tax legislation. The tax losses arising from operations in Mainland China can be carried forward to offset against taxable profits of subsequent years for up to five years from the year in which they arose.

23. FINANCIAL RISK MANAGEMENT AND FAIR VALUES

The Group is exposed to financial risks related to interest rate, foreign currency, equity price, liquidity and credit in the normal course of business. To manage some of these risks, the Group Finance Committee develops, maintains and monitors the Group's financial management policies designed to facilitate cost efficient funding to the Group and to mitigate the impact of fluctuations in interest rates and exchange rates. The financial management policies are implemented by the Group's Treasury department, which operates as a centralised service unit in close co-operation with the Group's operating units for managing the day-to-day treasury functions and financial risks and for providing cost efficient funding to the Group.

The Group uses derivatives, principally forward currency contracts and interest rate and cross currency interest rate swaps, as deemed appropriate, for financing and hedging transactions and for managing risks associated with the Group's assets and liabilities. It is the Group's policy not to enter into derivative transactions and invest in financial products with significant underlying leverage which are commercially speculative.

a. Interest rate risk

The Group's main exposure to interest rate risk relates principally to the Group's borrowings. Borrowings at variable rates expose the Group to cash flow interest rate risk whilst borrowings at fixed rate expose the Group to fair value interest rate risk. The Group manages its interest rate risk exposure in accordance with defined policies and reviews this exposure with a focus on reducing the Group's overall cost of funding as well as maintaining to the floating/fixed rate mix appropriate to its current business portfolio.

In line with the Group's prevailing strategy, the Group has entered into a number of interest rate swaps ("IRS") and cross currency interest rate swaps ("CCS") which have the economic effect of converting certain fixed rate interest bearing notes with notional amounts totalling HK\$11,910 million (2014: HK\$10,627 million) into floating rate borrowings. For each of the IRS and CCS entered into by the Group, the tenor and timing of the IRS and CCS cash flows matches those of the notes.

To ensure the certainty of a proportion of funding costs in the forthcoming years, the Group has entered into various floating-to-fixed IRS with notional amounts totalling HK\$8,230 million with maturities of 10 to 15 years together with another HK\$8,230 million fixed-to-floating IRS with a maturity of 2 years. Effectively, this arrangement has locked in fixed interest rates ranging from 2.1% to 3.6% per annum for a certain portion of the Group's floating rate loan portfolio for a period of 8 to 13 years from 2011 to 2012 onwards.

As at 31 December 2015, after taking into account of IRS and CCS, approximately 83% (2014: 85%) of the Group's borrowings were at floating rates and the remaining 17% (2014: 15%) were at fixed rates (see Note 20(b)).

Based on a sensitivity analysis performed as at 31 December 2015, it was estimated that a general increase/decrease of 1% (2014: 1%) in interest rates, with all other variables held constant, would have decreased/increased the Group's post-tax profit and total equity by approximately HK\$473 million (2014: HK\$421 million). This takes into account the effect of interest bearing bank deposits.

The sensitivity analysis above indicates the instantaneous change in the Group's post-tax profit and total equity that would have arisen assuming that the change in interest rates had occurred at the end of the reporting period and had been applied to re-measure those financial instruments held by the Group which expose the Group to fair value interest rate risk at the end of the reporting period. In respect of the exposure to cash flow interest rate risk arising from floating rate non-derivative instruments held by the Group at the end of the reporting period, the impact on the Group's post-tax profit and total equity is estimated as an annualised impact on interest expense or income of such a change in interest rates. The analysis has been performed on the same basis as for 2014.

b. Foreign currency risk

The Group owns assets and conducts its businesses primarily in Hong Kong and secondarily in Mainland China, with its cash flows denominated substantially in HKD and RMB which exposes the Group to foreign currency risk with respect to RMB related to its property development and port-related operations and investments in Mainland China.

The Group is also exposed to foreign currency risk in respect of its borrowings denominated in USD, JPY and SGD. Anticipated foreign exchange payments relate primarily to interest expense payments, repayment of principal and capital expenditure. Where appropriate or available in a cost-efficient manner, the Group may enter into forward foreign exchange and swap contracts to manage its foreign currency risk arising from above anticipated transactions denominated in currencies other than its entities' functional currencies.

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The Group's borrowings are predominantly denominated in the functional currency of the entity taking out the borrowings. In the case of group companies whose functional currencies are HKD, their borrowings are mostly denominated in HKD or USD. For managing the overall financing costs of existing and future capital requirements for the projects in Mainland China, the Group has adopted a diversified funding approach and has entered into certain cross currency interest rate swaps and forward foreign exchange contracts. Based on the prevailing accounting standards, the swaps and forward foreign exchange contracts are marked to market with the valuation movement recognised in the consolidated income statement.

The following table details the Group's exposure at the end of the reporting period to currency risk arising from recognised assets/(liabilities) denominated in a currency other than the functional currency of the Group's entities to which they relate. Differences resulting from the translation of the financial statements of foreign operations into the Group's presentation currency and exposure arising from inter-company balances which are considered to be in the nature of investment in a subsidiary are excluded.

	2015					2014						
	USD Million	RMB Million	JPY Million	SGD Million	AUD Million	USD Million	RMB Million	JPY Million	SGD Million	GBP Million	AUD Million	EURO Million
The Group												
Bank deposits and cash	6	147	-	-	-	4	11	-	-	-	-	-
Available-for-sale investments	203	-	-	-	-	160	-	-	-	-	-	-
Trade and other receivables	7	-	-	-	-	14	-	-	-	1	-	-
Trade and other payables	(32)	-	(4)	-	(2)	(36)	(2)	(4)	-	-	(2)	-
Bank loans and other borrowings	(3,279)	(1,950)	(11,955)	(420)	(110)	(3,793)	(1,650)	(11,951)	(420)	-	(110)	-
Inter-company balances	23	330	-	(250)	-	51	326	-	(250)	-	-	(8)
Gross exposure arising from recognised assets and liabilities	(3,072)	(1,473)	(11,959)	(670)	(112)	(3,600)	(1,315)	(11,955)	(670)	1	(112)	(8)
Notional amount of forward foreign exchange contracts												
- at fair value through profit or loss	4,636	-	52,764	-	-	(4,594)	-	52,764	-	-	-	-
Notional amount of cross currency IRS	(938)	1,950	(40,764)	670	110	(899)	1,450	(40,764)	930	-	110	-
Highly probable forecast purchases	(82)	-	-	-	-	(44)	-	-	-	-	-	-
Overall net exposure	544	477	41	-	(2)	(9,137)	135	45	260	1	(2)	(8)

In addition, at 31 December 2015, the PRC subsidiaries of the Group with RMB as their functional currency are exposed to foreign currency risk with respect to HKD/USD by holding HKD/USD denominated bank deposits and cash, trade and other payables, bank loans and inter-company borrowings in the amount of HK\$332 million, HK\$8 million, HK\$1,851 million and HK\$328 million respectively (2014: HK\$413 million, HK\$13 million, HK\$4,227 million and HK\$555 million respectively).

Based on the sensitivity analysis performed on 31 December 2015. It was estimated that the impact on the Group's post-tax profit and total equity would not be material in response to possible changes in the foreign exchange rates of foreign currencies to which the Group is exposed.

It is further analysed that the sensitivity on the translation of the Mainland operations from 1% increase/decrease of exchange rate of RMB against HKD, the Group's total equity would have increased/decreased by HK\$1,137 million (2014: HK\$1,252 million).

c. Equity price risk

The Group is exposed to equity price changes arising from equity investments classified as available-for-sale investments.

Listed investments held in the available-for-sale portfolio have been chosen for their long term growth potential and returns and are monitored regularly for performance. Given that the volatility of the stock markets may not have a direct correlation with the Group's investment portfolio, it is impractical to determine the impact that the changes in stock market indices would have on the Group's portfolio of equity investments.

Based on a sensitivity analysis performed as at 31 December 2015, it is estimated that an increase/decrease of 10% in the market value of the Group's listed available-for-sale investments, with all other variables held constant, would not have affected the Group's post-tax profit unless there were impairments but would have increased/decreased the Group's total equity by HK\$808 million (2014: HK\$371 million). The analysis has been performed on the same basis as for 2014.

d. Liquidity risk

The Group adopts a prudent liquidity risk management policy, maintaining sufficient reserves of cash and readily realisable marketable securities and adequate committed lines of funding with staggered maturities to reduce refinancing risk in any year from major financial institutions and to maintain flexibility for meeting its liquidity requirements in the short and longer term. The Group's cash management is substantially centralised within the Group Treasury department, which regularly monitors the current and expected liquidity requirements and its compliance with lending covenants.

Certain non-wholly-owned subsidiaries are responsible for their own cash management, including the short term investment of cash surpluses with creditworthy financial institutions and the raising of loans to cover expected cash demands, in accordance with the established policies and strategies with the concurrence of the Company.

The following tables detail the remaining contractual maturities at the end of the reporting period of the Group's derivative and non-derivative financial liabilities, which are based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on rates at the end of the reporting period and carried at the exchange rates prevailing at the end of the reporting period) and the earliest date the Group can be required to pay:

	Contractual undiscounted cash flow					
	Carrying amount HK\$ Million	Total HK\$ Million	Within 1 year or on demand HK\$ Million	More than 1 year but less than 2 years HK\$ Million	More than 2 years but less than 5 years HK\$ Million	More than 5 years HK\$ Million
At 31 December 2015						
Bank loans and other borrowings	(70,707)	(74,345)	(7,443)	(14,856)	(43,460)	(8,586)
Trade and other payables	(22,681)	(22,681)	(18,862)	(2,091)	(1,529)	(199)
Forward foreign exchange contracts	(127)	(127)	(43)	(14)	(43)	(27)
Cross currency interest rate swaps	(1,029)	(501)	(9)	123	(284)	(331)
Interest rate swaps	(93)	48	(9)	48	(52)	61
	(94,637)	(97,606)	(26,366)	(16,790)	(45,368)	(9,082)
At 31 December 2014						
Bank loans and other borrowings	(77,984)	(78,265)	(9,438)	(13,069)	(46,976)	(8,782)
Trade and other payables	(23,664)	(23,664)	(20,204)	(1,955)	(1,267)	(238)
Forward foreign exchange contracts	(347)	(347)	(315)	(32)	-	-
Cross currency interest rate swaps	(559)	80	151	73	120	(264)
Interest rate swaps	(118)	(543)	(82)	(89)	(244)	(128)
Other derivatives	5	5	-	5	-	-
	(102,667)	(102,734)	(29,888)	(15,067)	(48,367)	(9,412)

The Company is exposed to liquidity risk that arises from financial guarantees given by the Company on behalf of subsidiaries. The guarantees are callable if the respective subsidiary is unable to meet its obligations and the maximum amount callable as at 31 December 2015 was HK\$64.8 billion (2014: HK\$71.0 billion).

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e. Credit risk

The Group's credit risk is primarily attributable to rental, trade and other receivables, cash and cash equivalents and over-the-counter derivative financial instruments. The exposures to these credit risks are closely monitored on an ongoing basis by established credit policies and procedures in each of the Group's core businesses. In respect of rental receivables, sufficient rental deposits from tenants are held to cover potential exposure to credit risk. Further, evaluations are made for the customers with reference to their repayment history and financial strength, as well as the economic environment in which the customer operates.

Cash at bank, deposits placed with financial institutions and investments and transactions involving derivative financial instruments are with counter parties with sound credit ratings to minimise credit exposure.

The Group has no significant concentrations of credit risk. The maximum exposure to credit risk is represented by the carrying amount of each financial asset in the consolidated statement of financial position. Except for the financial guarantees given by the Company as set out in Note 27, the Group does not provide any other guarantee which would expose the Group or the Company to material credit risk.

f. Fair values of assets and liabilities

i. Assets and liabilities carried at fair value

The following table presents the fair value of the Group's financial instruments measured at the end of the reporting period on a recurring basis, categorised into the three-level fair value hierarchy as defined in HKFRS 13, Fair value measurement ("HKFRS13"). The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as defined in Note 8(d).

Financial instruments carried at fair value

The fair value measurement information for financial instruments in accordance with HKFRS 13 is given below:

	Fair value measurements as at 31 December 2015 categorised into		
	Level 1 HK\$ Million	Level 2 HK\$ Million	Total HK\$ Million
Assets			
Available-for-sale investments:			
– Listed investments	8,076	–	8,076
Derivative financial instruments:			
– Interest rate swaps	–	394	394
– Cross currency interest rate swaps	–	527	527
	8,076	921	8,997
Liabilities			
Derivative financial instruments:			
– Forward foreign exchange contracts	–	127	127
– Interest rate swaps	–	487	487
– Cross currency interest rate swaps	–	1,556	1,556
Bank loans and other borrowings:			
– Bonds and notes	–	14,217	14,217
– Bank loans	–	928	928
	–	17,315	17,315

Fair value measurements as at
31 December 2014 categorised into

Level 1 HK\$ Million	Level 2 HK\$ Million	Total HK\$ Million
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Assets

Available-for-sale investments:			
– Listed investments	3,714	–	3,714
Derivative financial instruments:			
– Forward foreign exchange contracts	–	81	81
– Interest rate swaps	–	499	499
– Cross currency interest rate swaps	–	583	583
– Other derivatives	5	–	5
	3,719	1,163	4,882

Liabilities

Derivative financial instruments:			
– Forward foreign exchange contracts	–	428	428
– Interest rate swaps	–	617	617
– Cross currency interest rate swaps	–	1,142	1,142
Bank loans and other borrowings:			
– Bonds and notes	–	13,170	13,170
– Bank loans	–	925	925
	–	16,282	16,282

During the years ended 31 December 2014 and 2015, there were no transfers of instruments between Level 1 and Level 2 or transfers into or out of Level 3.

The Group's policy is to recognise transfers into and out of fair value hierarchy levels as at the end of the reporting period in which they occur.

Valuation techniques and inputs used in Level 2 fair value measurements:

The fair value of forward foreign exchange contracts in Level 2 is determined by using the forward exchange rates at the end of the reporting period and comparing them to the contractual rates.

The fair value of interest rate swaps and cross currency interest rate swaps in Level 2 is determined based on the amount that the Group would receive or pay to terminate the swaps at the end of the reporting period taking into account current interest rates and current creditworthiness of the swap counter-parties.

The fair values of bank loans and other borrowings in Level 2 is determined based on cash flows discounted using the Group's current incremental borrowing rates for similar types of borrowings with maturities consistent with those remaining for the debt being valued.

ii. Assets and liabilities carried at other than fair value

The carrying amounts of the Group's financial assets and liabilities carried at cost or amortised cost are not materially different from their fair values as at 31 December 2015 and 2014.

NOTES TO THE FINANCIAL STATEMENTS

g. Capital management

The Group's primary objective when managing capital is to safeguard the Group's ability to continue as a going concern, to meet its financial obligations and continue to provide returns for shareholders and benefits for other stakeholders, by pricing products and services commensurately with the level of risk and by securing access to finance at a reasonable cost.

The Group actively and regularly reviews and manages its capital structure to maintain a balance between the higher shareholders' returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position, and makes adjustments to the capital structure in the light of changes in the Group's business portfolio and economic conditions.

The Group monitors its capital structure by reviewing its net debt-to-equity ratios and cash flow requirements, taking into account of its future financial obligations and commitments. For this purpose, the Group defines net debt as total loans less bank deposits and cash. Shareholders' equity comprises issued share capital and reserves attributable to equity shareholders of the Company. Total equity comprises shareholders' equity and non-controlling interests.

The net debt-to-equity ratios as at 31 December 2015 and 2014 were as follows:

	2015 HK\$ Million	2014 HK\$ Million
Bank loans and other borrowings (Note 20)	70,707	77,984
Less: Bank deposits and cash (Note 17)	(23,510)	(18,725)
Net debt	47,197	59,259
Shareholders' equity	307,728	305,495
Total equity	317,180	314,111
Net debt-to-shareholders' equity ratio	15.3%	19.4%
Net debt-to-total equity ratio	14.9%	18.9%

Neither the Company nor any of its subsidiaries are subject to externally imposed capital requirements.

24. SHARE CAPITAL AND RESERVES

a. Share capital

	2015 No. of shares Million	2014 No. of shares Million	2015 HK\$ Million	2014 HK\$ Million
Issued and fully paid ordinary shares				
At 1 January	3,030	3,030	29,376	3,030
Transfer to no-par value regime on 3 March 2014	-	-	-	26,346
Shares issued under the share option scheme	1	-	65	-
At 31 December	3,031	3,030	29,441	29,376

The transition to the no-par value regime under the Hong Kong Companies Ordinance (Cap. 622) occurred automatically on 3 March 2014. On that date, the share premium account and any capital redemption reserve were subsumed into share capital in accordance with section 37 of Schedule 11 to the Ordinance. These changes did not impact on the number of shares in issue or the relative entitlement of any of the shareholders. Since that date, all changes in share capital have been made in accordance with the requirements of Parts 4 and 5 of the Ordinance. The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All ordinary shares rank equally with regard to the Company's residual assets.

- b. The Group's equity, apart from share capital and other statutory capital reserves, includes investments revaluation reserves for dealing with the movements on revaluation of available-for-sale investments, other capital reserves for dealing with the grant date fair value of the granted unexercised share options in accordance with accounting policy note (y)(i) and the exchange reserves mainly for dealing with the exchange differences arising from the translation of the financial statements of foreign operations in accordance with the accounting policy note (r).

The revenue reserves of the Group at 31 December 2015 included HK\$1,382 million (2014: HK\$934 million) in respect of statutory reserves of the subsidiaries in Mainland China.

The reconciliation between the opening and closing balances of each component of the Group's consolidated equity is set out in the consolidated statement of changes in equity.

The Company's equity and the details of the changes in the individual components between the beginning and the end of the year are set out below:

	Share capital HK\$ Million	Share premium HK\$ Million	Capital redemption reserve HK\$ Million	Other capital reserves HK\$ Million	Revenue reserves HK\$ Million	Total HK\$ Million
The Company						
At 1 January 2014	3,030	26,339	7	344	29,894	59,614
Profit	-	-	-	-	10,216	10,216
Equity settled share-based payments	-	-	-	84	-	84
Share option lapse	-	-	-	(11)	-	(11)
Redemption of convertible bonds	-	-	-	(99)	99	-
2013 second interim dividend paid	-	-	-	-	(3,636)	(3,636)
2014 first interim dividend paid	-	-	-	-	(1,667)	(1,667)
Transition to no-par value regime on 3 March 2014	26,346	(26,339)	(7)	-	-	-
At 31 December 2014 and 1 January 2015	29,376	-	-	318	34,906	64,600
Profit	-	-	-	-	12,147	12,147
Shares issued under the share option scheme	65	-	-	(15)	-	50
Equity settled share-based payments	-	-	-	40	-	40
Share option lapse	-	-	-	(28)	-	(28)
2014 second interim dividend paid	-	-	-	-	(3,819)	(3,819)
2015 first interim dividend paid	-	-	-	-	(1,667)	(1,667)
At 31 December 2015	29,441	-	-	315	41,567	71,323

- c. Reserves of the Company available for distribution to equity shareholders of the Company as at 31 December 2015 amounted to HK\$41,567 million (2014: HK\$34,906 million).
- d. After the end of the reporting period, the Directors declared a second interim dividend of HK\$1.35 per share (2014: second interim dividend of HK\$1.26 per share) amounting to HK\$4,092 million based on 3,031 million issued ordinary shares (2014: HK\$3,819 million based on 3,031 million issued ordinary shares). This dividend has not been recognised as a liability at the end of the reporting period.

NOTES TO THE FINANCIAL STATEMENTS

25. COMPANY LEVEL—STATEMENT OF FINANCIAL POSITION

	Note	2015 HK\$ Million	2014 HK\$ Million
Non-current assets			
Interest in subsidiaries		91,927	88,697
Amount due from an associate		371	371
		92,298	89,068
Current assets			
Receivables		2	8
Bank deposits and cash		23	2
		25	10
Total assets		92,323	89,078
Current liabilities			
Payables		(51)	(45)
Amounts due to subsidiaries		(20,416)	(23,900)
Amount due to an associate		(533)	(533)
		(21,000)	(24,478)
NET ASSETS		71,323	64,600
Capital and reserves			
Share capital	24	29,441	29,376
Reserves		41,882	35,224
TOTAL EQUITY		71,323	64,600

Stephen T H Ng
Chairman & Managing Director

Paul Y C Tsui
Vice Chairman & Group Chief Financial Officer

26. MATERIAL RELATED PARTIES TRANSACTIONS

Transactions between the Company and its subsidiaries have been eliminated on consolidation. Material transactions between the Group and other related parties during the year ended 31 December 2015 are as follows:

- a. In respect of the year ended 31 December 2015, the Group earned rental income totalling HK\$1,199 million (2014: HK\$1,143 million) from various tenants which are wholly or partly owned by companies which in turn are wholly-owned by the family interests of close family members of, or by a trust the settlor of which is a close family member of, the chairman of the Company's ultimate holding company. Such transactions are considered to be related party transactions, of which HK\$1,050 million (2014: HK\$998 million) also constitute connected transactions as defined under the Listing Rules.
- b. Remuneration for key management personnel of the Group, including amounts paid to the Directors of the Company and the five highest paid employees are disclosed in Notes 2(b) and 2(c).

In addition to the above transactions, details of the Group's amounts due from and to related parties are disclosed in Notes 10 and 11.

27. CONTINGENT LIABILITIES

As at 31 December 2015, there were contingent liabilities in respect of guarantees given by the Company on behalf of subsidiaries relating to overdrafts, short term loans and credit facilities, bonds and notes of up to HK\$75,027 million (2014: HK\$79,339 million). There were also contingent liabilities in respect of guarantees given by the Company on behalf of joint ventures and associates of HK\$9,401 million (2014: HK\$9,914 million) of which HK\$8,494 million (2014: HK\$9,259 million) had been drawn.

As at 31 December 2015, there were guarantees of HK\$8,883 million (2014: HK\$7,839 million) provided by the Group to the banks in favour of their customers in respect of the mortgage loans provided by the banks to those customers for the purchase of the Group's development properties. There were also mortgage loan guarantees of HK\$1,428 million (2014: HK\$1,228 million) provided by joint ventures and associates of the Group to the banks in favour of their customers.

The Group and the Company have not recognised any deferred income of the above guarantees for subsidiaries, joint ventures and associates as their fair value cannot be reliably measured and their transaction price was HK\$Nil.

As at the end of the reporting period, the Directors do not consider it is probable that a claim will be made against the Group and the Company under any of the guarantees.

NOTES TO THE FINANCIAL STATEMENTS

28. COMMITMENTS

The Group's outstanding commitments as at 31 December 2015 are detailed as below:-

a. Planned expenditure

	2015			2014		
	Committed HK\$ Million	Uncommitted HK\$ Million	Total HK\$ Million	Committed HK\$ Million	Uncommitted HK\$ Million	Total HK\$ Million
(I) Properties						
Investment properties						
Hong Kong	2,027	477	2,504	1,598	1,011	2,609
Mainland China	8,714	5,144	13,858	6,221	9,909	16,130
	10,741	5,621	16,362	7,819	10,920	18,739
Development properties						
Hong Kong	459	-	459	1,123	-	1,123
Mainland China	11,800	16,289	28,089	12,520	25,325	37,845
	12,259	16,289	28,548	13,643	25,325	38,968
Properties total						
Hong Kong	2,486	477	2,963	2,721	1,011	3,732
Mainland China	20,514	21,433	41,947	18,741	35,234	53,975
	23,000	21,910	44,910	21,462	36,245	57,707
(II) Non-properties						
Hotels	1,999	235	2,234	173	2,042	2,215
Modern Terminals	150	24	174	277	16	293
Wharf T&T	119	50	169	106	109	215
i-CABLE	25	245	270	5	208	213
	2,293	554	2,847	561	2,375	2,936
Total	25,293	22,464	47,757	22,023	38,620	60,643

- Properties commitments are mainly for construction costs to be incurred in the forthcoming years and HK\$1.2 billion (2014: HK\$0.7 billion) attributable land costs payable by 2016.
 - The expenditure for development properties included attributable amounts for developments undertaken by joint ventures and associates of HK\$136 million (2014: HK\$479 million) in Hong Kong and of HK\$11,350 million (2014: HK\$14,910 million) in Mainland China.
- b. In addition to the above, the CME segment is committed to programming and other expenditure totalling HK\$734 million (2014: HK\$836 million) with HK\$670 million (2014: HK\$766 million) being authorised and contracted for.
- c. The Group leases a number of properties and telecommunication network facilities under operating leases. The leases typically run for an initial period of two to fifteen years, with an option to renew each lease upon expiry when all terms are renegotiated. Lease payments are usually increased annually to reflect market rentals. None of the leases includes contingent rentals. Total operating leases commitments are detailed as below:-

	2015 HK\$ Million	2014 HK\$ Million
Expenditure for operating leases		
Within one year	50	52
After one year but within five years	97	127
Over five years	24	33
	171	212

29. CHANGES IN ACCOUNTING POLICIES

The HKICPA has issued certain amendments to Hong Kong Financial Reporting Standards ("HKFRSs") which are first effective for the current accounting period of the Group.

Annual Improvements to HKFRSs 2010 – 2012 Cycle
Annual Improvements to HKFRSs 2011 – 2013 Cycle

The amendments do not have a significant impact on the Group's results and financial position for the current or prior periods have been prepared or presented.

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

The "Principal accounting policies" set out on pages 170 to 182 summarise the accounting policies of the Group after the adoption of these policies to the extent that they are relevant to the Group.

30. FUTURE CHANGES IN ACCOUNTING POLICIES

Up to the date of issue of these financial statements, the HKICPA has issued a number of amendments and new standards which are not yet effective for the year ended 31 December 2015 and which have not been adopted in these financial statements. These include the following which may be relevant to the Group.

	Effective for accounting periods beginning on or after
Annual improvements to HKFRSs 2012 – 2014 cycle	1 January 2016
Amendments to HKFRS 10 and HKAS 28, Sales or contribution of assets between an investor and its associate or joint venture	1 January 2016
Amendments to HKFRS 11, Accounting for acquisitions of interests in joint operations	1 January 2016
Amendments to HKAS 1, Disclosure initiative	1 January 2016
Amendments to HKAS 16 and HKAS 38, Clarification of acceptable methods of depreciation and amortisation	1 January 2016
HKFRS 15, Revenue from contracts with customers	1 January 2018
HKFRS 9, Financial instruments	1 January 2018

The adoption of the amendments is not expected to have any material impact of the Group's consolidated financial statements. The Group is in the process of making an assessment of the impact of HKFRS 9 and HKFRS 15.

31. EVENTS AFTER THE REPORTING PERIOD

After the end of the reporting period the Directors declared a second interim dividend. Further details are disclosed in Note 6.

32. PARENT AND ULTIMATE HOLDING COMPANY

The Directors consider the parent and ultimate holding company at 31 December 2015 to be Wheelock and Company Limited, which is incorporated and listed in Hong Kong. Wheelock and Company Limited produces financial statements available for public use.

33. APPROVAL OF THE FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the Directors on 9 March 2016.

PRINCIPAL ACCOUNTING POLICIES

a. Statement of compliance

These financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (“HKFRSs”), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), accounting principles generally accepted in Hong Kong and the requirements of the Hong Kong Companies Ordinance. These financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. A summary of the principal accounting policies adopted by the Group is set out below.

The HKICPA has issued certain new and revised HKFRSs that are first effective or available for early adoption for the current accounting period of the Group and the Company. Note 29 to the financial statements provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current and prior accounting periods reflected in these financial statements.

b. Basis of preparation of the financial statements

The consolidated financial statements made up to 31 December comprise the Company and its subsidiaries (together referred to as the “Group”) and the Group’s interest in associates and joint ventures.

The measurement basis used in the preparation of the financial statements is the historical cost basis except where stated otherwise in the accounting policies set out below.

The preparation of financial statements in conformity with HKFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Judgements made by management in the application of HKFRSs that have significant effect on the financial statements and major sources of estimation uncertainty are discussed in note (z).

c. Basis of consolidation

i. Subsidiaries and non-controlling interests

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. When assessing whether the Group has power, only substantive rights (held by the Group and other parties) are considered.

An investment in a subsidiary is consolidated into the consolidated financial statements from the date that control commences until the date that control ceases. Intra-group balances and transactions and cash flows, and any unrealised profits arising from intra-group transactions, are eliminated in full in preparing the consolidated financial statements. Unrealised losses resulting from intra-group transactions are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

Non-controlling interests represent the equity in a subsidiary not attributable directly or indirectly to the Company, and in respect of which the Group has not agreed any additional terms with the holders of those interests which would result in the Group as a whole having a contractual obligation in respect of those interests that meets the definition of a financial liability. For each business combination, the Group can elect to measure any non-controlling interests either at fair value or at the non-controlling interest’s proportionate share of the subsidiary’s net identifiable assets.

Non-controlling interests are presented in the consolidated statement of financial position within equity, separately from equity attributable to the equity shareholders of the Company. Non-controlling interests in the results of the Group are presented on the face of the consolidated income statement and the consolidated statement of comprehensive income as an allocation of the total profit or loss and total comprehensive income for the year between non-controlling interests and the equity shareholders of the Company. Loans from holders of non-controlling interests and other contractual obligations towards these holders are presented as financial liabilities in the consolidated statement of financial position in accordance with notes (o) or (p) depending on the nature of the liability.

Changes in the Group’s interests in a subsidiary that do not result in a loss of control are accounted for as equity transactions, whereby adjustments are made to the amounts of controlling and non-controlling interests within consolidated equity to reflect the change in relative interests, but no adjustments are made to goodwill and no gain or loss is recognised.

When the Group loses control of a subsidiary, it is accounted for as a disposal of the entire interest in that subsidiary, with a resulting gain or loss being recognised in profit or loss. Any interest retained in that former subsidiary at the date when control is lost is recognised at fair value and this amount is regarded as the fair value on initial recognition of a financial asset (see note (f)) or, when appropriate, the cost on initial recognition of an investment in an associate or joint venture (see note (c)(ii)).

In the Company’s statement of financial position, an investment in a subsidiary is stated at cost less impairment losses.

ii. Associates and joint ventures

An associate is an entity in which the Group or Company has significant influence, but not control or joint control, over its management, including participation in the financial and operating policy decisions.

A joint venture is an arrangement whereby the Group or Company and other parties contractually agree to share control of the arrangement and have rights to the net assets of the arrangement.

An investment in an associate or a joint venture is accounted for in the consolidated financial statements under the equity method, unless it is classified as held for sale (or included in a disposal group that is classified as held for sale). Under the equity method, the investment is initially recorded at cost, adjusted for any excess of the Group’s share of the acquisition-date fair values of the investee’s identifiable net assets over the cost of the investment (if any). Thereafter, the investment is adjusted for the post acquisition change in the Group’s share of the investee’s net assets and any impairment loss relating to the investment (see notes (c)(iii) and (k)). Any acquisition-date excess over cost, the Group’s share of the post-acquisition, post-tax results of the investees and any impairment losses for the year are recognised in the consolidated income statement, whereas the Group’s share of the post-acquisition post-tax items of the investees’ other comprehensive income is recognised in the consolidated statement of comprehensive income. Adjustments are made on consolidation to the financial information of associates and joint ventures where necessary to ensure consistency with the accounting policies adopted by the Group.

When the Group’s share of losses exceeds its interest in an associate or a joint venture, the Group’s interest is reduced to nil and recognition of further losses is discontinued except to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the investee. For this purpose, the Group’s interest in the associate or joint venture is the carrying amount of the investment under the equity method together with the Group’s long-term interests that, in substance, form part of the Group’s net investment in the associate or joint venture.

Unrealised profits and losses resulting from transactions between the Group and its associates and joint ventures are eliminated to the extent of the Group’s interest in the investee, except where unrealised losses provide evidence of an impairment of the asset transferred, in which case they are recognised immediately in the consolidated income statement.

If an investment in an associate becomes an investment in a joint venture or vice versa, the retained interest is not remeasured. Instead, the investment continues to be accounted for under the equity method.

In all other cases, when the Group ceases to have significant influence over an associate or joint control over a joint venture, it is accounted for as a disposal of the entire interest in that investee, with a resulting gain or loss being recognised in profit or loss. Any interest retained in that former investee at the date when significant influence or joint control is lost is recognised at fair value and this amount is regarded as the fair value on initial recognition of a financial asset (see note (f)).

In the individual Company’s statement of financial position, investments in associates and joint ventures are stated at cost less impairment losses.

iii. Goodwill

Goodwill represents the excess of

- the aggregate of the fair value of the consideration transferred, the amount of any non-controlling interest in the acquiree and the fair value of the Group’s previously held equity interest in the acquiree; over
- the net fair value of the acquiree’s identifiable assets and liabilities measured as at the acquisition date.

When (b) is greater than (a), then this excess is recognised immediately in profit or loss as a gain on a bargain purchase.

PRINCIPAL ACCOUNTING POLICIES

Goodwill is stated at cost less accumulated impairment losses. Goodwill arising on a business combination is allocated to each cash-generating unit, or groups of cash generating units, that is expected to benefit from the synergies of the combination and is tested annually for impairment (note (k)).

On disposal of a cash generating unit during the year, any attributable amount of purchased goodwill is included in the calculation of the profit or loss on disposal.

d. Investment properties and property, plant and equipment

i. Investment properties

Investment properties are land and/or buildings which are owned or held under a leasehold interest to earn rental income and/or for capital appreciation. These include land held for a currently undetermined future use and property that is being constructed or developed for future use as investment property.

Investment properties are stated in the statement of financial position at fair value, unless they are still in the course of construction or development at the end of the reporting period and their fair value cannot be reliably measured at that time. Investment properties under development are stated at cost less impairment (see note (k)) if the fair value cannot be measured reliably. Any gain or loss arising from a change in fair value or from the retirement or disposal of an investment property is recognised in the consolidated income statement. Rental income from investment properties is accounted for as described in note (s)(i).

When the Group holds a property interest under an operating lease to earn rental income and/or for capital appreciation, the interest is classified and accounted for as an investment property on a property-by-property basis. Any such property interest which has been classified as an investment property is accounted for as if it were held under a finance lease, and the same accounting policies are applied to that interest as are applied to other investment properties leased under finance leases. Lease payments are accounted for as described in note (i).

ii. Hotel and club properties

Hotel and club properties are stated at cost less accumulated depreciation and impairment losses. Hotel properties under development are stated at cost less impairment losses.

iii. Broadcasting and communications equipment

Broadcasting and communications equipment is stated at cost less accumulated depreciation and impairment losses. Cost includes materials, direct labour and an appropriate proportion of overheads and borrowing costs directly attributable to the acquisition, construction or production of such equipment which necessarily takes a substantial period of time to get ready for its intended use.

iv. Other property, plant and equipment held for own use

Other property, plant and equipment held for own use is stated at cost less accumulated depreciation and impairment losses.

v. Gains or losses arising from the retirement or disposal of an item of property, plant and equipment are determined as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the consolidated income statement on the date of retirement or disposal.

e. Depreciation of property, plant and equipment

Depreciation is calculated to write-off the cost of items of property, plant and equipment, less their estimated residual value, if any, using a straight line method over their estimated useful lives as follows:

i. Investment properties

No depreciation is provided on investment properties.

ii. Hotel and club properties

Depreciation is provided on the cost of the leasehold land of hotel and club properties over the unexpired period of the lease. Costs of buildings thereon are depreciated on a straight line basis over their estimated useful lives of not more than 40 years.

Depreciation of hotel properties under development commences when they are available for use.

iii. Broadcasting and communications equipment

Depreciation is provided on a straight line basis on the cost of the equipment at rates determined by the estimated useful lives of the assets of 2 to 20 years.

iv. Other property, plant and equipment held for own use

Depreciation is provided on the cost of the leasehold land of all other properties held for own use over the unexpired period of the lease. Costs of the buildings thereon are depreciated on a straight line basis over their unexpired period of leases or estimated useful life whichever is shorter.

Depreciation is provided on a straight line basis on the cost of other property, plant and equipment held for own use at rates determined by the estimated useful lives of these assets of 3 to 25 years.

Where parts of an item of property, plant and equipment have different useful lives, the cost or valuation of the item is allocated on a reasonable basis between the parts and each part is depreciated separately. Both the useful life of an asset and its residual value, if any, are reviewed annually.

f. Investments in debt and equity securities

The Group's and the Company's policies for investments in debt and equity securities, other than investments in subsidiaries, associates and joint ventures, are as follows:

Investments in debt and equity securities (other than investments in subsidiaries, associates and joint ventures) are initially stated at fair value, which is their transaction price unless it is determined that the fair value at initial recognition differs from the transaction price and that fair value is evidenced by a quoted price in an active market for an identical asset or liability or based on a valuation technique that uses only data from observable markets. Cost includes attributable transaction costs, except where indicated otherwise below. These investments are subsequently accounted for as follows, depending on their classification.

Investments in securities held for trading are classified as current assets. Any attributable transaction costs are recognised in the consolidated income statement as incurred. At the end of each reporting period the fair value is remeasured, with any resultant gain or loss being recognised in the consolidated income statement. The net gain or loss recognised in the consolidated income statement does not include any dividends or interest earned as these are recognised in accordance with the policies set out in notes (s)(iv) and (v).

Dated debt securities that the Group and/or the Company has the positive ability and intention to hold to maturity are classified as held-to-maturity securities. Held-to-maturity securities are stated in the statement of financial position at amortised cost less impairment losses.

Investments in securities which do not fall into any of the above categories are classified as available-for-sale securities. At the end of each reporting period the fair value is remeasured, with any resultant gain or loss being recognised in other comprehensive income and accumulated separately in equity in the investments revaluation reserve. As an exception to this, investments in equity securities that do not have a quoted price in an active market for an identical instrument and whose fair value cannot otherwise be reliably measured are recognised in the statement of financial position at cost less impairment losses (see note (k)). Dividend income from equity securities and interest income from debt securities calculated using the effective interest method are recognised in profit or loss in accordance with the policies set out in note (s)(iv) and (v), respectively. Foreign exchange gains and losses resulting from changes in the amortised cost of debt securities are also recognised in profit or loss.

When the investments are derecognised or impaired (see note (k)), the cumulative gain or loss recognised in equity is reclassified to profit or loss. Investments are recognised/derecognised on the date the Group commits to purchase/sell the investments or they expire.

g. Derivative financial instruments

Derivative financial instruments are recognised initially at fair value. At the end of each reporting period, the fair value is remeasured. The gain or loss on remeasurement to fair value is recognised immediately in profit or loss, except where the derivatives qualify for cash flow hedge accounting or hedge the net investment in a foreign operation, in which case recognition of any resultant gain or loss depends on the nature of the item being hedged (note (h)).

PRINCIPAL ACCOUNTING POLICIES

h. Hedging

i. Fair value hedge

A fair value hedge is a hedge of the exposure to changes in fair value of a recognised asset or liability or an unrecognised firm commitment, or an identified portion of such an asset, liability or firm commitment, that is attributable to a particular risk and could affect the consolidated income statement. The gain or loss from remeasuring the hedging instrument at fair value together with the gain or loss on the hedged item attributable to the hedged risk are recorded in the consolidated income statement.

ii. Cash flow hedge

Where a derivative financial instrument is designated as a hedge of the variability in cash flows of a recognised asset or liability or a highly probable forecast transaction or the foreign currency risk of a committed future transaction, the effective portion of any gain or loss on remeasurement of the derivative financial instrument to fair value is recognised directly in other comprehensive income and accumulated separately in equity. The ineffective portion of any gain or loss is recognised immediately in the profit or loss.

If a hedge of a forecast transaction subsequently results in the recognition of a non-financial asset or non-financial liability, the associated gain or loss is reclassified from equity to be included in the initial cost or other carrying amount of the non-financial asset or liability.

If a hedge of a forecast transaction subsequently results in the recognition of a financial asset or a financial liability, the associated gain or loss is reclassified from equity to the consolidated income statement in the same period or periods during which the asset acquired or liability assumed affects the consolidated income statement (such as when interest income or expense is recognised).

For cash flow hedges, other than those covered by the preceding two policy statements, the associated gain or loss is reclassified from equity to the consolidated income statement in the same period or periods during which the hedged forecast transaction affects profit or loss.

When a hedging instrument expires or is sold, terminated or exercised, or the Group revokes designation of the hedge relationship but the hedged forecast transaction is still expected to occur, the cumulative gain or loss at that point remains in equity until the transaction occurs and it is recognised in accordance with the above policy. If the hedged transaction is no longer expected to take place, the cumulative unrealised gain or loss is reclassified from equity to the consolidated income statement immediately.

iii. Hedge of net investment in a foreign operation

The portion of the gain or loss on remeasurement to fair value of an instrument used to hedge a net investment in a foreign operation that is determined to be an effective hedge is recognised directly in other comprehensive income and accumulated separately in equity in the exchange reserve until the disposal of the foreign operation, at which time the cumulative gain or loss is reclassified from equity to the consolidated income statement. The ineffective portion is recognised immediately in profit or loss.

i. Leased assets

An arrangement comprising a transaction or a series of transactions is or contains a lease if the Group determines that the arrangement conveys a right to use a specific asset or assets for an agreed period of time in return for a payment or a series of payments. Such a determination is made based on an evaluation of the substance of the arrangement and is regardless of whether the arrangement takes the legal form of a lease.

i. Classification of leased assets

Assets that are held by the Group under leases which transfer to the Group substantially all the risks and rewards of ownership are classified as being held under finance leases. Leases which do not transfer substantially all the risks and rewards of ownership to the Group are classified as operating leases, with the following exceptions:

- property held under operating leases that would otherwise meet the definition of an investment property is classified as an investment property on a property-by-property basis and, if classified as an investment property, is accounted for as if held under a finance lease (see note (d)(i)); and
- land held for own use under an operating lease, the fair value of which cannot be measured separately from the fair value of a building situated thereon at the inception of the lease, is accounted for as being held under a finance lease, unless the building is also clearly held under an operating lease. For these purposes, the inception of the lease is the time that the lease was first entered into by the Group, or taken over from the previous lessee.

ii. Assets held under operating leases

Where the Group has the use of assets held under operating leases, payments made under the leases are charged to profit or loss in equal instalments over the accounting periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased asset. Lease incentives received are recognised in profit or loss as an integral part of the aggregate net lease payments made. Contingent rentals are charged to profit or loss in the accounting period in which they are incurred.

The cost of acquiring land held under an operating lease is amortised on a straight-line basis over the period of the lease term except where the property is classified as an investment property or is held for development for sale.

iii. Assets held under finance leases

Where the Group acquires the use of assets under finance leases, the amounts representing the fair value of the leased asset, or, if lower, the present value of the minimum lease payments, of such assets are included in recognised as property, plant and equipment and the corresponding liabilities, net of finance charges, are recorded as obligations under finance leases. Depreciation is provided at rates which write off the cost or valuation of the assets over the term of the relevant lease or, where it is likely the Group will obtain ownership of the asset, the life of the asset, as set out in note (e). Impairment losses are accounted for in accordance with the accounting policy as set out in note (k). Finance charges implicit in the lease payments are charged to profit or loss over the period of the leases so as to produce an approximately constant periodic rate of charge on the remaining balance of the obligations for each accounting period. Contingent rentals are charged to profit or loss in the accounting period in which they are incurred.

j. Programming library

Programming library consists of presentation rights for commissioned programmes and acquired programmes for showing on the Group's television channel and commissioned programmes and films for licensing purposes.

Presentation rights are stated in the statement of financial position at cost less accumulated amortisation (where the estimated useful life is other than indefinite) and any impairment losses. Amortisation is charged to profit or loss on an accelerated basis over the licence period or over the estimated number of future showings. Subsequent expenditure on programmes after initial acquisition is recognised as an expense when incurred. Costs of in-house programmes are written-off in the period in which they are incurred.

Commissioned programmes and films for licensing purposes comprise direct production costs and production overheads and are stated at the lower of amortised cost or net realisable value. Costs are amortised on an individual programme/film basis in the ratio of the current year's gross revenues to management's forecast of the total ultimate gross revenues from all sources.

Both the period and method of amortisation are reviewed annually.

k. Impairment of assets

i. Impairment of investments in debt and equity securities and other receivables

Investments in debt and equity securities and other current and non-current receivables that are stated at cost or amortised cost or are classified as available-for-sale investments are reviewed at each of the end of the reporting period to determine whether there is objective evidence of impairment. If any such evidence exists, any impairment loss is determined and recognised as follows:

- For investments in associates and joint ventures accounted for under the equity method in the consolidated financial statements (see note (c)(ii)), the impairment loss is measured by comparing the recoverable amount of the investment with its carrying amount in accordance with note (k)(ii). The impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount in accordance with note (k)(ii).
- For unquoted equity securities and other financial assets carried at cost, the impairment loss is measured as the difference between the carrying amount of the financial asset and the estimated future cash flows, discounted at the current market rate of return for a similar financial asset where the effect of discounting is material. Impairment losses arising on equity securities carried at cost are not reversed.

PRINCIPAL ACCOUNTING POLICIES

- For trade and other current receivables and other financial assets carried at amortised cost, the impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition of these assets) where the effect of discounting is material.

If in a subsequent period the amount of an impairment loss decreases and the decrease can be linked objectively to an event occurring after the impairment loss was recognised, the impairment loss is reversed through profit or loss. A reversal of an impairment loss shall not result in the asset's carrying amount exceeding that which would have been determined had no impairment loss been recognised in prior years.

- For available-for-sale investments, the cumulative loss that has been recognised directly in the investments revaluation reserve is reclassified to profit or loss. The amount of the cumulative loss that is recognised in the consolidated income statement is the difference between the acquisition cost (net of any principal repayment and amortisation) and current fair value, less any impairment loss on that asset previously recognised in profit or loss.

Impairment losses recognised in profit or loss in respect of available-for-sale equity investments are not reversed through profit or loss. Any subsequent increase in the fair value of such assets is recognised directly in other comprehensive income.

Impairment losses in respect of available-for-sale debt securities are reversed if the subsequent increase in fair value can be objectively related to an event occurring after the impairment loss was recognised. Reversals of impairment losses in such circumstances are recognised in profit or loss.

Impairment losses are written off against the corresponding assets directly, except for impairment losses recognised in respect of trade receivables whose recovery is considered doubtful but not remote. In this case, the impairment losses for doubtful debts are recorded using an allowance account. When the Group is satisfied that recovery is remote, the amount considered irrecoverable is written off against trade receivables directly and any amounts held in the allowance account relating to that debt are reversed. Subsequent recoveries of amounts previously charged to the allowance account are reversed against the allowance account. Other changes in the allowance account and subsequent recoveries of amounts previously written off directly are recognised in the consolidated income statement.

ii. Impairment of other assets

The carrying amounts of non-current assets, other than properties carried at revalued amounts and deferred tax assets, are reviewed at the end of each reporting period to determine whether there is any indication of impairment. If any such indication exists, the recoverable amount is estimated. In addition, for goodwill, intangible assets that are not yet available for use and intangible assets that have indefinite useful lives, the recoverable amount is estimated annually whether or not there is any indication of impairment.

- Calculation of recoverable amount
The recoverable amount of an asset is the greater of its fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Where an asset does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the smallest group of assets that generates cash inflows independently (i.e. a cash-generating unit).
- Recognition of impairment losses
An impairment loss is recognised in profit or loss if the carrying amount of an asset, or the cash-generating unit to which it belongs, exceeds the recoverable amount. Impairment losses recognised in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to the cash-generating unit (or group of units) and then, to reduce the carrying amount of the other assets in the unit (or group of units) on a *pro rata* basis, except that the carrying value of an asset will not be reduced below its individual fair value less costs of disposal (if measurable), or value in use (if determinable).
- Reversals of impairment losses
In respect of assets other than goodwill, an impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount. An impairment loss in respect of goodwill is not reversed (including those provided during the interim financial reporting).

A reversal of an impairment loss is limited to the asset's carrying amount that would have been determined had no impairment loss been recognised in prior years. Reversals of impairment losses are credited to profit or loss in the year in which the reversals are recognised.

- Interim financial reporting and impairment
Under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, the Group is required to prepare an interim financial report in compliance with HKAS 34, Interim financial reporting, in respect of the first six months of the financial year. At the end of the interim period, the Group applies the same impairment testing, recognition, and reversal criteria as it would at the end of the financial year.

Impairment losses recognised in an interim period in respect of goodwill, available-for-sale equity securities and unquoted equity securities carried at cost are not reversed in a subsequent period. This is the case even if no loss, or a smaller loss, would have been recognised had the impairment been assessed only at the end of the financial year to which the interim period relates. Consequently, if the fair value of an available-for-sale equity security increases in the remainder of the annual period, or in any other period subsequently, the increase is recognised in other comprehensive income and not profit or loss.

I. Properties for sale

i. Completed properties for sale

Completed properties for sale are stated at the lower of cost and net realisable value. Cost is determined by apportionment of the total development costs, including borrowing costs capitalised, attributable to unsold units. Net realisable value is estimated by the management, based on prevailing market conditions which represents the estimated selling price less costs to be incurred in selling the property. Cost of completed properties for sale comprises all costs of purchase, costs of conversion and costs incurred in bringing the inventories to their present location and condition.

The amount of any write down of or provision for properties held for sale is recognised as an expense in the period the write down or loss occurs. The amount of any reversal of any write down or provision arising from an increase in net realisable value is recognised in the consolidated income statement in the period in which the reversal occurs.

ii. Properties under development for sale

Properties under development for sale are classified as current assets and stated at the lower of cost and net realisable value. Cost includes identified costs including the acquisition cost of land, aggregate cost of development, borrowing costs capitalised, material and supplies, wages, other direct expenses and an appropriate proportion of overheads. Net realisable value is estimated by management, taking into account the expected price that can ultimately be achieved, based on prevailing market conditions and the anticipated costs of completion and costs to be incurred in selling the property.

The amount of any write down of or provision for properties under development for sale is recognised as an expense in the period the write down or loss occurs. The amount of any reversal of any write down or provision arising from an increase in net realisable value is recognised in the consolidated income statement in the period in which the reversal occurs.

m. Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises all costs of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition. Net realisable value is estimated by the management, based on the expected selling price in the ordinary course of business less the anticipated costs of completion and the estimated costs necessary to make the sale.

n. Trade and other receivables

Trade and other receivables are initially recognised at fair value and thereafter stated at amortised cost less allowance for impairment of bad and doubtful debts, except where the receivables are interest-free loans made to related parties without any fixed repayment terms or the effect of discounting would be immaterial. In such cases, the receivables are stated at cost less allowance for impairment of bad and doubtful debts.

o. Interest-bearing borrowings

Interest-bearing borrowings for which there is a hedging relationship with a derivative financial instrument, which does not qualify for hedge accountings are initially recognised at fair value less transaction costs. At the end of each reporting period the fair value is remeasured and any change in fair value is recognised in the consolidated income statement.

Other interest-bearing borrowings are initially recognised at fair value less transaction costs. Subsequent to initial recognition, the interest-bearing borrowings are stated at amortised cost with any difference between the amount initially recognised and redemption value being recognised in the consolidated income statement over the period of the borrowings together with any interest and fees payable using the effective interest method.

PRINCIPAL ACCOUNTING POLICIES

p. Trade and other payables

Trade and other payables are initially recognised at fair value and subsequently stated at amortised cost unless the effect of discounting would be immaterial, in which case they are stated at cost.

q. Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other financial institutions and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are also included as a component of cash and cash equivalents for the purpose of the consolidated statement of cash flows.

r. Foreign currencies

Foreign currency transactions during the year are translated into Hong Kong dollars at the exchange rates ruling at the transaction dates. Monetary foreign currency balances and the statements of financial position of foreign operations are translated into Hong Kong dollars at the exchange rates ruling at the end of the reporting period. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are translated using the foreign exchange rates ruling at the dates the fair value was measured.

The results of foreign operations are translated into Hong Kong dollars at the monthly weighted average exchange rates for the year. Statement of financial position items, including goodwill arising on consolidation of foreign operations acquired on or after 1 January 2005, are translated into Hong Kong dollars at the closing foreign exchange rates at the end of the reporting period. Differences arising from the translation of the financial statements of foreign operations are recognised in other comprehensive income and accumulated separately in equity in the exchange reserve and those arising from the financing of properties under development by foreign currency borrowings are capitalised as part of the development costs. All other exchange differences are dealt with in the consolidated income statement.

On disposal of a foreign operation, the cumulative amount of the exchange differences recognised in equity which relate to that foreign operation is reclassified from equity to the consolidated income statement and is included in the calculation of the profit or loss on disposal.

s. Recognition of revenue

Revenue is measured at the fair value of the consideration received or receivable. Provided it is probable that the economic benefits will flow to the Group and the revenue and costs, if applicable, can be measured reliably, revenue is recognised in the consolidated income statement as follows:

- i.* Rental income under operating leases is recognised in equal instalments over the accounting periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the use of the leased asset. Lease incentives granted are recognised as an integral part of the aggregate net lease payments receivable. Contingent rentals are recognised in the accounting period in which they are earned.
- ii.* Income arising from the sale of properties held for sale is recognised upon the later of the execution of the formal sale and purchase agreement and the issue of occupation permit/completion certificate by the relevant government authorities, which is taken to be the point in time when the risks and rewards of ownership of the property have passed to the buyer. Deposits and instalments received on properties sold prior to the date of revenue recognition are included in the statement of financial position.
- iii.* Income from communications, media and entertainment operations, logistics operations and hotels operations is recognised at the time when the services are provided.
- iv.* Dividend income from unlisted investments is recognised when the shareholder's right to receive payment is established. Dividend income from listed investments is recognised when the share price of the investment goes ex-dividend.
- v.* Interest income is recognised as it accrues using the effective interest method.
- vi.* Income received in advance attributable to long term service contracts is deferred and recognised over the contract period on a straight line basis.

t. Borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset which necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of that asset. Other borrowing costs are expensed in the period in which they incurred.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or complete.

u. Income tax

- i.* Income tax for the year comprises current tax and movements in deferred tax assets and liabilities. Current tax and movements in deferred tax assets and liabilities are recognised in the consolidated income statement except to the extent that they relate to items recognised in other comprehensive income or directly in equity, in which case the relevant amounts of tax are recognised in other comprehensive income or directly in equity, respectively.
- ii.* Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the end of the reporting period, and any adjustment to tax payable in respect of previous years.
- iii.* Deferred tax assets and liabilities arise from deductible and taxable temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the tax bases respectively. Deferred tax assets also arise from unused tax losses and unused tax credits.

Apart from certain limited exceptions, all deferred tax liabilities and all deferred tax assets, to the extent that it is probable that future taxable profits will be available against which the asset can be utilised, are recognised. Future taxable profits that may be capable to support the recognition of deferred tax assets arising from deductible temporary differences include those that will arise from the reversal of existing taxable temporary differences.

The limited exceptions to recognition of deferred tax assets and liabilities are those temporary differences arising from goodwill not deductible for tax purposes and the initial recognition of assets or liabilities that affect neither accounting nor taxable profit (provided that they are not part of a business combination).

Where investment properties are carried at their fair value in accordance with the accounting policy set out in note (d) (i), the amount of deferred tax recognised is measured using the tax rates that would apply on sale of those assets at their carrying value at the reporting period unless the property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the property over time, rather than through sale. In all other cases, the amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the end of the reporting period. Deferred tax assets and liabilities are not discounted.

The carrying amount of a deferred tax asset is reviewed at each of reporting period and is reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow the related tax benefit to be utilised. Any such reduction is reversed to the extent that it becomes probable that sufficient taxable profits will be available.

Additional income taxes that will probably arise from the distribution of dividends are recognised when the related dividends are likely to be payable in the foreseeable future.

- iv.* Current tax balances and deferred tax balances, and movements therein, are presented separately from each other and are not offset. Current tax assets are offset against current tax liabilities and deferred tax assets against deferred tax liabilities if, and only if, the Group has the legally enforceable right to set off current tax assets against current tax liabilities.

v. Related parties

- i.* A person, or a close member of that person's family, is related to the Group if that person:
 - (a) has control or joint control over the Group;
 - (b) has significant influence over the Group; or
 - (c) is a member of the key management personnel of the Group or the Group's parent.

PRINCIPAL ACCOUNTING POLICIES

ii. An entity is related to the Group if any of the following conditions applies:

- (a) The entity and the Group are members of the same Group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
- (b) One entity is an associate or joint venture of the other entity (or an associate or a joint venture of a member of a Group of which the other entity is a member).
- (c) Both entities are joint ventures of the same third party.
- (d) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
- (e) The entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group.
- (f) The entity is controlled or jointly controlled by a person identified in (i).
- (g) A person identified in (i)(a) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).
- (h) The entity, or any member of a Group of which it is a part, provides key management personnel services to the Group or to the Group's parent.

w. Financial guarantees issued, provisions and contingent liabilities

i. Financial guarantees issued

Financial guarantees are contracts that require the issuer (i.e. the guarantor) to make specified payments to reimburse the beneficiary of the guarantee (the "holder") for a loss the holder incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument.

Where the Group issues a financial guarantee, the fair value of the guarantee is initially recognised as deferred income within trade and other payables. The fair value of financial guarantees issued at the time of issuance is determined by reference to fees charged in an arm's length transaction for similar services, when such information is obtainable, or is otherwise estimated by reference to interest rate differentials, by comparing the actual rates charged by lenders when the guarantee is made available with the estimated rates that lenders would have charged, had the guarantees not been available, where reliable estimates of such information can be made. Where consideration is received or receivable for the issuance of the guarantee, the consideration is recognised in accordance with the Group's policies applicable to that category of asset. Where no such consideration is received or receivable, an immediate expense is recognised in profit or loss on initial recognition of any deferred income.

ii. Other provisions and contingent liabilities

Provisions are recognised for other liabilities of uncertain timing or amount when the Group or the Company has a legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditure expected to settle the obligation.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or nonoccurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

x. Segment reporting

Operating segments, and the amounts of each segment item reported in the financial statements, are identified from the financial information provided regularly to the Group's top management for the purposes of allocating resources to, and assessing the performance of, the Group's various lines of business and geographical locations.

Individually material operating segments are not aggregated for financial reporting purposes unless the segments have similar economic characteristics and are similar in respect of the nature of products and services, the nature of production processes, the type or class of customers, the methods used to distribute the products or provide the services, and the nature of the regulatory environment. Operating segments which are not individually material may be aggregated if they share a majority of these criteria.

y. Employee benefits

i. Shared based payments

The fair value of share options granted to employees is recognised as an employee cost with a corresponding increase in a capital reserve within equity. The fair value is measured at grant date using the Black-Scholes Option-pricing Model and Binomial Model, taking into account the terms and conditions upon which the options were granted. Where the employees have to meet vesting conditions before becoming unconditionally entitled to the options, the total estimated fair value of the share options is spread over the vesting period, taking into account the probability that the options will vest.

During the vesting period, the number of share options that is expected to vest is reviewed. Any resulting adjustment to the cumulative fair value recognised in prior years is charged/credited to the consolidated income statement for the year of the review, unless the original employee expenses qualify for recognition as an asset, with a corresponding adjustment to the capital reserve. On vesting date, the amount recognised as an expense is adjusted to reflect the actual number of options that vest (with a corresponding adjustment to the capital reserve) except where forfeiture is only due to not achieving vesting conditions that relate to the market price of the Company's shares. The equity amount is recognised in the capital reserve until either the option is exercised (when it is transferred to the other statutory capital reserves) or the option expires (when it is released directly to revenue reserves).

ii. Employee benefits and contributions to defined contribution retirement plans

Short-term employee benefits, including salaries, annual bonuses, paid annual leave, leave passage, contributions to defined contribution retirement plans and the cost of non-monetary benefits are accrued in the year in which the associated services are rendered by employees of the Group. Where payment or settlement is deferred and the effect would be material, these amounts are stated at their present values.

z. Significant accounting estimates and judgements

Note 23 contain information about the assumptions and their risk relating to financial instruments. Other key sources of estimation uncertainty are as follows:

– Valuation of investment properties

Investment properties are included in the statement of financial position at their market value, unless they are still in the course of construction or development at the end of the reporting period and their fair value cannot be reliably determined at that time. The market value of investment properties is assessed annually by independent qualified valuers, after taking into consideration the net income allowing for reversionary potential and redevelopment potential of the properties.

The assumptions adopted in the property valuations are based on the market conditions existing at the end of the reporting period, with reference to current market sales prices and the appropriate capitalisation rate.

– Assessment of the useful economic lives for depreciation of property, plant and equipment

In assessing the estimated useful lives of property, plant and equipment, management takes into account factors such as the expected usage of the asset by the Group based on past experience, the expected physical wear and tear (which depends on operational factors), technical obsolescence arising from changes or improvements in production or from a change in the market demand for the product or service output of the asset. The estimation of the useful life is a matter of judgement based on the experience of the Group.

Management reviews the useful lives of property, plant and equipment annually and if expectations are significantly different from previous estimates of useful economic lives, the useful lives and, therefore, the depreciation rate for the future periods will be adjusted accordingly.

– Assessment of impairment of non-current assets

Management assesses the recoverable amount of each asset based on its value in use (using relevant rates) or on its net selling price (by reference to market prices), depending upon the anticipated future plans for the asset. Estimating the value in use of an asset involves estimating the future cash inflows and outflows to be derived from continuing use of the asset and from its ultimate disposal and applying the appropriate discount rate to these future cash flows. Cash flow projections for the remaining useful life of the asset and the most recent financial budgets/forecasts are approved by management.

PRINCIPAL ACCOUNTING POLICIES

– Assessment of provision for properties for sale

Management determines the net realisable value of properties for sale by using (i) prevailing market data such as most recent sale transactions and market survey reports available from independent property valuers; and (ii) internal estimates of costs based on quotes by suppliers.

Management's assessment of the net realisable value of properties under development for sale requires the application of a risk-adjusted discount rate to estimate future discounted cash flows to be derived from the properties under development for sale. These estimates require judgement as to the anticipated sale prices by reference to recent sale transactions in nearby locations, rate of new property sales, marketing costs (including price discounts required to stimulate sales) and the expected costs to completion of properties, the legal and regulatory framework and general market conditions. The Group's estimates may be inaccurate and estimates may need to be adjusted in later periods.

– Recognition of deferred tax assets

The recognition of deferred tax assets requires formal assessment by the Group of the future profitability of related operations. In making this judgement, the Group evaluates, amongst other factors, the forecast financial performance, changes in technology and operational and financing cashflows.

PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

At 31 December 2015

Subsidiaries	Place of incorporation/operation	Issued ordinary share capital/ registered and paid up capital	Percentage of equity attributable to shareholders	Principal activities
Properties				
* Wharf Estates Limited	Hong Kong	HK\$2 divided into 2 shares	100	Holding company
Harbour City Estates Limited	Hong Kong	HK\$330,100,000 divided into 20,000 shares	100	Property
Wharf Realty Limited	Hong Kong	HK\$2 divided into 2 shares	100	Property
Times Square Limited	Hong Kong	HK\$20 divided into 2 shares	100	Property
Plaza Hollywood Limited	Hong Kong	HK\$10,000,000 divided into 10,000,000 shares	100	Property
Ridge Limited	Hong Kong	HK\$10,000 divided into 10,000 shares	100	Property
* Wharf Development Limited	Hong Kong	HK\$7,000,000,000 divided into 7,000,000,000 shares	100	Holding company
Wharf Peak Properties Limited	Hong Kong	HK\$30,000,000 divided into 3,000,000 shares	100	Property
Hong Tai Yuen Limited	Hong Kong	HK\$500,000 divided into 500,000 shares	100	Property
Olinda Limited	Hong Kong	HK\$20 divided into 2 shares	100	Property
New Tech Centre Limited	Hong Kong	HK\$10,000 divided into 10,000 shares	100	Property
* Wharf China Holdings Limited	British Virgin Islands	5,129,000,000 US\$1 shares	100	Holding company
Wharf China Estates Limited	British Virgin Islands	1,000,000 US\$1 shares	100	Holding company
Shanghai Long Xing Property Development Company Limited	The People's Republic of China	US\$45,000,000	100	Property
Dalian Times Square Development Company Limited	The People's Republic of China	RMB200,000,000	100	Property
Long Qing Property Development (Chongqing) Company Limited	The People's Republic of China	RMB223,533,440	100	Property
Shanghai Wheelock Square Development Limited	The People's Republic of China	US\$240,000,000	98	Property
龍昌綜合開發(成都)有限公司	The People's Republic of China	HK\$330,000,000	100	Property
龍錦綜合開發(成都)有限公司	The People's Republic of China	US\$2,377,000,000	100	Property
成都時代奧特萊斯商業有限公司	The People's Republic of China	HK\$170,000,000	100	Property
長沙時代奧特萊斯商業有限公司	The People's Republic of China	US\$40,000,000	100	Property
九龍倉(長沙)置業有限公司	The People's Republic of China	US\$1,192,000,000	100	Property
龍潤房地產開發(成都)有限公司	The People's Republic of China	RMB20,000,000	100	Property
Wharf China Development Limited	British Virgin Islands	1,000,000 US\$1 shares	100	Holding company
漢龍實業綜合開發(武漢)有限公司	The People's Republic of China	US\$33,100,000	100	Property
九龍倉(武漢)置業有限公司	The People's Republic of China	US\$165,000,000	100	Property
上海九州物業發展有限公司	The People's Republic of China	US\$3,500,000	85	Property
上海龍申房地產發展有限公司	The People's Republic of China	US\$22,330,000	55	Property
上海莉源房地產開發有限公司	The People's Republic of China	US\$745,000,000	100	Property
上海萊源房地產開發有限公司	The People's Republic of China	US\$155,000,000	100	Property
上海清源房地產開發有限公司	The People's Republic of China	US\$220,000,000	100	Property
九龍倉(無錫)置業有限公司	The People's Republic of China	US\$307,580,000	100	Property
龍茂房地產開發(成都)有限公司	The People's Republic of China	HK\$26,000,000	100	Property
龍悅房地產開發(成都)有限公司	The People's Republic of China	US\$240,000,000	100	Property
龍嘉房地產開發(成都)有限公司	The People's Republic of China	HK\$537,500,000	100	Property
蘇州蘇龍地產發展有限公司	The People's Republic of China	US\$166,800,000	100	Property
蘇州瑞龍地產發展有限公司	The People's Republic of China	US\$187,000,000	100	Property
蘇州銀龍地產發展有限公司	The People's Republic of China	US\$274,000,000	100	Property
無錫港龍置業有限公司	The People's Republic of China	US\$140,900,000	100	Property
無錫河畔置業有限公司	The People's Republic of China	US\$111,400,000	100	Property
無錫都會置業有限公司	The People's Republic of China	US\$144,600,000	100	Property
港盈房地產(杭州)有限公司	The People's Republic of China	US\$146,990,000	100	Property
九龍倉(杭州)置業有限公司	The People's Republic of China	US\$310,000,000	100	Property
堡盈房地產(杭州)有限公司	The People's Republic of China	US\$320,000,000	100	Property
錦興房地產開發(杭州)有限公司	The People's Republic of China	US\$126,000,000	100	Property
洋立房地產(杭州)有限公司	The People's Republic of China	HK\$418,000,000	100	Property
望華房地產(杭州)有限公司	The People's Republic of China	HK\$1,080,000,000	100	Property
富景房地產開發(富陽)有限公司	The People's Republic of China	US\$106,000,000	100	Property
常州湖畔置業有限公司	The People's Republic of China	US\$180,000,000	100	Property
常州河畔置業有限公司	The People's Republic of China	US\$69,300,000	100	Property
寧波立成置業有限公司	The People's Republic of China	US\$172,000,000	100	Property

PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

At 31 December 2015

Subsidiaries	Place of incorporation/operation	Issued ordinary share capital/ registered and paid up capital	Percentage of equity attributable to shareholders	Principal activities
* Harbour Centre Development Limited	Hong Kong	HK\$3,641,350,047 divided into 708,750,000 shares	71	Holding company
ⁱ 蘇州高龍房產發展有限公司	The People's Republic of China	RMB4,000,000,000	57	Property
ⁱⁱ 九龍倉(常州)置業有限公司	The People's Republic of China	US\$229,800,000	71	Property
ⁱⁱⁱ 上海綠源房地產開發有限公司	The People's Republic of China	RMB70,000,000	71	Property
Logistics				
Wharf Transport Investments Limited	Hong Kong	HK\$2 divided into 2 shares	100	Holding company
The "Star" Ferry Company, Limited	Hong Kong	HK\$7,200,000 divided into 1,440,000 shares	100	Public transport
Modern Terminals Limited	Hong Kong	HK\$82,049,200 divided into 70,116 shares	68	Container terminal
ⁱ Shenzhen Dachan Bay Modern Port Development Company, Limited	The People's Republic of China	RMB4,095,195,813	44	Container terminal
Hotels				
* Wharf Hotels Limited	British Virgin Islands	500 US\$1 shares	100	Holding company
Wharf Hong Kong Hotels Limited	Cayman Islands	500,000,000 US\$1 shares	100	Holding company
(Formerly named Marco Polo Hotels Limited)				
Marco Polo Hotels Management Limited	Hong Kong	HK\$20 divided into 2 shares	100	Hotel
The Hongkong Hotel Limited	Hong Kong	HK\$100,000 divided into 100,000 shares	71	Hotel and property
The Marco Polo Hotel (Hong Kong) Limited	Hong Kong	HK\$1,000 divided into 1,000 shares	100	Hotel
The Prince Hotel Limited	Hong Kong	HK\$2 divided into 2 shares	100	Hotel
Smart Event Investments Limited	Hong Kong	HK\$1 divided into 1 share	71	Hotel
ⁱⁱ 武漢馬哥孛羅酒店有限公司	The People's Republic of China	US\$3,850,000	100	Hotel
ⁱⁱⁱ 成都馬哥孛羅酒店有限公司	The People's Republic of China	US\$8,000,000	100	Hotel
ⁱⁱⁱ 常州馬哥孛羅酒店有限公司	The People's Republic of China	US\$7,000,000	71	Hotel
CME				
* Wharf Communications Limited	Hong Kong	HK\$10,000,000 divided into 1,000,000 shares	100	Holding company
* i-CABLE Communications Limited	Hong Kong	HK\$6,857,598,956 divided into 2,011,512,400 shares	74	Holding company
Hong Kong Cable Television Limited	Hong Kong	HK\$750,000,000 divided into 750,000,000 shares	74	Pay TV and Internet and multimedia
Wharf T&T Limited	Hong Kong	HK\$740,000,000 divided into 740,000,000 shares	100	Telecommunication
COL Limited	Hong Kong	HK\$20,000,000 divided into 40,000 shares	100	IT services

Subsidiaries	Place of incorporation/operation	Issued ordinary share capital/ registered and paid up capital	Percentage of equity attributable to shareholders	Principal activities
Investment and others				
Wharf Limited	Hong Kong	HK\$20 divided into 2 shares	100	Management services
^{iv} Wharf Finance Limited	Hong Kong	HK\$2 divided into 2 shares	100	Finance
^{iv} Wharf Finance (BVI) Limited	British Virgin Islands/Hong Kong	500 US\$1 shares	100	Finance
* Wharf Hong Kong Limited	Cayman Islands	500,000,000 US\$1 shares	100	Holding company
Wharf China Finance Limited	Hong Kong	HK\$5,000,000 divided into 5,000,000 shares	100	Finance
^{iv} Wharf Finance (No.1) Limited	Hong Kong	HK\$2 divided into 2 shares	100	Finance
Wharf Finance (BVI) No. 1 Limited	British Virgin Islands/Hong Kong	500 US\$1 shares	100	Finance
^{iv} Wharf Finance (HK) Limited	British Virgin Islands/Hong Kong	10 US\$1 shares	100	Finance
(Formerly named Wharf Finance (2014) Limited)				
^{iv} Wharf MTN (Singapore) Pte. Ltd	Singapore	2 SG\$1 shares	100	Finance
Associates				
Properties				
Start Treasure Limited	Hong Kong	Ordinary	15	Property
蘇州雙湖房地產有限公司	The People's Republic of China	Registered	50	Property
天津港威房地產開發有限公司	The People's Republic of China	Registered	50	Property
天津雍景灣房地產開發有限公司	The People's Republic of China	Registered	50	Property
佛山招商九龍倉房地產有限公司	The People's Republic of China	Registered	50	Property
佛山依雲上園房地產有限公司	The People's Republic of China	Registered	50	Property
佛山依雲觀園房地產有限公司	The People's Republic of China	Registered	50	Property
佛山鑫城房地產有限公司	The People's Republic of China	Registered	50	Property
佛山信捷房地產有限公司	The People's Republic of China	Registered	50	Property
佛山依雲孝德房地產有限公司	The People's Republic of China	Registered	50	Property
廣州市萬尚房地產有限公司	The People's Republic of China	Registered	33	Property
北京廣盈房地產開發有限公司	The People's Republic of China	Registered	33	Property
北京亞林東房地產開發有限公司	The People's Republic of China	Registered	25	Property
北京亞林西房地產開發有限公司	The People's Republic of China	Registered	25	Property
杭州築家房地產開發有限公司	The People's Republic of China	Registered	50	Property
杭州綠城九龍倉置業有限公司	The People's Republic of China	Registered	50	Property
浙江綠九置業有限公司	The People's Republic of China	Registered	50	Property
杭州綠九濱聞置業有限公司	The People's Republic of China	Registered	50	Property
Logistics				
Hong Kong Air Cargo Terminals Limited	Hong Kong	Ordinary	21	Air cargo terminal
Mega Shekou Container Terminals Limited	British Virgin Islands	Ordinary	14	Holding company
Taicang International Container Terminals Company Limited	The People's Republic of China	Registered	17	Container terminal
Suzhou Modern Terminals Limited	The People's Republic of China	Registered	24	Container terminal

PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

At 31 December 2015

Joint ventures	Place of incorporation/operation	Class of shares	Percentage of equity attributable to shareholders	Principal activities
Properties				
Market Prospect Limited	Hong Kong	Ordinary	50	Property
重慶嘉江房地產開發有限公司	The People's Republic of China	Registered	40	Property
重慶嘉益房地產開發有限公司	The People's Republic of China	Registered	50	Property
浙江金盈置業有限公司	The People's Republic of China	Registered	50	Property
祥實投資(成都)有限公司	The People's Republic of China	Registered	30	Property
天津贏超房地產開發有限公司	The People's Republic of China	Registered	50	Property
寧波姚景房地產開發有限公司	The People's Republic of China	Registered	50	Property
寧波瑞峰置業有限公司	The People's Republic of China	Registered	50	Property
大連九龍倉綠城置業有限公司	The People's Republic of China	Registered	60	Property
上海龍驤房地產開發有限公司	The People's Republic of China	Registered	50	Property

[#] Subsidiaries held directly

^{*} Listed companies

ⁱ This entity is registered as a sino-foreign joint venture company under PRC law

ⁱⁱ This entity is registered as a wholly foreign owned enterprise under PRC law

ⁱⁱⁱ This entity is registered as a foreign owned enterprise under PRC law

Notes:

(a) All the subsidiaries listed above were, as at 31 December 2015, indirect subsidiaries of the Company except where marked #.

(b) The above list gives the principal subsidiaries, associates and joint ventures of the Group which, in the opinion of the Directors, principally affect the profit and assets of the Group.

(c) Set out below is details of debt securities issued by wholly-owned subsidiaries of and guaranteed by the Company:

Name of subsidiary/Borrower	Description of debt securities	Outstanding principal amount
Wharf Finance (BVI) Limited	HK\$ Guaranteed Fixed Rate Notes due 2016	HK\$250 Million
	HK\$ Guaranteed Fixed Rate Notes due 2022	HK\$200 Million
Wharf Finance Limited	HK\$ Guaranteed Fixed Rate Notes due 2016	HK\$430 Million
	US\$ Guaranteed Fixed Rate Notes due 2017	US\$400 Million
	US\$ Guaranteed Fixed Rate Notes due 2017	US\$300 Million
	US\$ Guaranteed Fixed Rate Notes due 2017	US\$600 Million
	HK\$ Guaranteed Fixed Rate Notes due 2018	HK\$160 Million
	HK\$ Guaranteed Fixed Rate Notes due 2018	HK\$326 Million
	HK\$ Guaranteed Fixed Rate Notes due 2018	HK\$300 Million
	HK\$ Guaranteed Floating Rate Notes due 2018	HK\$100 Million
	JPY Guaranteed Fixed Rate Notes due 2018	JPY2,000 Million
	HK\$ Guaranteed Fixed Rate Notes due 2018	HK\$300 Million
	HK\$ Guaranteed Fixed Rate Notes due 2018	HK\$100 Million
	HK\$ Guaranteed Fixed Rate Notes due 2018	HK\$150 Million
	US\$ Guaranteed Fixed Rate Notes due 2019	US\$400 Million
	AUD Guaranteed Fixed Rate Notes due 2019	AUD70 Million
	AUD Guaranteed Fixed Rate Notes due 2019	AUD25 Million
	AUD Guaranteed Floating Rate Notes due 2019	AUD15 Million
	US\$ Guaranteed Floating Rate Notes due 2019	US\$10 Million
	US\$ Guaranteed Floating Rate Notes due 2020	US\$20 Million
	US\$ Guaranteed Fixed Rate Notes due 2021	US\$50 Million
	HK\$ Guaranteed Fixed Rate Notes due 2021	HK\$345 Million
	HK\$ Guaranteed Fixed Rate Notes due 2022	HK\$424 Million
	HK\$ Guaranteed Fixed Rate Notes due 2022	HK\$60 Million
	HK\$ Guaranteed Fixed Rate Notes due 2022	HK\$312 Million
	HK\$ Guaranteed Fixed Rate Notes due 2022	HK\$382 Million
	US\$ Guaranteed Fixed Rate Notes due 2022	US\$60 Million
	HK\$ Guaranteed Fixed Rate Notes due 2023	HK\$100 Million
	HK\$ Guaranteed Fixed Rate Notes due 2023	HK\$100 Million
	HK\$ Guaranteed Fixed Rate Notes due 2024	HK\$500 Million
	HK\$ Guaranteed Fixed Rate Notes due 2024	HK\$200 Million
	HK\$ Guaranteed Fixed Rate Notes due 2024	HK\$195 Million
	HK\$ Guaranteed Fixed Rate Notes due 2024	HK\$185 Million
	HK\$ Guaranteed Fixed Rate Notes due 2024	HK\$177 Million
HK\$ Guaranteed Fixed Rate Notes due 2025	HK\$800 Million	
HK\$ Guaranteed Fixed Rate Notes due 2027	HK\$230 Million	
HK\$ Guaranteed Fixed Rate Notes due 2040	HK\$250 Million	
Wharf Finance (No. 1) Limited	HK\$ Guaranteed Fixed Rate Notes due 2016	HK\$167 Million
	SG\$ Guaranteed Fixed Rate Notes due 2016	SG\$160 Million
	RMB Guaranteed Fixed Rate Notes due 2016	RMB150 Million
	US\$ Guaranteed Floating Rate Notes due 2016	US\$58 Million
	HK\$ Guaranteed Fixed Rate Notes due 2017	HK\$113 Million
	RMB Guaranteed Fixed Rate Notes due 2018	RMB800 Million
	HK\$ Guaranteed Fixed Rate Notes due 2018	HK\$300 Million
	RMB Guaranteed Fixed Rate Notes due 2019	RMB200 Million
	HK\$ Guaranteed Fixed Rate Notes due 2019	HK\$240 Million
	HK\$ Guaranteed Fixed Rate Notes due 2020	HK\$550 Million
	HK\$ Guaranteed Fixed Rate Notes due 2020	HK\$180 Million
	HK\$ Guaranteed Fixed Rate Notes due 2020	HK\$200 Million
	HK\$ Guaranteed Fixed Rate Notes due 2020	HK\$100 Million
	RMB Guaranteed Fixed Rate Notes due 2020	RMB100 Million
	RMB Guaranteed Fixed Rate Notes due 2020	RMB200 Million
	RMB Guaranteed Fixed Rate Notes due 2020	RMB300 Million
	SG\$ Guaranteed Fixed Rate Notes due 2021	SG\$260 Million
RMB Guaranteed Fixed Rate Notes due 2023	RMB200 Million	
JPY Guaranteed Fixed Rate Notes due 2026	JPY10,000 Million	
Wharf MTN (Singapore) Pte. Ltd.	SG\$ Guaranteed Fixed Rate Notes due 2018	SG\$250 Million

SCHEDULE OF PRINCIPAL PROPERTIES

As at 31 December 2015

APPROXIMATE GROSS FLOOR AREAS (sq.ft.)

Address	Total	Office	Retail	Residential	Others	(Remarks)	Site Area (Sq.ft.)	Lot Number	Lease Expiry	Year of Completion/ Expected Completion	Stage of Completion	Effective Equity Interest to the Company
HONG KONG												
Properties – Investment												
Harbour City, Tsimshatsui												
Ocean Terminal	511,000	–	511,000	–	–		346,719	KPP 83	2033	1966	N/A	100%
Ocean Centre	987,000	613,000	374,000	–	–		126,488	KML 11 S.A.	2880	1977	N/A	100%
Wharf T & T Centre	223,000	223,000	–	–	–		(a)	KML 11 S.B.	2880	1981	N/A	100%
World Commerce Centre	223,000	223,000	–	–	–		(a)	KML 11 S.B.	2880	1981	N/A	100%
World Finance Centre	512,000	512,000	–	–	–		(a)	KML 11 S.D.	2880	1983	N/A	100%
Ocean Galleries	460,000	–	460,000	–	–		(a)	KML 11 S.B. & D.	2880	1981/83	N/A	100%
Gateway I	1,241,000	1,127,000	114,000	–	–		(a)	KML 11 R.P.	2880	1994	N/A	100%
Gateway II	2,636,000	1,551,000	415,000	670,000	–		(a)	KML 11 S.B. & D.	2880	1998/99	N/A	100%
Marco Polo Hongkong Hotel	760,000	14,000	175,000	–	571,000	(A 665-room hotel)	58,814	KML 91 S.A. & KML 10 S.B.	2863	1969	N/A	71%
Gateway	308,000	–	–	–	308,000	(A 397-room hotel)	(a)	KML 11 S.B.	2880	1981	N/A	100%
Prince	350,000	–	–	–	350,000	(A 393-room hotel)	(a)	KML 11 S.D.	2880	1983	N/A	100%
Pacific Club Kowloon	139,000	–	–	–	139,000	(Club House)	48,309	KIL 11179	2021	1990	N/A	100%
	8,350,000	4,263,000	2,049,000	670,000	1,368,000							
Times Square												
Sharp Street East, Causeway Bay	1,969,000	1,033,000	936,000	–	–		112,441	IL 731, IL 728, IL 727, IL 725 S.A. & R.P., IL 724 S.A.	2850/60/80	1993	N/A	100%
Plaza Hollywood												
3 Lung Poon Street, Diamond Hill	562,000	–	562,000	–	–		280,510	NKIL 6160	2047	1997	N/A	100%
Others												
Wharf T&T Square, Hoi Bun Road, Kwun Tong	534,000	529,000	5,000	–	–		48,438	KTIL 713	2047	2019	Foundation in progress	100%
Units at Cable TV Tower, Hoi Shing Road, Tsuen Wan	566,000	–	–	–	566,000	(Industrial)	N/A	TWTL 218	2047	1992	N/A	100%
Units at Strawberry Hill, 8 Plunkett's Road & 32 Plantation Road, The Peak	13,000	–	–	13,000	–		N/A	RBL 512 & 1004	2027/28	1974/77	N/A	100%
Chelsea Court, 63 Mount Kellett Road, The Peak	43,000	–	–	43,000	–		29,640	RBL 556 S.A.R.P. & S.B.	2035	2001	N/A	100%
Mountain Court, 11 Plantation Road, The Peak	46,000	–	–	46,000	–		32,145	RBL 522, 639, 661	2027	2017	Superstructure in progress	100%
1 Plantation Road, The Peak	91,000	–	–	91,000	–		97,670	RBL 534 S.E., S.F. & R.P.	2028	2020	Foundation in progress	100%
77 Peak Road, The Peak	42,200	–	–	42,200	–		76,726	RBL 836	2029	2017	Superstructure in progress	100%
Kowloon Godown, 1-5 Kai Hing Road, Kowloon Bay	829,000	–	6,000	823,000	–		165,809	NKIL 5805, 5806 & 5982	2047	1984	Planning for redevelopment	100%
Crawford House, 64-70A Queen's Road Central, Central	188,700	105,400	83,300	–	–		12,286	IL 7 R.P. & IL 45 S.A.R.P.	2842	1977	N/A	100%
Units at Star House, 3 Salisbury Road, Kowloon	50,800	–	50,800	–	–		N/A	KML 10 S.A.	2863	1966	N/A	71%
	4,934,700	1,667,400	1,643,100	1,058,200	566,000							
Murray Building, Cotton Tree Drive, Central	325,000	–	–	–	325,000		68,136	9036	2063	2017	Renovation in progress	71%
Total Hong Kong Property – Investment												
	13,609,700	5,930,400	3,692,100	1,728,200	2,259,000							
Property – Development												
One Midtown, 11 Hoi Shing Road, Tsuen Wan	1,900	–	–	–	1,900		66,000	TWIL 36	2047	2012	N/A	100%
Peninsula East, 5 Tung Yuen Street, Yau Tong	255,600	–	42,600	213,000	–		42,625	YTIL 40 RP	2062	2016	Superstructure in progress	100%
	257,500	–	42,600	213,000	1,900							
Associates/joint ventures												
(Attributable – Note g)												
Various Lots at Yau Tong Bay, Yau Tong	596,000	–	11,000	585,000	–		816,872	R.P. of YTML 22 & ext., YTML 28 & ext., YTML 29 & ext., and YTML 12, 32 and 33 together with adjoining lots at Yau Tong Bay	2047	N/A	Planning stage	14.9%
8 Mount Nicholson Road, The Peak	162,000	–	–	162,000	–		250,930	IL9007	2060	2016	Superstructure in progress	50%
	758,000	–	11,000	747,000	–							
Total Hong Kong Property – Development												
	1,015,500	–	53,600	960,000	1,900							
HONG KONG TOTAL												
	14,625,200	5,930,400	3,745,700	2,688,200	2,260,900							

SCHEDULE OF PRINCIPAL PROPERTIES

As at 31 December 2015

Address	APPROXIMATE GROSS FLOOR AREAS (sq.ft.)					(Remarks)	Site Area (Sq.ft.)	Lot Number	Lease Expiry	Year of Completion/ Expected Completion	Stage of Completion	Effective Equity Interest to the Company
	Total	Office	Retail	Residential	Others							
MAINLAND CHINA												
Property – Investment												
Completed Investment Properties												
Shanghai Times Square 93-111 Huai Hai Zhong Road, Shanghai	973,000	331,000	447,000	195,000	–		148,703	N/A	2043	1999	N/A	100%
Chongqing Times Square 100 Zou Rong Road, Yuzhong District, Chongqing	591,800	13,800	578,000	–	–		95,799	N/A	2050	2004	N/A	100%
Wuhan Times Square 160 Yan Jiang Da Dao, Jiangnan District, Wuhan	8,000	–	8,000	–	–		(b)	N/A	2053	2008	N/A	100%
Dalian Times Square 50 Ren Min Road, Zhongshan District, Dalian	188,000	–	188,000	–	–		(c)	N/A	2039	2008	N/A	100%
Chengdu Times Outlets No. 633 Shuangnan Avenue (Middle Section) Shuangliu County, Chengdu	680,000	–	680,000	–	–		(d)	N/A	2047	2009	N/A	100%
Chengdu International Finance Square Junction of Hongxing Road and Da Ci Si Road, Jinjiang District	5,349,000	3,136,000	2,213,000	–	–		(e)	N/A	2047	2013/2014	N/A	100%
Wuxi International Finance Square Taihu Plaza, Nanchang District, Wuxi	1,592,000	1,592,000	–	–	–		(f)	N/A	2047/57	2014	N/A	100%
Shanghai Wheelock Square 1717 Nan Jing Xi Road, Jingan District, Shanghai	1,199,000	1,149,000	50,000	–	–		136,432	N/A	2049	2010	N/A	98%
	10,580,800	6,221,800	4,164,000	195,000	–							
Investment Properties Under Development												
Chengdu International Finance Square Junction of Hongxing Road and Da Ci Si Road, Jinjiang District, Chengdu	774,000	–	–	774,000	–		(e)	N/A	2047	2016	Fitout work of remaining complex in progress	100%
Wuxi International Finance Square Taihu Plaza, Nanchang District, Wuxi	450,000	–	–	–	450,000	(A 253-room hotel)	(f)	N/A	2047/57	2016	Superstructure completed	100%
Suzhou International Finance Square Xing Hu Jie, Suzhou Industrial Park, Suzhou	2,989,000	2,558,000	–	181,000	250,000	(A 133-room hotel)	229,069	N/A	2047/77	2017	Superstructure in progress	57%
Changsha International Finance Square Furong District, Changsha	7,805,000	4,799,000	2,425,000	–	581,000	(two hotels with 417 rooms)	800,452	N/A	2051	2017	Superstructure in progress	100%
Changsha Times Outlets 168 Ou Zhou Bei Lu, Jinzhou New District Industrial Concentration Zone Changsha, Hunan China	770,000	–	770,000	–	–		1,299,000	N/A	2055	2016	Superstructure completed and fitout in progress	100%
Chongqing International Finance Square Zones A of Jiangbei City, Jiang Bei District, Chongqing (Attributable – Note g)	2,202,000	1,463,000	547,000	–	192,000	(A 246-room hotel on 100% ownership)	516,021	N/A	2050/60	2016	Superstructure in progress	50%
	14,990,000	8,820,000	3,742,000	955,000	1,473,000							
Marco Polo Wuhan 160 Yan Jiang Da Dao, Jiangnan District, Wuhan	405,000	–	–	–	405,000	(A 356-room hotel)	(b)	N/A	2053	2008	N/A	100%
Marco Polo Changzhou 88 Hehai East Road, Xinbei Disirict, Changzhou	474,000	–	–	–	474,000	(A 271-room hotel, servied apartment and a State Guest House)	842,531	N/A	2048	2014	N/A	71%
Niccolo Chengdu Tower 3, IFS, No.1, Section 3, Hongxing Road Jinjiang District, Chengdu, Sichuan	443,000	–	–	–	443,000	(A 230-room hotel)	(e)	N/A	2047	2015	N/A	100%
	1,322,000	–	–	–	1,322,000							
Total Mainland China Property – Investment	26,892,800	15,041,800	7,906,000	1,150,000	2,795,000							

SCHEDULE OF PRINCIPAL PROPERTIES

As at 31 December 2015

Address	APPROXIMATE GROSS FLOOR AREAS (sq.ft.)					(Remarks)	Site Area (Sq.ft.)	Lot Number	Lease Expiry	Year of Completion/ Expected Completion	Stage of Completion	Effective Equity Interest to the Company
	Total	Office	Retail	Residential	Others							
Property – Development												
Changzhou Times Palace China Dinosaur Park, Xinbei District, Jiangsu Province, Changzhou	1,426,000	–	–	1,426,000	–	3,585,273	N/A	2047/77	2016	Superstructure in progress	71%	
Changzhou Feng Huang Hu Xin Bei District and abutting Han Jiang Lu and Yu Long Lu, Changzhou	1,970,000	–	–	1,970,000	–	2,563,134	N/A	2050/80	2018	Superstructure in progress	100%	
Changzhou Feng Huang Hu Xin Bei District and abutting Huang He Lu and Feng Xiang Lu, Changzhou	2,638,000	–	–	2,638,000	–	1,180,262	N/A	2083	2017	Superstructure in progress	100%	
Hangzhou Palazzo Pitti Hangzhou Hangyimin Lot C/D Gongshu District Gongchen Bridge West, Hangzhou	825,000	–	–	825,000	–	914,000	N/A	2080	2016	Superstructure in progress	100%	
Hangzhou Royal Seal Lot#FG05 of Wenhui Road, Hangzhou	883,000	–	–	883,000	–	258,358	N/A	2080	2016	Superstructure in progress	100%	
Shi Ji Hua Fu Yingbin North Road/Fenshou Road, Fuchun District, Fuyang, Hangzhou	562,000	–	78,000	484,000	–	553,442	N/A	2051/81	2015	N/A	100%	
Junting Hangzhou Qianjiang Economic Development Area 09 Provincial Road/Kangxin Road, Yuhang District, Hangzhou	1,666,000	–	–	1,666,000	–	1,315,296	N/A	2081	2018	Superstructure in progress	100%	
Longxi Site GS05-R21-14, Shenhua Unit, Gongshu District, Hangzhou	456,000	–	–	456,000	–	211,685	N/A	2086	2019	Planning stage	100%	
Longxi Site GS05-R21-A01, Shenhua Unit, Gongshu District, Hangzhou	565,000	–	–	565,000	–	198,596	N/A	2085	2017	Planning stage	100%	
Shanghai Xi Yuan D1 of Xinjiangwancheng of Yangpu District, Shanghai	3,000	–	–	3,000	–	638,000	N/A	2077	2012	N/A	71%	
Shanghai Songjiang Xianhe Road Site #2 of Songjiang Xianhe Road, Shanghai	233,000	–	–	233,000	–	877,772	N/A	2081	2014	N/A	100%	
Shanghai Pudong Huangpujiang Site #E18 of Pudong Huangpujiang Riverside, Shanghai	1,464,000	–	–	1,464,000	–	585,723	N/A	2081	2017	Superstructure in progress	100%	
Jingan Garden 398 Wanhangdu Road, Jingan District, Shanghai	763,000	–	–	763,000	–	170,825	N/A	2043/63	2018	Superstructure in progress	55%	
Shanghai Pudong Zhoupu Site #08, lot 06-05 of Zhoupu Town, Pudong District, Shanghai	1,053,000	–	–	1,053,000	–	526,905	N/A	2083	2016	Superstructure in progress	100%	
Suzhou Ambassador Villa Lot No. 68210 Suzhou Industrial Park, Suzhou	562,000	–	–	562,000	–	3,654,152	N/A	2076	2016	Superstructure in progress	100%	
Bellagio Wang Wu Lu, Guo Sin Lu, Wu Chong New District, Suzhou	2,802,000	–	–	2,802,000	–	2,501,747	N/A	2081	2018	Superstructure in progress	100%	
Suzhou Times City Xiandai Da Dao, Suzhou Industrial Park, Suzhou	3,740,000	–	–	3,740,000	–	5,425,454	N/A	2077	2017	Superstructure in progress	57%	
Wuxi Glory of Time Nanchang District and abutting on Jinhang Canal, Wuxi	1,625,000	313,000	–	1,312,000	–	1,276,142	N/A	2078	2019	Superstructure in progress	100%	
Wuxi Times City Taihu Plaza, Nanchang District, Wuxi	2,717,000	–	–	2,717,000	–	3,314,418	N/A	2078	2018	Superstructure in progress	100%	
Wuxi Xiyuan Nanchang District and abutting on Jinhang Canal, Wuxi	442,000	–	–	442,000	–	1,416,822	N/A	2078	2017	Superstructure in progress	100%	
River Pitti Nanchang District and abutting on Jinhang Canal, Wuxi	3,462,000	–	–	3,462,000	–	2,121,662	N/A	2048/78	2019	Superstructure in progress	100%	
Park Mansion Southeast of Kang Zhuang Road and Beihuan west Road crossings (north of Tianhe community), Jiangbei District, Ningbo	1,116,000	–	–	1,116,000	–	558,000	N/A	2083	2016	Superstructure in progress	100%	
The Orion Bounded by Dongdajie south, Jinhua Nan Lu east and Datiankan Jie north, Jinjiang District, Chengdu	387,000	–	–	387,000	–	160,000	N/A	2079	2013	N/A	100%	

SCHEDULE OF PRINCIPAL PROPERTIES

As at 31 December 2015

APPROXIMATE GROSS FLOOR AREAS (sq.ft.)												
Address	Total	Office	Retail	Residential	Others	(Remarks)	Site Area (Sq.ft.)	Lot Number	Lease Expiry	Year of Completion/ Expected Completion	Stage of Completion	Effective Equity Interest to the Company
Tian Fu Times Square Junction of Dong Da Jie & Fu He, Jinjiang District, Chengdu	56,000	5,000	38,000	13,000	-		761,520	N/A	2045/75	2013	N/A	100%
Crystal Park, No.10 Gaoxin District Junction of Zhan Hua Road and Fu Cheng Avenue, Chengdu	2,000	-	-	2,000	-		884,459	N/A	2046/76	2014	N/A	100%
Times Town, Shuangliu Development Zone Junction of Shuang Nan Avenue and Guang Hua Avenue, Shuangliu County, Chengdu	4,277,000	2,348,000	962,000	967,000	-		(d)	N/A	2047/77	2019	Superstructure in progress	100%
Chengdu Times City Shuangliu Huayang Street, Qinghe Community Group 8 and Gongxing Street Outang Village Group 5	2,392,000	-	88,000	2,304,000	-		800,882	N/A	2053/83	2018	Superstructure in progress	100%
Le Palais Lot No. 8 along Section 3 of the 2nd Ring Road East, Chenghua District, Chengdu	907,000	-	62,000	845,000	-		1,130,000	N/A	2050/80	2016	Superstructure in progress	100%
Wuhan Lake Moon Site B Hanyang District, Qintai Road, Wuhan	710,000	-	-	710,000	-		454,000	N/A	2080	2016	Superstructure in progress	100%
Dalian Times Square 50 Ren Min Road, Zhongshan District, Dalian	10,000	-	-	10,000	-		(c)	N/A	2069	2009	N/A	100%
	39,714,000	2,666,000	1,228,000	35,820,000	-							
Associates/joint ventures												
(Attributable – Note g)												
Suzhou Kingsville South of Lin Hu Road, East & West sides of Ying Hu Road, Suzhou	3,000	-	-	3,000	-		1,976,237	N/A	2077	2014	N/A	50%
Evian Town South of Tian Hong Lu and North of Yu He Lu Xincheng District, Foshan	40,000	-	13,000	3,000	24,000		2,867,600	N/A	2047/77	2012	N/A	50%
Evian Uptown North side of Kin Jin Lu, Chancheng District, Foshan	35,000	-	35,000	-	-		1,155,000	N/A	2048/78	2013	N/A	50%
Evian Buena Vista Foshan Nanhai District Shishan County Project	758,000	-	26,000	716,000	16,000		1,526,900	N/A	2070	2017	Superstructure in progress	50%
Evian Riviera Foshan Nanhai District Guicheng A18 and A21 Project	2,000	-	2,000	-	-		603,900	N/A	2080	2014	N/A	50%
Evian Kingbay North of Jihua Bridge, Chancheng District, Foshan	902,000	-	41,000	859,000	2,000		639,000	N/A	2083	2017	Superstructure in progress	50%
Evian Capital Beihu Yi Road, Luocun, Shishan, Nanhai District, Foshan	1,270,000	-	89,000	1,163,000	18,000		1,069,000	N/A	2083	2017	Superstructure in progress	50%
Unique Garden East of Wenhua Lu, Chancheng District, Foshan	433,000	-	27,000	403,000	3,000		305,722	N/A	2055/85	2018	Superstructure in progress	50%
Donghui City Guangzhou Developent Zone KXCD-D1-2 Project	181,000	-	8,000	159,000	14,000		1,181,300	N/A	2081	2016	Superstructure in progress	33%
Unique Garden Laiguangying Central Street, Chaoyang District, Beijing	398,000	-	11,000	387,000	-		783,000	N/A	2082	2016	Superstructure in progress	33%
The Pearl on the Crown South 2nd Ring, Fengtai District, Beijing	429,000	-	-	319,000	110,000		582,000	N/A	2085	2018	Foundation in progress	25%
Crown Land South 2nd Ring, Fengtai District, Beijing	481,000	-	43,000	335,000	103,000		680,000	N/A	2085	2018	Foundation in progress	25%
The Magnificent Junction of Weiguo Road & Jingjiang Road, Hedong District, Tianjin	34,000	-	2,000	32,000	-		511,560	N/A	2079	2012	N/A	50%
Scenery Bay Intersection of Hedong Road and Kunlun Road, Hedong District, Tianjin	974,000	-	50,000	878,000	46,000		902,000	N/A	2083	2017	Superstructure in progress	50%
Magnolia Mansion Tangzhen 5 Jiefang 180/1 Qiu, Pudong District, Shanghai	4,000	-	-	4,000	-		648,056	N/A	2082	2015	N/A	50%
Shanghai South Station (Vanke Center Xuhui) Caohejing Area Lot 278a-05/278b-02/278b-04 South Station Business Zone, Xuhui District, Shanghai	1,428,000	1,182,000	219,000	-	27,000		1,156,979	N/A	2052/62	2020	Superstructure in progress	19%

SCHEDULE OF PRINCIPAL PROPERTIES

As at 31 December 2015

Address	APPROXIMATE GROSS FLOOR AREAS (sq.ft.)					(Remarks)	Site Area (Sq.ft.)	Lot Number	Lease Expiry	Year of Completion/ Expected Completion	Stage of Completion	Effective Equity Interest to the Company
	Total	Office	Retail	Residential	Others							
Greentown Zhijiang No.1 Zhuantang Town, Zhijiang National Tourist Holiday Resort, Xihi District, Hangzhou	1,225,000	-	83,000	1,142,000	-		2,046,685	N/A	2047/77	2017	Superstructure in progress	50%
Greentown Wharf Qian Tang Bright Moon Hangzhou Xiaoshan Jinhui Road, Hangzhou	1,010,000	-	76,000	934,000	-		756,000	N/A	2053/83	2017	Superstructure completed	50%
Park Mansion Site R21-02-A and Site R21-01, Shenhua Unit, Gongshu District, Hangzhou	669,000	-	44,000	617,000	8,000		448,224	N/A	2054/84	2016	Superstructure in progress	50%
Qiantang Bright Moon Jade Mansion Hangzhou Xiaoshan Chengbei Village Lot A10	280,000	-	5,000	275,000	-		114,539	N/A	2054/84	2018	Superstructure in progress	50%
Hangzhou Binjiang District Site R21-6, 7	410,000	-	-	410,000	-		207,772	N/A	2055/85	2019	Planning stage	50%
Petrus Bay Site 3#-2 of Baoqingsi, Ningbo	17,000	-	-	17,000	-		524,250	N/A	2080	2015	N/A	50%
The Berylville Site E-4#, 7#, 8#, 12# & 13#, Shuixianglinli Eastern New Town, Ningbo	395,000	-	-	395,000	-		708,142	N/A	2080	2017	Superstructure in progress	50%
Garden Valley Taoyuan Area, Jiefang Road, Zhongshan District, Dalian	1,550,000	-	-	1,550,000	-		922,475	N/A	2083	2018	Superstructure in progress	60%
Chengdu ICC South of Shuanggui Road, North of Niusha Road East of Erhuan Road, West of Shahe, Jinjiang District, Chengdu	3,659,074	1,236,264	390,903	1,865,277	166,630		2,212,128	N/A	2048/78	2014 and beyond	Superstructure in progress	30%
U World Zone B of Jiangbei City, Jiang Bei District, Chongqing	813,000	-	40,000	773,000	-		1,002,408	N/A	2057	2016	Superstructure in progress	39%
The Throne Zones C of Jiangbei City, Jiang Bei District, Chongqing	2,796,000	-	169,000	2,627,000	-		2,335,535	N/A	2050/60	2018	Superstructure in progress	50%
International Community Zone C of Danzishi, Nanan District, Chongqing	2,877,000	-	901,000	1,976,000	-		6,080,656	N/A	2047/57	2019	Superstructure in progress	40%
Peaceland Cove Tiedonglu, Hebei District, Tianjin	26,000	-	26,000	-	-		1,619,360	N/A	2050/80	2016	Superstructure in progress	50%
	23,099,074	2,418,264	2,300,903	17,842,277	537,630							
Total Mainland China Property – Development	62,813,074	5,084,264	3,528,903	53,662,277	537,630							
MAINLAND CHINA TOTAL	89,705,874	20,126,064	11,434,903	54,812,277	3,332,630							
GROUP PROPERTY – INVESTMENT	40,502,500	20,972,200	11,598,100	2,878,200	5,054,000							
GROUP PROPERTY – DEVELOPMENT	63,828,574	5,084,264	3,582,503	54,622,277	539,530							
GROUP TOTAL (Note i)	104,331,074	26,056,464	15,180,603	57,500,477	5,593,530							

Notes:

- (a) These properties with total site area of 428,719 sq. ft. form part of Harbour City.
- (b) This property forms part of Wuhan Times Square which has a total site area of 188,090 sq. ft.
- (c) This property forms part of Dalian Times Square which has a total site area of 171,356 sq. ft.
- (d) This property forms part of Chengdu Shuangliu Development Zone which has a total site area of 3,900,589 sq. ft.
- (e) This property forms part of Chengdu International Finance Square which has a total site area of 590,481 sq. ft.
- (f) This property forms part of Wuxi International Finance Square which has a total site area of 313,867 sq. ft.
- (g) The floor areas of properties held through joint ventures and associates are shown on an attributable basis.
- (h) Total Mainland development properties area included 14,928,000 sq. ft. pre-sold areas which have not yet been recognised in the financial statements.
- (i) In addition to the above floor areas, the Group has total attributable carpark areas of approximately 32 million sq. ft. mainly in Mainland China.
- (j) In Feb 2016, the Group acquired 1 site for joint development project in Beijing with attributable GFA of 515,000 sq. ft.

TEN-YEAR FINANCIAL SUMMARY

Year ended 31 December	2015 HK\$ Million	2014 HK\$ Million	2013 HK\$ Million	2012 HK\$ Million	2011 HK\$ Million
Consolidated Income Statement					
Revenue	40,875	38,136	31,887	30,856	24,004
Operating profit	14,853	14,283	13,280	14,170	11,388
Core profit (Note a)	10,969	10,474	11,298	11,040	8,083
Profit before property revaluation surplus	9,793	8,247	12,206	13,927	6,727
Profit attributable to equity shareholders	16,024	35,930	29,380	47,263	30,568
Dividends attributable to shareholders	5,759	5,486	5,151	4,998	3,211
Consolidated Statement of Financial Position					
Investment properties	310,177	301,890	261,097	231,522	184,057
Property, plant and equipment	22,779	25,027	24,161	19,870	18,984
Interest in associates	17,785	22,449	19,205	16,673	10,198
Interest in joint ventures	17,612	19,030	19,585	19,530	16,934
Available-for-sale investments	8,102	3,740	3,744	3,868	2,703
Properties for sale	37,768	47,543	53,764	48,915	47,511
Bank deposits and cash	23,510	18,725	24,515	18,795	32,528
Other assets	6,183	6,254	8,981	9,825	5,058
Total assets	443,916	444,658	415,052	368,998	317,973
Bank loans and other borrowings	(70,707)	(77,984)	(82,587)	(74,420)	(75,993)
Other liabilities	(56,029)	(52,563)	(48,210)	(37,672)	(31,106)
Net assets	317,180	314,111	284,255	256,906	210,874
Share capital: nominal value	–	–	3,030	3,029	3,029
Other statutory capital reserves	–	–	26,346	26,285	26,285
Share capital and other statutory capital reserves	29,441	29,376	29,376	29,314	29,314
Reserves	278,287	276,119	246,181	219,187	173,943
Shareholders' equity	307,728	305,495	275,557	248,501	203,257
Non-controlling interests	9,452	8,616	8,698	8,405	7,617
Total equity	317,180	314,111	284,255	256,906	210,874
Net debt	47,197	59,259	58,072	55,625	43,465
Financial Data					
<i>Per share data</i>					
Earnings per share (HK\$)					
– Core profit	3.62	3.46	3.73	3.64	2.70
– Before property revaluation surplus	3.23	2.72	4.03	4.60	2.25
– Attributable to equity shareholders	5.29	11.86	9.70	15.60	10.22
Net asset value per share (HK\$)	101.53	100.82	90.94	82.04	67.10
Dividends per share (HK\$ Cents)	190.00	181.00	170.00	165.00	106.00
<i>Financial ratios</i>					
Net debt to shareholders' equity (%)	15.3%	19.4%	21.1%	22.4%	21.4%
Net debt to total equity (%)	14.9%	18.9%	20.4%	21.7%	20.6%
Interest cover (Times) (Note c)	7.6	6.1	5.8	7.4	7.9
Return on shareholders' equity (%) (Note b)	5.2%	12.4%	11.2%	20.9%	16.7%
Dividend payout (%)					
– Core profit	52.5%	52.4%	45.6%	45.3%	39.7%
– Attributable to equity shareholders	35.9%	15.3%	17.5%	10.6%	10.5%

Year ended 31 December	2010 HK\$ Million	2009 HK\$ Million	2008 HK\$ Million	2007 HK\$ Million	2006 HK\$ Million
Consolidated Income Statement					
Revenue	19,380	17,553	15,940	16,208	13,364
Operating profit	9,372	8,554	7,406	7,832	6,056
Core profit (Note a)	7,088	6,420	4,796	6,043	4,285
Profit before property revaluation surplus	7,905	7,817	4,194	5,947	4,285
Profit attributable to equity shareholders	35,750	19,256	5,816	13,143	10,757
Dividends attributable to shareholders	2,930	2,754	2,203	2,093	1,958
Consolidated Statement of Financial Position					
Investment properties	148,241	115,492	98,410	95,782	86,684
Property, plant and equipment	18,397	18,510	21,183	18,831	15,514
Interest in associates	5,510	4,238	4,009	4,182	781
Interest in joint ventures	15,350	7,551	7,989	4,555	788
Available-for-sale investments	3,362	1,331	706	2,858	2,921
Properties for sale	29,732	17,797	17,272	9,235	5,784
Bank deposits and cash	16,900	18,412	15,886	7,717	3,769
Other assets	5,276	7,130	3,099	3,011	3,036
Total assets	242,768	190,461	168,554	146,171	119,277
Bank loans and other borrowings	(49,589)	(39,844)	(38,009)	(31,282)	(20,670)
Other liabilities	(22,530)	(15,029)	(13,030)	(22,887)	(18,689)
Net assets	170,649	135,588	117,515	92,002	79,918
Share capital: nominal value	2,754	2,754	2,754	2,448	2,448
Other statutory capital reserves	16,573	16,573	16,573	7,758	7,758
Share capital and other statutory capital reserves	19,327	19,327	19,327	10,206	10,206
Reserves	143,762	109,219	91,748	76,158	64,956
Shareholders' equity	163,089	128,546	111,075	86,364	75,162
Non-controlling interests	7,560	7,042	6,440	5,638	4,756
Total equity	170,649	135,588	117,515	92,002	79,918
Net debt	32,689	21,432	22,123	23,565	16,901
Financial Data					
<i>Per share data</i>					
Earnings per share (HK\$)					
– Core profit	2.51	2.33	1.75	2.38	1.75
– Before property revaluation surplus	2.79	2.84	1.53	2.34	1.75
– Attributable to equity shareholders	12.64	6.99	2.12	5.17	4.39
Net asset value per share (HK\$)	59.22	46.68	40.33	35.28	30.70
Dividends per share (HK\$ Cents)	100.00	100.00	80.00	80.00	80.00
<i>Financial ratios</i>					
Net debt to shareholders' equity (%)	20.0%	16.7%	19.9%	27.3%	22.5%
Net debt to total equity (%)	19.2%	15.8%	18.8%	25.6%	21.1%
Interest cover (Times) (Note c)	12.9	16.5	8.1	8.7	8.7
Return on shareholders' equity (%) (Note b)	24.5%	16.1%	5.9%	16.3%	15.3%
Dividend payout (%)					
– Core profit	41.3%	42.9%	45.9%	34.6%	45.7%
– Attributable to equity shareholders	8.2%	14.3%	37.9%	15.9%	18.2%

Notes:

- (a) Core profit excludes investment property revaluation surplus, mark-to-market changes on financial instruments, impairment provision for properties and other non-recurring items including the loss of HK\$1,620 million from the deemed disposal of Greentown interest on reclassification as available-for-sale investment and the attributable gain of HK\$613 million from disposal of 50% interest in Taicang in 2015, the accounting gain from the acquisition of interests in Greentown of HK\$2,233 million in 2012, revaluation of Hactl interest/tax write-back of HK\$1,246 million in 2010 and profit on disposal of Beijing Capital Times Square of HK\$1,393 million in 2009.
- (b) Return on shareholders' equity is based on profit attributable to shareholders over average shareholders' equity during the year.
- (c) Interest cover is based on EBITDA over finance costs (before capitalisation and fair value loss/gain).
- (d) Certain figures have been reclassified or restated to comply with the prevailing HKFRSs.