

CHINA DEVELOPMENT PROPERTIES



HUANGPUJIANG PROJECT, PUDONG, SHANGHAI

Inclusive of joint ventures and associates on an attributable basis, revenue increased by 12% to HK\$30,676 million and operating profit by 22% to HK\$5,133 million. 1,697,000 square metres of GFA were completed and recognized in 2016 (2015: 1,587,000 square metres).

Despite a wave of new cooling measures implemented late in the year, favourable market sentiments for most of 2016 drove up the Group's attributable interest in contracted sales by 21% to RMB31.4 billion, 31% above target. The net order book increased to RMB27.4 billion for 1.2 million square metres at year-end.

In China East, various projects in Shanghai, Suzhou, Hangzhou and Wuxi drew favourable responses. Shanghai Pudong E18 and Zhoupu sold in aggregate 282 units for RMB6.1 billion in 2016. In Suzhou, Times City, Ambassador Villa and Bellagio sold in aggregate 1,403 units for RMB5.0 billion. In Hangzhou, Palazzo Pitti, The Exquisite Palace and Royal Seal sold in aggregate 244 units for RMB1.8 billion. Greentown Wharf Qiantang Bright Moon and Greentown Zhijiang No. 1 sold 798 units for RMB2.4 billion on an attributable basis. In Wuxi, River Pitti and Times City sold in aggregate 1,618 units for RMB2.2 billion. Demand for the projects on sale in other regions of China also strengthened. In particular, The Scenery Bay in Tianjin sold 401 units for RMB1.2 billion on an attributable basis.

In 2016, the Group acquired three sites in Beijing, Hangzhou and Shenzhen for RMB3.7 billion (GFA: 116,500 square metres) on an attributable basis. Currently, the DP land bank was maintained at 4.2 million square metres.

The Group will continue its selective land purchase strategy focusing on first-tier and top second-tier cities.

CHINA CONTRACTED SALES BREAKDOWN BY REGION

	No. of projects on sale	Contracted Sales (%)	GFA Sold (%)
Eastern China			
Changzhou, Hangzhou, Ningbo, Shanghai, Suzhou & Wuxi	31	76	63
Western China			
Chengdu & Chongqing	10	11	21
Southern China			
Foshan & Guangzhou	7	4	7
Northern China and Other Regions			
Beijing, Tianjin, Dalian & Wuhan	8	9	9

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MAJOR CHINA DEVELOPMENT PROPERTIES LIST

		Attributable GFA (sqm)
Eastern China		
Changzhou	Changzhou Feng Huang Hu	177,000
	Feng Huang Hu Shu	143,000
Hangzhou	Junting	124,000
	Greentown Zhijiang No.1	72,000
	Greentown Wharf Qian Tang Bright Moon	94,000
	Park Mansion	62,000
	Longxi (Site GS05-R21-A01 & 14)	95,000
Shanghai	Pudong Huangpujiang Project	136,000
	Shanghai South Station	121,000
	Jingan Garden	71,000
Suzhou	Suzhou Times City	271,000
	Bellagio	184,000
Wuxi	River Pitti	230,000
	Wuxi Times City	189,000
	Wuxi Glory of Time	147,000
Western China		
Chengdu	Times Town	353,000
	Chengdu ICC	333,000
	Chengdu Times City	173,000
Chongqing	International Community	239,000
	The Throne	158,000
Southern China		
Guangzhou	Evian Capital, Foshan	59,000
	Evian Kingbay, Foshan	59,000
Shenzhen	Qianhai Apartment Project, Shenzhen	51,000



		Attributable GFA (sqm)
Northern China and Other Regions		
Beijing	Chaoyang Qu Jiu Xian Qiao Liang Ma K Project	48,000
Dalian	Garden Valley	112,000
Tianjin	Scenery Bay	48,000

For further details, please refer to Schedule of Principal Properties on page 200 to 209.