

INDEPENDENT AUDITOR'S REPORT



TO THE MEMBERS OF THE WHARF (HOLDINGS) LIMITED

(incorporated in Hong Kong with limited liability)

OPINION

We have audited the consolidated financial statements of The Wharf (Holdings) Limited ("the Company") and its subsidiaries ("the Group") set out on pages 128 to 199, which comprise the consolidated statement of financial position as at 31 December 2016, 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 notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2016 and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HSAs") issued by the HKICPA. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report. We are independent of the Group in accordance with the HKICPA's *Code of Ethics for Professional Accountants* ("the Code") and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

INDEPENDENT AUDITOR'S REPORT

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of completed investment properties ("IP") and investment properties under development ("IPUD")

Refer to accounting policy d and note 8 to the consolidated financial statements

The key audit matter

The Group holds a portfolio of IP (primarily retail and offices) located in Hong Kong and in major cities across Mainland China which accounted for 72% of the Group's total assets as at 31 December 2016.

The fair values of the IP as at 31 December 2016 were assessed by the Group based on independent valuations prepared by a qualified external property valuer which took into account the net income of each property, allowing for reversionary potential and redevelopment potential, where appropriate.

The net changes in fair value of IP recorded in the consolidated income statement represented 4% of the Group's profit before taxation for the year ended 31 December 2016.

We identified the valuation of IP and IPUD as a key audit matter because these properties represent the majority of the Group's total assets and a small adjustment to or variances in the assumptions and data used to compute the valuation of individual properties, when aggregated, could have a significant impact on the Group's profit and because the valuation of IP and IPUD is inherently subjective requiring significant judgement and estimation, particularly in determining market rents and capitalisation rates, which increases the risk of error or potential management bias.

How the matter was addressed in our audit

Our audit procedures to assess the valuation of IP and IPUD included the following:

- obtaining and inspecting the valuation reports prepared by the external property valuer engaged by the Group;
- meeting the external property valuer to discuss and challenge the key estimates and assumptions adopted in the valuations, including prevailing market rents, market yields and comparable market transactions, and to assess the independence, objectivity, qualifications and expertise of the external property valuer in the properties being valued;
- with the assistance of our internal property valuation specialists, assessing the valuation methodology adopted by the external property valuer and comparing the key estimates and assumptions adopted in the valuation of each IP, including market rents and market yields, with available market data and government statistics;
- conducting site visits to IP and comparing tenancy information, including market rents and occupancy rates adopted by the external property valuer with underlying contracts and related documentation, on a sample basis.

For IPUD our audit procedures also included the following:

- evaluating the design, implementation and operating effectiveness of key internal controls over the preparation, monitoring and management of the budgeted construction and other costs for each IPUD;
- comparing unit construction costs with research reports published by international property and construction consultants and other available market data; and
- conducting site visits to IPUD on a sample basis, discussing with management the progress of each IPUD and comparing the observed progress with the latest development budgets provided by management.

Assessing the net realisable value of properties under development for sale ("PUD") in Mainland China

Refer to accounting policy l(ii) and note 14 to the consolidated financial statements

The key audit matter

The Group had a number of property development projects located in Hong Kong and major cities across Mainland China which were stated at the lower of cost and net realisable value at an aggregate amount of HK\$23.9 billion as at 31 December 2016.

The calculation of the net realisable value of each property development project at the financial reporting date is performed by the Group's internal property valuers.

The calculation of net realisable value of PUD involves significant management judgement and estimation in preparing and updating project feasibility studies and estimations of the costs to complete each property development project as well as in assessing the expected selling prices for each property (by reference to recent sales transactions in nearby locations and rates of new property sales) and the estimated future selling costs and requires the application of a risk-adjusted discount rate to estimate future discounted cash flows to be derived from each property development project.

Recent property market cooling measures imposed by the local governments in different cities in Mainland China, which include increased percentages for mortgage down payments and home purchase restrictions, could lead to volatility in property prices in these cities.

We identified the assessment of net realisable value of PUD in Mainland China as a key audit matter because of the inherent risks involved in estimating the costs to complete each property development project and the future selling prices for each property development project, particularly in light of the current economic circumstances in Mainland China and because of the risk of management bias in the judgement and estimates used in the calculation of net realisable value.

How the matter was addressed in our audit

Our audit procedures to assess the net realisable value of PUD in Mainland China included the following:

- evaluating the design, implementation and operating effectiveness of key internal controls over the preparation, monitoring and management of the budgeted construction and other costs for each property development project;
- conducting site visits to all property development projects, discussing with the Group's internal property valuers the progress and comparing the observed progress with the latest development budgets for each property development project provided by management;
- assessing the internal property valuers' qualifications, experience and expertise in the properties being valued;
- evaluating the internal property valuers' valuation methodology and assessing the key estimates, data inputs and assumptions adopted in the valuations, which included comparing expected future average selling prices with available market data such as recently transacted prices for similar properties located in the nearby vicinity of each property development project and comparing costs to complete each property development project with publicly available construction cost information for similar properties (taking into account both property type and location) and the sales budget plans maintained by the Group;
- re-performing the calculations made by the internal property valuers in arriving at the year end assessments of net realisable value, on a sample basis, and comparing the estimated costs to complete each property development project with the Group's updated budgets; and
- performing sensitivity analyses to determine the extent of change in those estimates that, either individually or collectively, would be required for PUD to be materially misstated and considering the likelihood of such a movement in those key estimates arising and whether there was any evidence of management bias.

INDEPENDENT AUDITOR'S REPORT

Revenue recognition for investment properties ("IP") and development properties ("DP")

Refer to accounting policy p and note 1 to the consolidated financial statements

The key audit matter

Revenue from the IP and DP segments accounted for 83% of the Group's revenue for the year ended 31 December 2016.

Deposits from sale of properties at 31 December 2016 totalled HK\$18.9 billion.

Revenue from IP is recognised in equal instalments over the accounting periods covered by the lease term and includes contingent rental which is determined based on the turnover of certain retail outlets.

Revenue from DP is recognised upon the later of the execution of a formal sale and purchase agreement and the issue of the occupation/completion certificate by the relevant government authorities.

We identified the recognition of revenue for IP and DP as a key audit matter because of its significance to the Group and because small errors in the recognition of revenue, either individually or in aggregate, for each property development project could have a material impact on the Group's profit for the year.

How the matter was addressed in our audit

Our audit procedures to assess the recognition of revenue for IP and DP included the following:

- evaluating the design, implementation of operating effectiveness of key internal controls over the recording of revenue for the IP and DP segments;
- comparing fixed rental revenue received and receivable with underlying tenancy information, including monthly rents and rental periods as set out the signed rental agreements, on a sample basis, and assessing whether fixed rental revenue had been recorded in the appropriate accounting period;
- re-performing the calculation of contingent rental received and receivable with reference to turnover reports submitted by the relevant retail outlets, on a sample basis, and assessing whether the contingent rental had been recorded and accounted for in the appropriate accounting period;
- inspecting occupation or completion certificates which had been issued by the relevant government authorities for a sample of sales and pre-sales for each development property project and assessing whether the cash, for the sample selected, had been received by comparing the amount received with bank statements and assessing whether revenue should be recorded in the current accounting period or should be deferred as deposits from pre-sale of properties.

INFORMATION OTHER THAN THE CONSOLIDATED FINANCIAL STATEMENTS AND AUDITOR'S REPORT THEREON

The directors are responsible for the other information. The other information comprises all the information included in the annual report, other than the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF THE DIRECTORS FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors are responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA 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.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The directors are assisted by the Audit Committee in discharging their responsibilities for overseeing the Group's financial reporting process.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. 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.

Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence and, where applicable, related safeguards.

From the matters communicated with the Audit Committee, we determine those matters that were of most significance in the audit of the consolidated financial statements for the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Cheung Wing Han, Ivy.

KPMG

Certified Public Accountants

8th Floor, Prince's Building, 10 Chater Road, Central, Hong Kong
9 March 2017

CONSOLIDATED INCOME STATEMENT

For The Year Ended 31 December 2016

	Note	2016 HK\$ Million	2015 HK\$ Million
Revenue	1	46,627	40,875
Direct costs and operating expenses		(25,145)	(21,282)
Selling and marketing expenses		(1,485)	(1,560)
Administrative and corporate expenses		(1,526)	(1,632)
Operating profit before depreciation, amortisation, interest and tax		18,471	16,401
Depreciation and amortisation	2	(1,406)	(1,548)
Operating profit	2	17,065	14,853
Increase in fair value of investment properties		910	6,729
Other net income/(charge)	3	6,252	(460)
		24,227	21,122
Finance costs	4	(1,361)	(1,879)
Share of results after tax of:			
Associates	10	923	1,156
Joint ventures	11	1,983	236
Profit before taxation		25,772	20,635
Income tax	5	(4,107)	(3,829)
Profit for the year		21,665	16,806
Profit attributable to:			
Equity shareholders		21,440	16,024
Non-controlling interests		225	782
		21,665	16,806
Earnings per share	7		
Basic		HK\$7.07	HK\$5.29
Diluted		HK\$7.07	HK\$5.29

The notes and principal accounting policies on pages 134 to 199 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 2016

	2016 HK\$ Million	2015 HK\$ Million
Profit for the year	21,665	16,806
Other comprehensive income		
Items that will not be reclassified to profit or loss:		
Fair value changes on equity investments	(827)	-
Items that may be reclassified subsequently to profit or loss:		
Exchange difference on:		
Translation of foreign operations	(5,139)	(5,554)
Transferred to profit or loss on disposal of a subsidiary	-	(117)
Net deficit on available-for-sale investments:	-	(2,032)
Deficit on revaluation	-	(1,508)
Transferred to profit or loss on disposal	-	(524)
Share of other comprehensive income of associates/joint ventures	(1,088)	(1,272)
Others	14	10
Other comprehensive income for the year	(7,040)	(8,848)
Total comprehensive income for the year	14,625	7,958
Total comprehensive income attributable to:		
Equity shareholders	14,813	7,629
Non-controlling interests	(188)	329
	14,625	7,958

The notes and principal accounting policies on pages 134 to 199 form part of these financial statements.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 31 December 2016

	Note	31 December 2016 HK\$ Million	31 December 2015 HK\$ Million
Non-current assets			
Investment properties	8	319,298	310,177
Property, plant and equipment	9	20,735	22,779
Interest in associates	10	14,437	17,785
Interest in joint ventures	11	16,710	17,612
Available-for-sale investments	12	–	8,102
Equity investments	12	5,723	–
Goodwill and other intangible assets	13	298	305
Deferred tax assets	22	654	700
Derivative financial assets	16	247	585
Other non-current assets		252	237
		378,354	378,282
Current assets			
Properties for sale	14	23,874	37,768
Inventories		29	46
Trade and other receivables	15	4,281	3,974
Derivative financial assets	16	332	336
Bank deposits and cash	17	36,957	23,510
		65,473	65,634
Total assets		443,827	443,916
Non-current liabilities			
Derivative financial liabilities	16	(1,539)	(1,558)
Deferred tax liabilities	22	(10,633)	(10,748)
Other deferred liabilities		(305)	(334)
Bank loans and other borrowings	20	(45,616)	(62,244)
		(58,093)	(74,884)
Current liabilities			
Trade and other payables	18	(24,245)	(22,681)
Deposits from sale of properties	19	(18,937)	(18,854)
Derivative financial liabilities	16	(685)	(612)
Taxation payable	5(d)	(1,283)	(1,242)
Bank loans and other borrowings	20	(15,178)	(8,463)
		(60,328)	(51,852)
Total liabilities		(118,421)	(126,736)
NET ASSETS		325,406	317,180
Capital and reserves			
Share capital	24	29,497	29,441
Reserves		287,297	278,287
Shareholders' equity		316,794	307,728
Non-controlling interests		8,612	9,452
TOTAL EQUITY		325,406	317,180

The notes and principal accounting policies on pages 134 to 199 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 2016

	Shareholders' equity						
	Share capital 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 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 options lapsed	–	(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 and 1 January 2016	29,441	(1,118)	2,322	277,083	307,728	9,452	317,180
Changes in equity for 2016:							
Profit	–	–	–	21,440	21,440	225	21,665
Other comprehensive income	–	(784)	(5,853)	10	(6,627)	(413)	(7,040)
Total comprehensive income	–	(784)	(5,853)	21,450	14,813	(188)	14,625
Shares issued under the share option scheme	56	(4)	–	–	52	–	52
Transfer to revenue reserves upon de-recognition of equity investments	–	(14)	–	14	–	–	–
Equity settled share-based payments	–	51	–	–	51	–	51
Acquisition of additional interest in a subsidiary	–	–	–	–	–	(14)	(14)
Share options lapsed	–	(155)	–	155	–	–	–
2015 second interim dividend paid	–	–	–	(4,092)	(4,092)	–	(4,092)
2016 first interim dividend paid	–	–	–	(1,758)	(1,758)	–	(1,758)
Net capital repatriation to non-controlling interests of subsidiaries	–	–	–	–	–	(48)	(48)
Dividends paid to non-controlling interests	–	–	–	–	–	(590)	(590)
At 31 December 2016	29,497	(2,024)	(3,531)	292,852	316,794	8,612	325,406

The notes and principal accounting policies on pages 134 to 199 form part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For The Year Ended 31 December 2016

	Note	2016 HK\$ Million	2015 HK\$ Million
Operating cash inflow	(a)	17,965	15,951
Changes in working capital	(a)	14,406	11,887
Cash generated from operations	(a)	32,371	27,838
Net interest paid		(1,497)	(1,808)
Interest paid		(1,939)	(2,172)
Interest received		442	364
Dividends received from associates/joint ventures		1,572	1,061
Dividends received from investments		102	174
Hong Kong profits tax paid		(1,631)	(1,730)
Overseas tax paid		(1,833)	(1,482)
Net cash generated from operating activities		29,084	24,053
Investing activities			
Additions to investment properties		(11,871)	(5,436)
Additions to property, plant and equipment		(2,084)	(1,297)
Additions to programming library		(122)	(116)
Net decrease/(increase) in interest in associates		2,828	(1,592)
Net decrease in interest in joint ventures		1,451	252
Net proceeds from disposal of property, plant and equipment		44	5
Purchase of equity investments/available-for-sale investments		(371)	(5,827)
Acquisition of interest in subsidiaries		(49)	–
Net proceeds from disposal of a subsidiary and a joint venture		–	1,275
Net proceeds from disposal of subsidiaries	(c)	9,388	–
Proceeds from disposal of investment properties		711	–
Proceeds from disposal of equity investments/available-for-sale investments		1,923	5,447
Net placement of bank deposits with maturity greater than three months		(4,326)	(1)
Net cash used in investing activities		(2,478)	(7,290)
Financing activities			
Proceeds from the issue of shares under the share option scheme		52	50
Drawdown of bank loans and other borrowings		16,234	19,261
Repayment of bank loans and other borrowings		(25,839)	(25,361)
Net capital (repatriation to)/contribution from non-controlling interests of subsidiaries		(48)	876
Dividends paid to equity shareholders		(5,850)	(5,486)
Dividends paid to non-controlling interests		(590)	(365)
Net cash used in financing activities		(16,041)	(11,025)
Increase in cash and cash equivalents		10,565	5,738
Cash and cash equivalents at 1 January		23,409	18,625
Effect of exchange rate changes		(1,444)	(954)
Cash and cash equivalents at 31 December		32,530	23,409
Analysis of the balance of cash and cash equivalents			
Bank deposits and cash	(b)	32,530	23,409

The notes and principal accounting policies on pages 134 to 199 form part of these financial statements.

NOTE TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

a. Reconciliation of operating profit to cash generated from operations

	2016 HK\$ Million	2015 HK\$ Million
Operating profit	17,065	14,853
Adjustments for:		
Interest income	(460)	(363)
Dividends receivable from investments	(102)	(174)
Depreciation and amortisation	1,406	1,548
Loss on disposal of property, plant and equipment	5	2
Impairment of property, plant and equipment	–	45
Equity settled share-based payment expenses	51	40
Operating cash inflow	17,965	15,951
Increase in properties under development for sale	(6,210)	(8,337)
Decrease in completed properties for sale	18,703	15,038
Decrease in inventories	7	2
Increase in trade and other receivables	(789)	(188)
Increase in trade and other payables	1,993	1,363
Increase in deposits from sale of properties	83	4,358
increase/(decrease) in derivative financial instruments	598	(334)
Other non-cash items	21	(15)
Changes in working capital	14,406	11,887
Cash generated from operations	32,371	27,838

b. Cash and cash equivalents

	2016 HK\$ Million	2015 HK\$ Million
Bank deposits and cash in the consolidated statement of financial position (Note 17)	36,957	23,510
Less: Bank deposits with maturity greater than three months	(4,427)	(101)
Cash and cash equivalents in the consolidated statement of cash flows	32,530	23,409

c. Net proceeds from disposal of subsidiaries

During the year ended 31 December 2016, the Group disposed of its equity interests in subsidiaries to third parties. The cash flows and the net assets of the subsidiaries were as follows:

	HK\$ Million
Property, plant and equipment	2,111
Other assets	480
Liabilities	(560)
Net assets disposed of	2,031
Total consideration	9,500
Carrying amount of net assets disposed of	(2,031)
Direct expenses	(209)
Gain on disposal (Note 3a)	7,260
Analysis of the net inflow of cash and cash equivalents in respect of the disposal of subsidiaries:	
Total consideration	9,500
Less: cash and cash equivalents disposed of	(91)
Less: direct expenses paid	(21)
Net inflow of cash and cash equivalents on disposal of subsidiaries	9,388

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, sales 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 ("Wharf T&T"). The Group disposed the entire equity interests in Wharf T&T in November 2016.

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 2016	Revenue HK\$ Million	Operating profit HK\$ Million	Investment properties fair value HK\$ Million	Other net income/ (charge) HK\$ Million	Finance costs HK\$ Million	Associates HK\$ Million	Joint ventures HK\$ Million	Profit before taxation HK\$ Million
Investment property	15,289	12,541	910	(55)	(1,378)	-	-	12,018
Hong Kong	12,939	11,288	1,286	48	(1,333)	-	-	11,289
Mainland China	2,350	1,253	(376)	(103)	(45)	-	-	729
Development property	23,275	3,650	-	(457)	(52)	679	1,972	5,792
Hong Kong	1,985	387	-	-	-	5	1,633	2,025
Mainland China	21,290	3,263	-	(457)	(52)	674	339	3,767
Hotels	1,587	289	-	-	(4)	-	-	285
Logistics	2,748	719	-	(161)	(152)	244	11	661
Terminals	2,635	710	-	(120)	(152)	166	11	615
Others	113	9	-	(41)	-	78	-	46
CME	3,145	59	-	-	(29)	-	-	30
i-CABLE	1,406	(313)	-	1	(6)	-	-	(318)
Telecommunications	1,739	372	-	(1)	(23)	-	-	348
Inter-segment revenue	(295)	-	-	-	-	-	-	-
Segment total	45,749	17,258	910	(673)	(1,615)	923	1,983	18,786
Investment and others	878	455	-	6,925	254	-	-	7,634
Corporate expenses	-	(648)	-	-	-	-	-	(648)
Group total	46,627	17,065	910	6,252	(1,361)	923	1,983	25,772
For the year ended 31 December 2015								
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

NOTES TO THE FINANCIAL STATEMENTS

b. Analysis of inter-segment revenue

	2016			2015		
	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	15,289	(168)	15,121	14,470	(148)	14,322
Development property	23,275	-	23,275	18,018	-	18,018
Hotels	1,587	-	1,587	1,549	-	1,549
Logistics	2,748	-	2,748	2,848	-	2,848
CME	3,145	(63)	3,082	3,501	(78)	3,423
Investment and others	878	(64)	814	787	(72)	715
	46,922	(295)	46,627	41,173	(298)	40,875

c. Analysis of segment business assets

	2016	2015
	HK\$ Million	HK\$ Million
Investment property	320,570	311,641
Hong Kong	261,459	252,904
Mainland China	59,111	58,737
Development property	55,144	73,239
Hong Kong	6,040	5,685
Mainland China	49,104	67,554
Hotels	8,361	7,728
Logistics	17,732	18,244
Terminals	16,727	17,245
Others	1,005	999
CME	1,193	3,918
i-CABLE	1,193	1,189
Telecommunications	-	2,729
Total segment business assets	403,000	414,770
Unallocated corporate assets	40,827	29,146
Total assets	443,827	443,916

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:

	2016	2015
	HK\$ Million	HK\$ Million
Development property	25,000	29,332
Logistics	5,974	6,065
Group total	30,974	35,397

d. Other segment information

	Capital expenditure		Increase in interests in associates and joint ventures		Depreciation and amortisation	
	2016 HK\$ Million	2015 HK\$ Million	2016 HK\$ Million	2015 HK\$ Million	2016 HK\$ Million	2015 HK\$ Million
Investment property	12,407	5,355	-	-	106	118
Hong Kong	7,942	1,218	-	-	32	32
Mainland China	4,465	4,137	-	-	74	86
Development property	-	-	1,130	3,487	-	-
Hong Kong	-	-	243	155	-	-
Mainland China	-	-	887	3,332	-	-
Hotels	1,021	372	-	-	206	208
Logistics	431	294	-	8	421	457
Terminals	431	294	-	8	418	454
Others	-	-	-	-	3	3
CME	497	538	-	-	673	765
i-CABLE	238	207	-	-	324	351
Telecommunications	259	331	-	-	349	414
Group total	14,356	6,559	1,130	3,495	1,406	1,548

In addition, the CME segment incurred HK\$122 million (2015: HK\$116 million) for its programming library. The Group had no significant non-cash expenses other than i) impairment provision of HK\$1,296 million made for certain development projects and assets, ii) depreciation and amortisation and iii) in 2015, 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").

e. Geographical information

	Revenue		Operating Profit	
	2016 HK\$ Million	2015 HK\$ Million	2016 HK\$ Million	2015 HK\$ Million
Hong Kong	21,716	19,152	12,780	11,409
Mainland China	24,860	21,685	4,234	3,406
Singapore	51	38	51	38
Group total	46,627	40,875	17,065	14,853

	Specified non-current assets		Total business assets	
	2016 HK\$ Million	2015 HK\$ Million	2016 HK\$ Million	2015 HK\$ Million
Hong Kong	280,834	271,671	282,028	275,016
Mainland China	94,239	101,340	120,972	139,754
Group total	375,073	373,011	403,000	414,770

Specified non-current assets excludes deferred tax assets, certain financial 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:

	2016 HK\$ Million	2015 HK\$ Million
After charging/(crediting):		
Depreciation and amortisation on		
— assets held for use under operating leases	161	162
— property, plant and equipment	1,075	1,190
— leasehold land	60	69
— programming library	110	127
Total depreciation and amortisation	1,406	1,548
Impairment of trade receivables	1	10
Impairment of property, plant and equipment	—	45
Staff costs (Note (i))	3,545	3,632
Auditors' remuneration		
— audit services	24	23
— other services	1	2
Cost of trading properties for recognised sales	18,634	15,000
Rental charges under operating leases in respect of telecommunications equipment and services	71	74
Gross rental revenue from investment properties (Note (ii))	(15,289)	(14,470)
Direct operating expenses of investment properties	2,626	2,584
Rental income under operating leases in respect of owned plant and equipment	(34)	(16)
Interest income (Note (iii))	(460)	(363)
Dividend income from investments	(102)	(174)
Loss on disposal of property, plant and equipment	5	2

Notes:

- i. Staff costs include contributions to defined contribution pension schemes of HK\$291 million (2015: HK\$287 million), which included MPF schemes after a forfeiture of HK\$1 million (2015: HK\$3 million) and equity-settled share-based payment expenses of HK\$51 million (2015: HK\$40 million).
- ii. Rental income includes contingent rentals of HK\$1,113 million (2015: HK\$1,476 million).
- iii. Interest income of HK\$460 million (2015: HK\$363 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	2016 Total emoluments HK\$'000	2015 Total emoluments HK\$'000
Board of Directors						
Peter K C Woo (Note iv)	—	—	—	—	—	5,494
Stephen T H Ng	225	7,827	11,500	18	19,570	22,958
Andrew O K Chow	150	5,664	8,000	—	13,814	15,608
Doreen Y F Lee	150	5,966	7,500	301	13,917	16,092
Paul Y C Tsui	150	5,094	6,500	—	11,744	13,437
Y T Leng	150	3,885	4,000	384	8,419	8,210
K P Chan	150	3,390	4,000	504	8,044	6,417
Independent Non-executive Directors						
Alexander S K Au (Note ii)	225	—	—	—	225	225
Edward K Y Chen	150	—	—	—	150	150
Raymond K F Ch'ien (Note iii)	—	—	—	—	—	150
Vincent K Fang (Note ii)	225	—	—	—	225	225
Hans Michael Jebson (Note ii)	225	—	—	—	225	225
Wyman Li (Note v)	—	—	—	—	—	151
David M Turnbull	150	—	—	—	150	150
E K Yeoh (Note ii)	225	—	—	—	225	175
	2,175	31,826	41,500	1,207	76,708	89,667
Total for 2015	2,426	34,203	51,500	1,538	—	89,667

- 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 2016 and 2015.
- ii. Includes Audit Committee Member's fee for the year ended 31 December 2016 of HK\$75,000 (2015: HK\$75,000) received/receivable by each of relevant Directors.
- iii. Dr Raymond K F Ch'ien resigned as a Director of the Company with effect from 1 January 2016.
- iv. Hon Peter K C Woo retired as Chairman and a Director of the Company with effect from 15 May 2015.
- v. Mr Wyman Li resigned as a Director of the Company with effect from 2 September 2015.
- vi. 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 2016, information regarding emoluments of two (2015: one) 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:

	2016 HK\$ Million	2015 HK\$ Million
Aggregate emoluments		
Salaries, allowances and benefits in kind	15	6
Equity settled share-based payment expenses (Note)	4	–
Contributions to pension scheme and retirement benefit costs	4	1
Discretionary bonuses	17	11
Total	40	18

Note: Equity settled share-based payment expenses represent the fair value of the options issued under the share option schemes charged to the consolidated income statement during the year.

	2016 Number	2015 Number
Bands (in HK\$)		
\$17,500,001 – \$18,000,000	–	1
\$18,500,001 – \$19,000,000	1	–
\$20,500,001 – \$21,000,000	1	–
Total	2	1

3. OTHER NET INCOME/(CHARGE)

Other net income for the year which amounted to HK\$6,252 million (2015: charge of HK\$460 million) mainly comprises:

- a. A gain of HK\$7,260 million arose from disposal of the entire equity interests in Wharf T&T.
- b. Net foreign exchange gains of HK\$301 million (2015: HK\$111 million) which included a fair value gain on forward foreign exchange contracts of HK\$83 million (2015: HK\$24 million).
- c. Impairment provision of HK\$1,296 million made for certain development projects and assets.
- d. Included in the net charge for 2015 were 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 upon reclassification of such interest as financial investment instead of an associate and a gain of HK\$908 million arising from Modern Terminals' disposal of 50% of its equity interest in its Taicang container port businesses.

4. FINANCE COSTS

	2016 HK\$ Million	2015 HK\$ Million
Interest charged on:		
Bank loans and overdrafts	858	1,018
Other borrowings	1,036	938
Total interest charge	1,894	1,956
Other finance costs	269	195
Less: Amount capitalised	(565)	(678)
	1,598	1,473
Fair value (gain)/loss:		
Cross currency interest rate swaps	72	379
Interest rate swaps	(309)	27
	(237)	406
Total	1,361	1,879

- a. Interest was capitalised at an average annual rate of approximately 2.1% (2015: 2.4%).
- b. Included in the total interest charge are amounts totalling HK\$1,527 million (2015: HK\$1,605 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:

	2016 HK\$ Million	2015 HK\$ Million
Current income tax		
Hong Kong		
— provision for the year	1,748	1,592
— overprovision in respect of prior years	(7)	(21)
Outside Hong Kong		
— provision for the year	1,133	1,073
— Under/(over)-provision in respect of prior years	9	(5)
	2,883	2,639
Land appreciation tax (“LAT”) (Note 5(c))	718	411
Deferred tax		
Change in fair value of investment properties	23	488
Origination and reversal of temporary differences	537	304
Benefit of previously unrecognised tax losses now recognised	(54)	(13)
	506	779
Total	4,107	3,829

- 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% (2015: 16.5%).
- b. Income tax on profits assessable outside Hong Kong is mainly China corporate income tax calculated at a rate of 25% (2015: 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 2016 of HK\$1,170 million (2015: HK\$1,082 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 2016, the Group has provided HK\$159 million (2015: HK\$145 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:

	2016 HK\$ Million	2015 HK\$ Million
Profit before taxation	25,772	20,635
Notional tax on profit before taxation calculated at applicable tax rates	4,129	3,553
Tax effect of non-deductible expenses	959	375
Tax effect of non-taxable income	(1,763)	(242)
Tax effect of non-taxable fair value gain on investment properties	(212)	(951)
Net under/(over) provision in respect of prior years	2	(26)
Tax effect of tax losses not recognised	374	487
Tax effect of previously unrecognised tax losses utilised	(191)	(138)
Tax effect of previously unrecognised tax losses now recognised as deferred tax assets	(54)	(13)
Effect of temporary differences not recognised	–	(30)
LAT on trading properties	718	411
Deferred LAT on change in fair value of investment properties	(14)	258
Withholding tax on distributed/undistributed earnings	159	145
Actual total tax charge	4,107	3,829

6. DIVIDENDS ATTRIBUTABLE TO EQUITY SHAREHOLDERS

	2016 HK\$ per share	2016 HK\$ Million	2015 HK\$ per share	2015 HK\$ Million
First interim dividend declared and paid	0.58	1,758	0.55	1,667
Second interim dividend declared after the end of the reporting period	1.57	4,760	1.35	4,092
	2.15	6,518	1.90	5,759

- a. The second interim dividend based on 3,032 million issued ordinary shares (2015: 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\$4,092 million for 2015 was approved and paid in 2016.

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\$21,440 million (2015: HK\$16,024 million) and the weighted average of 3,031 million ordinary shares in issue during the year (2015: 3,031 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 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 and 1 January 2016	280,113	30,064	310,177
Exchange adjustment	(2,517)	(1,060)	(3,577)
Additions	7,156	5,129	12,285
Disposal	(662)	–	(662)
Transfer	4,110	(3,945)	165
Revaluation surpluses	841	69	910
At 31 December 2016	289,041	30,257	319,298
b. The analysis of cost or valuation of the above assets is as follows:			
2016 valuation	289,041	13,556	302,597
At cost	–	16,701	16,701
	289,041	30,257	319,298
2015 valuation	280,113	12,740	292,853
At cost	–	17,324	17,324
	280,113	30,064	310,177

During the year, additions to investment properties under development which are stated at cost amounted to HK\$4,382 million (2015: HK\$4,069 million).

	Completed HK\$ Million	Under development HK\$ Million	Total HK\$ Million
c. Tenure of title to properties:			
At 31 December 2016			
Held in Hong Kong			
Long term leases	219,202	–	219,202
Medium term leases	28,017	13,579	41,596
	247,219	13,579	260,798
Held outside Hong Kong			
Medium term leases	41,822	16,678	58,500
	289,041	30,257	319,298
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

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 2016 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 HKFRS 13, Fair value measurement ("HKFRS 13"). 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 2016					
Hong Kong	150,165	84,198	26,001	411	260,775
Mainland China	18,245	19,816	3,761	–	41,822
	168,410	104,014	29,762	411	302,597
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

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 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 and 1 January 2016	280,113	12,740	292,853
Exchange adjustment	(2,517)	–	(2,517)
Additions	7,156	747	7,903
Disposal	(662)	–	(662)
Transfer	4,110	–	4,110
Revaluation surplus	841	69	910
At 31 December 2016	289,041	13,556	302,597

During the years ended 31 December 2015 and 2016, 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		Market rent	
	Capitalisation rate			
	2016	2015	2016	2015
Hong Kong			HK\$ psf	HK\$ psf
– Retail	5.1%	5.2%	287	285
– Office	4.2%	4.2%	51	49
– Residential	4.0%	4.0%	58	58
Mainland China			RMB psm	RMB psm
– Retail	7.1%	7.1%	346	388
– Office	6.4%	6.4%	171	186
– Residential	6.4%	5.0%	305	242

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:

	2016 HK\$ Million	2015 HK\$ Million
Within 1 year	11,553	11,616
After 1 year but within 5 years	16,171	17,187
After 5 years	1,347	1,333
	29,071	30,136

NOTES TO THE FINANCIAL STATEMENTS

9. PROPERTY, PLANT AND EQUIPMENT

	Leasehold land HK\$ Million	Hotel and club properties HK\$ Million	Properties under redeve- lopment HK\$ Million	Other property, plant and equipment HK\$ Million	CME equipment HK\$ Million	Total HK\$ Million
a. Cost						
At 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 and 1 January 2016	4,148	8,634	2,023	16,011	12,532	43,348
Exchange adjustment	(164)	(176)	(123)	(225)	–	(688)
Additions	1	1,000	68	537	465	2,071
Disposals	–	–	–	(122)	(105)	(227)
Disposal of subsidiaries	–	–	–	(1,367)	(6,960)	(8,327)
Reclassification	–	–	(21)	(150)	234	63
At 31 December 2016	3,985	9,458	1,947	14,684	6,166	36,240
Accumulated depreciation and impairment losses						
At 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 and 1 January 2016	915	1,478	–	8,204	9,972	20,569
Exchange adjustment	(21)	(51)	–	(69)	–	(141)
Charge for the year	60	101	–	652	483	1,296
Written back on disposals	–	–	–	(74)	(104)	(178)
Disposal of subsidiaries	–	–	–	(1,172)	(5,044)	(6,216)
Reclassification	–	–	–	128	47	175
At 31 December 2016	954	1,528	–	7,669	5,354	15,505
Net book value						
At 31 December 2016	3,031	7,930	1,947	7,015	812	20,735
At 31 December 2015	3,233	7,156	2,023	7,807	2,560	22,779

The hotel properties under development comprise the Murray Building Project totalling HK\$5,868 million (2015: HK\$4,947 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 redeve- lopment 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 2016						
Held in Hong Kong						
Long term leases	81	139	–	6	–	226
Medium term leases	853	5,934	–	2,769	–	9,556
	934	6,073	–	2,775	–	9,782
Held outside Hong Kong						
Medium term leases	2,097	1,857	1,947	1,493	–	7,394
	3,031	7,930	1,947	4,268	–	17,176
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

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. In 2015, an impairment loss of HK\$45 million was made 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

	2016 <i>HK\$ Million</i>	2015 <i>HK\$ Million</i>
Share of net assets	6,627	7,225
Goodwill	1,961	1,961
	8,588	9,186
Amounts due from associates	5,849	8,599
	14,437	17,785
Amounts due to associates (Note 18)	(3,390)	(3,083)
	11,047	14,702

- a. Details of principal associates at 31 December 2016 are shown on page 197 to 198.
- b. Included in amounts due from associates are advances totalling HK\$371 million (2015: HK\$371 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.
- c. Included in interest in associates is goodwill of HK\$1,961 million (2015: HK\$1,961 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.
- d. All of the above associates are accounted for using the equity method in the consolidated financial statements.

e. Summary financial information on associates

At 31 December 2016, no associate is considered to be individually material to the Group.

Aggregate information of associates that are not individually material:

	2016 <i>HK\$ Million</i>	2015 <i>HK\$ Million</i>
Aggregate carrying amount of individually immaterial associates in the consolidated financial statements	8,588	9,186
Aggregate amounts of the Group's share of those associates'		
Profit from continuing operations	923	1,156
Other comprehensive income	(503)	(462)
Total comprehensive income	420	694

11. INTEREST IN JOINT VENTURES

	2016 <i>HK\$ Million</i>	2015 <i>HK\$ Million</i>
Share of net assets	7,812	7,999
Amounts due from joint ventures	8,898	9,613
	16,710	17,612
Amounts due to joint ventures (Note 18)	(1,875)	(2,524)
	14,835	15,088

Details of principal joint ventures at 31 December 2016 are shown on page 198. 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\$3,363 million (2015: HK\$3,121 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:

	2016 <i>HK\$ Million</i>	2015 <i>HK\$ Million</i>
Aggregate carrying amount of individually immaterial joint ventures in the consolidated financial statements	7,812	7,999
Aggregate amounts of the Group's share of those joint ventures'		
Profit from continuing operations	1,983	236
Other comprehensive income	(585)	(810)
Total comprehensive income	1,398	(574)

NOTES TO THE FINANCIAL STATEMENTS

12. EQUITY INVESTMENTS/AVAILABLE-FOR-SALE INVESTMENTS

	2016 HK\$ Million	2015 HK\$ Million
Listed investments		
– in Hong Kong	4,265	6,493
– outside Hong Kong	1,432	1,583
Unlisted investment	26	26
	5,723	8,102

13. GOODWILL AND OTHER INTANGIBLE ASSETS

	Goodwill HK\$ Million	Other intangible assets HK\$ Million	Total HK\$ Million
Cost			
At 1 January 2015 and 31 December 2015	305	12	317
Addition	43	–	43
Disposal of subsidiaries	(50)	–	(50)
At 31 December 2016	298	12	310
Accumulated amortisation			
At 1 January 2015, 31 December 2015 and 31 December 2016	–	12	12
Net carrying value			
At 31 December 2016	298	–	298
At 31 December 2015	305	–	305

Goodwill mainly relates to the Group's terminals business. As at 31 December 2016, 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

	2016 HK\$ Million	2015 HK\$ Million
Properties under development for sale	20,365	32,289
Completed properties for sale	3,509	5,479
	23,874	37,768

- a. At 31 December 2016, properties under development for sale of HK\$10,184 million (2015: HK\$17,781 million) are expected to be completed after more than one year.
- b. Included in properties under development for sale are deposits of HK\$296 million (2015: HK\$394 million) paid for the acquisition of certain land sites/properties located in Mainland China.
- c. 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 2016 was HK\$3,037 million (2015: HK\$6,640 million).
- d. At 31 December 2016, 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:

	2016 HK\$ Million	2015 HK\$ Million
Held in Hong Kong		
Medium term leases	2	566
Held outside Hong Kong		
Long term leases	15,788	24,955
Medium term leases	221	626
	16,011	26,147

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 2016 as follows:

	2016 HK\$ Million	2015 HK\$ Million
Trade receivables		
0 – 30 days	411	625
31 – 60 days	70	167
61 – 90 days	31	74
Over 90 days	143	105
	655	971
Other receivables and prepayments	3,626	3,003
	4,281	3,974

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:

	2016 HK\$ Million	2015 HK\$ Million
At 1 January	86	91
Impairment loss recognised	1	10
Uncollectible amounts written off	(1)	(15)
Disposal of subsidiaries	(63)	–
At 31 December	23	86

c. Trade receivables that are not impaired

As at 31 December 2016, 95% (2015: 94%) of the Group's trade receivables was not impaired, of which 78% (2015: 86%) was either not past due or less than two months past due.

Based on historical and forward looking elements 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

	2016		2015	
	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	264	73	394	40
Floating-to-fixed interest rate swaps	9	168	–	447
Cross currency interest rate swaps	152	1,479	527	1,556
Forward foreign exchange contracts	154	504	–	127
Total	579	2,224	921	2,170
Analysis				
Current	332	685	336	612
Non-current	247	1,539	585	1,558
Total	579	2,224	921	2,170

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

	2016		2015	
	Assets HK\$ Million	Liabilities HK\$ Million	Assets HK\$ Million	Liabilities HK\$ Million
Fixed-to-floating interest rate swaps				
Expiring within 1 year	76	2	6	–
Expiring after more than 1 year but not exceeding 5 years	60	23	161	26
Expiring after 5 years	128	48	227	14
	264	73	394	40
Floating-to-fixed interest rate swaps				
Expiring after more than 1 year but not exceeding 5 years	3	131	–	310
Expiring after 5 years	6	37	–	137
	9	168	–	447
Cross currency interest rate swaps				
Expiring within 1 year	107	3	1	154
Expiring after more than 1 year but not exceeding 5 years	33	1,152	307	683
Expiring after 5 years	12	324	219	719
	152	1,479	527	1,556
Forward foreign exchange contracts				
Expiring within 1 year	5	504	–	43
Expiring after more than 1 year but not exceeding 5 years	149	–	–	84
	154	504	–	127
Total	579	2,224	921	2,170

NOTES TO THE FINANCIAL STATEMENTS

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

	2016 <i>HK\$ Million</i>	2015 <i>HK\$ Million</i>
Fixed-to-floating interest rate swaps	17,671	21,690
Floating-to-fixed interest rate swaps	8,230	8,230
Cross currency interest rate swaps	29,247	19,226
Forward foreign exchange contracts	30,233	42,719

- 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\$83 million (2015: gains of HK\$24 million) in respect of forward foreign exchange contracts was recognised in the consolidated income statement.
- d. During the year, fair value loss on cross currency interest rate swaps in the amounts of HK\$72 million (2015: HK\$379 million) and gain on interest rate swaps in the amounts of HK\$309 million (2015: loss of HK\$27 million) 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 2016, 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

	2016 <i>HK\$ Million</i>	2015 <i>HK\$ Million</i>
Bank deposits and cash	36,957	23,510

At 31 December 2016, bank deposits and cash included:

- a. HK\$19,608 million equivalent (2015: HK\$22,841 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. RMB1,184 million equivalent to HK\$1,324 million (2015: RMB3,178 million equivalent to HK\$3,793 million) which is solely for certain designated property development projects in Mainland China.

The effective annual interest rate on bank deposits was 1.9% (2015: 1.9%).

Bank deposits and cash are denominated in the following currencies:

	2016 <i>HK\$ Million</i>	2015 <i>HK\$ Million</i>
RMB	19,988	22,772
HKD	15,560	435
USD	1,399	288
SGD	8	11
Other currencies	2	4
	36,957	23,510

18. TRADE AND OTHER PAYABLES

Included in this item are trade payables with an ageing analysis based on the invoice date as at 31 December 2016 as follows:

	2016 <i>HK\$ Million</i>	2015 <i>HK\$ Million</i>
Trade payables		
0 – 30 days	349	390
31 – 60 days	261	258
61 – 90 days	39	32
Over 90 days	188	128
	837	808
Rental and customer deposits	4,129	3,982
Construction costs payable	8,112	7,980
Amounts due to associates	3,390	3,083
Amounts due to joint ventures	1,875	2,524
Other payables	5,902	4,304
	24,245	22,681

The amount of trade and other payables that is expected to be settled after more than one year is HK\$4,426 million (2015: HK\$3,819 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\$3,451 million (2015: HK\$4,281 million) are expected to be recognised as income in the consolidated income statement after more than one year.

NOTES TO THE FINANCIAL STATEMENTS

20. BANK LOANS AND OTHER BORROWINGS

	2016 HK\$ Million	2015 HK\$ Million
Bonds and notes (unsecured)		
Due within 1 year	10,254	2,363
Due after more than 1 year but not exceeding 2 years	4,081	10,255
Due after more than 2 years but not exceeding 5 years	12,788	10,495
Due after more than 5 years	5,474	7,752
	32,597	30,865
Bank loans (secured)		
Due within 1 year	985	1,991
Due after more than 1 year but not exceeding 2 years	3,408	360
Due after more than 2 years but not exceeding 5 years	1,965	1,617
Due after more than 5 years	335	–
	6,693	3,968
Bank loans (unsecured)		
Due within 1 year	3,939	4,109
Due after more than 1 year but not exceeding 2 years	2,606	2,500
Due after more than 2 years but not exceeding 5 years	14,959	29,265
	21,504	35,874
Total bank loans and other borrowings	60,794	70,707
Analysis of maturities of the above borrowings:		
Current borrowings		
Due within 1 year	15,178	8,463
Non-current borrowings		
Due after more than 1 year but not exceeding 5 years	39,807	54,492
Due after more than 5 years	5,809	7,752
	45,616	62,244
Total bank loans and other borrowings	60,794	70,707

- 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)):

	2016 HK\$ Million	2015 HK\$ Million
HKD	50,121	68,579
RMB	10,673	2,128
	60,794	70,707

- 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:

	2016 Effective interest rate %	2016 HK\$ Million	2015 Effective interest rate %	2015 HK\$ Million
Fixed rate borrowings				
Bonds and notes	3.0%	8,060	3.0	3,787
Bank loans	2.6%	8,230	2.6	8,230
		16,290		12,017
Floating rate borrowings				
Bonds and notes	3.5%	24,537	3.0	27,078
Bank loans	2.6%	19,967	2.0	31,612
		44,504		58,690
Total borrowings		60,794		70,707

- c. All the interest bearing borrowings are carried at amortised cost except for loans in an amount of HK\$11,978 million (2015: HK\$15,145 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\$12,552 million (2015: HK\$14,476 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 2016, 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\$17,705 million (2015: HK\$24,278 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 participants; (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 (lapsed in 2016)	9,000,000	5 years after the date of grant
– on 5 June 2013	11,750,000	
– on 7 July 2016	14,500,000	
Options granted to employees:		
– on 4 July 2011 (lapsed in 2016)	3,100,000	5 years after the date of grant
– on 5 June 2013	1,500,000	
Total share options granted	39,850,000	

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. The estimate of the fair value of the share options granted during the year ended 31 December 2016 is measured based on the Binomial Model by taking into account the terms and conditions of the option granted. Fair value of share options and assumptions were as follows:

Date of grant	7 July 2016
Fair value at grant date	HK\$4.23 to HK\$7.77
Share price at grant date	HK\$46.80
Exercise price	HK\$46.90
Expected volatility	29.7%
Option life	5 years
Expected dividend yield	4.06%
Risk-free interest rate	0.60%

The expected volatility is based on the historic volatility (calculated based on the weighted average remaining life of the share options), adjusted for any expected changes to future volatility based on publicly available information. Expected dividend yield is based on historic dividends. Changes in the subjective input assumptions could materially affect the fair value estimate.

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

For 2016	Number of share options									
	Date of grant	Exercise price	Exercise period	At 1 January 2016	Granted during the year	Exercised during the year	Lapsed during the year	At 31 December 2016	Exercisable at 31 December 2016	Remaining contractual life
	4 July 2011	55.15	5 July 2011 – 4 July 2016	9,620,000	-	-	(9,620,000)	-	-	-
	5 June 2013	70.20	6 June 2013 – 5 June 2018	10,500,000	-	-	-	10,500,000	8,400,000	1.5 years
	7 July 2016	46.90	8 July 2016 – 7 July 2021	-	14,500,000	(1,100,000)	-	13,400,000	1,800,000	4.5 years
				20,120,000	14,500,000	(1,100,000)	(9,620,000)	23,900,000	10,200,000	
Weighted average exercise price (HK\$)				63.00	46.90	46.90	55.15	57.14	66.09	
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	

The weighted average share price at the date of exercise for shares options exercised during the year was HK\$55.63 (2015: HK\$59.12).

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 2015 and 2016, estimated in accordance with the Group's accounting policy in note (v)(f), was as follows:

	2016 HK\$'000	2015 HK\$'000
Peter K C Woo (retired on 15 May 2015)	-	2,656
Stephen T H Ng	14,857	7,235
Andrew O K Chow	10,319	7,235
Doreen Y F Lee	10,319	7,235
Paul Y C Tsui	5,160	4,131
Y T Leng	3,586	2,670
K P Chan (appointed on 15 May 2015)	3,586	1,690
	47,827	32,852

NOTES TO THE FINANCIAL STATEMENTS

22. DEFERRED TAXATION

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

	2016 HK\$ Million	2015 HK\$ Million
Deferred tax liabilities	10,633	10,748
Deferred tax assets	(654)	(700)
Net deferred tax liabilities	9,979	10,048

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 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 and 1 January 2016	3,133	7,530	(117)	(498)	10,048
Charged to the consolidated income statement	341	23	48	94	506
Acquisition of subsidiaries	20	-	-	(8)	12
Disposal of subsidiaries	(148)	-	9	58	(81)
Exchange adjustment	(49)	(478)	20	1	(506)
At 31 December 2016	3,297	7,075	(40)	(353)	9,979

- b. Deferred tax assets not recognised

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

	2016		2015	
	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	479	120	446	111
Future benefit of tax losses				
– Hong Kong	4,529	747	4,481	739
– Outside Hong Kong	3,446	862	3,110	778
	7,975	1,609	7,591	1,517
	8,454	1,729	8,037	1,628

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 2016. 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\$9,529 million (2015: HK\$11,910 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 2016, after taking into account of IRS and CCS, approximately 73% (2015: 83%) of the Group's borrowings were at floating rates and the remaining 27% (2015: 17%) were at fixed rates (see Note 20(b)).

Based on a sensitivity analysis performed as at 31 December 2016, it was estimated that a general increase/decrease of 1% (2015: 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\$141 million (2015: HK\$473 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 2015.

- 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.

NOTES TO THE FINANCIAL STATEMENTS

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.

	2016					2015				
	USD Million	RMB Million	JPY Million	SGD Million	AUD Million	USD Million	RMB Million	JPY Million	SGD Million	AUD Million
The Group										
Bank deposits and cash	155	517	-	-	-	6	147	-	-	-
Available-for-sale investments	-	-	-	-	-	203	-	-	-	-
Equity investments	184	-	-	-	-	-	-	-	-	-
Trade and other receivables	3	-	-	-	-	7	-	-	-	-
Trade and other payables	(31)	(8)	(28)	(1)	(2)	(32)	-	(4)	-	(2)
Bank loans and other borrowings	(1,895)	(5,800)	(11,958)	(260)	(110)	(3,279)	(1,950)	(11,955)	(420)	(110)
Inter-company balances	24	4,331	-	(250)	-	23	330	-	(250)	-
Gross exposure arising from recognised assets and liabilities	(1,560)	(960)	(11,986)	(511)	(112)	(3,072)	(1,473)	(11,959)	(670)	(112)
Notional amount of forward foreign exchange contracts – at fair value through profit or loss	2,870	-	52,764	-	-	4,636	-	52,764	-	-
Notional amount of cross currency IRS	(838)	1,800	(40,764)	510	110	(938)	1,950	(40,764)	670	110
Highly probable forecast purchases	(53)	-	-	-	-	(82)	-	-	-	-
Overall net exposure	419	840	14	(1)	(2)	544	477	41	-	(2)

In addition, at 31 December 2016, 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\$225 million, HK\$6 million, HK\$526 million and HK\$334 million respectively (2015: HK\$332 million, HK\$8 million, HK\$1,851 million and HK\$328 million respectively).

Based on the sensitivity analysis performed on 31 December 2016. 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% (2015: 1%) increase/decrease of exchange rate against RMB and HKD, the Group's total equity would have increased/decreased by HK\$843 million (2015: HK\$1,137 million).

c. Equity price risk

The Group is exposed to equity price changes arising from equity investments.

Listed investments held in the equity investment 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 2016, it is estimated that an increase/decrease of 10% in the market value of the Group's listed equity investments, with all other variables held constant, would not have affected the Group's post-tax profit but would have increased/decreased the Group's total equity by HK\$570 million (2015: HK\$808 million). The analysis has been performed on the same basis as for 2015.

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 2016						
Bank loans and other borrowings	(60,794)	(65,379)	(16,892)	(11,958)	(29,188)	(7,341)
Trade and other payables	(24,245)	(24,245)	(19,819)	(2,919)	(1,273)	(234)
Forward foreign exchange contracts	(350)	(350)	(499)	12	72	65
Cross currency interest rate swaps	(1,327)	(967)	63	(357)	(579)	(94)
Interest rate swaps	32	45	28	(48)	46	19
	(86,684)	(90,896)	(37,119)	(15,270)	(30,922)	(7,585)
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)

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 2016 was HK\$53.4 billion (2015: HK\$64.8 billion).

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.

NOTES TO THE FINANCIAL STATEMENTS

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. 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 2016 categorised into		
	Level 1 HK\$ Million	Level 2 HK\$ Million	Total HK\$ Million
Assets			
Equity investments:			
– Listed investments	5,697	–	5,697
– Unlisted investments	–	26	26
Derivative financial instruments:			
– Forward foreign exchange contracts	–	154	154
– Interest rate swaps	–	273	273
– Cross currency interest rate swaps	–	152	152
	5,697	605	6,302
Liabilities			
Derivative financial instruments:			
– Forward foreign exchange contracts	–	504	504
– Interest rate swaps	–	241	241
– Cross currency interest rate swaps	–	1,479	1,479
Bank loans and other borrowings:			
– Bonds and notes	–	11,978	11,978
	–	14,202	14,202

Fair value measurements as at
31 December 2015 categorised into

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

Available-for-sale investments:

– Listed investments	8,076	–	8,076
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Derivative financial instruments:

– Interest rate swaps	–	394	394
– Cross currency interest rate swaps	–	527	527

	8,076	921	8,997
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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
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During the years ended 31 December 2015 and 2016, 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 2016 and 2015.

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 2016 and 2015 were as follows:

	2016 HK\$ Million	2015 HK\$ Million
Bank loans and other borrowings (Note 20)	60,794	70,707
Less: Bank deposits and cash (Note 17)	(36,957)	(23,510)
Net debt	23,837	47,197
Shareholders' equity	316,794	307,728
Total equity	325,406	317,180
Net debt-to-shareholders' equity ratio	7.5%	15.3%
Net debt-to-total equity ratio	7.3%	14.9%

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

24. SHARE CAPITAL AND RESERVES

a. Share capital

	2016 No. of shares Million	2015 No. of shares Million	2016 HK\$ Million	2015 HK\$ Million
Issued and fully paid ordinary shares				
At 1 January	3,031	3,030	29,441	29,376
Shares issued under the share option scheme	1	1	56	65
At 31 December	3,032	3,031	29,497	29,441

In accordance with section 135 of the Hong Kong Companies Ordinance, the ordinary shares of the company do not have a par value.

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 equity investments/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 (v)(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 (o).

The revenue reserves of the Group at 31 December 2016 included HK\$1,710 million (2015: HK\$1,382 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	Other capital reserves HK\$Million	Revenue reserves HK\$Million	Total HK\$Million
The Company				
At 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 options lapsed	–	(28)	–	(28)
2014 second interim dividend paid	–	–	(3,819)	(3,819)
2015 first interim dividend paid	–	–	(1,667)	(1,667)
At 31 December 2015 and 1 January 2016	29,441	315	41,567	71,323
Profit	–	–	26,473	26,473
Shares issued under the share option scheme	56	(4)	–	52
Equity settled share-based payments	–	51	–	51
Share options lapsed	–	(155)	–	(155)
2015 second interim dividend paid	–	–	(4,092)	(4,092)
2016 first interim dividend paid	–	–	(1,758)	(1,758)
At 31 December 2016	29,497	207	62,190	91,894

- c. Reserves of the Company available for distribution to equity shareholders of the Company as at 31 December 2016 amounted to HK\$62,190 million (2015: HK\$41,567 million).
- d. After the end of the reporting period, the Directors declared a second interim dividend of HK\$1.57 per share (2015: second interim dividend of HK\$1.35 per share) amounting to HK\$4,760 million based on 3,032 million issued ordinary shares (2015: HK\$4,092 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	2016 HK\$ Million	2015 HK\$ Million
Non-current assets			
Interest in subsidiaries		107,548	91,927
Loan to a subsidiary		4,472	–
Amount due from an associate		371	371
		112,391	92,298
Current assets			
Receivables		13	2
Bank deposits and cash		5	23
		18	25
Total assets		112,409	92,323
Non-current liabilities			
Bank loans and other borrowings		(4,472)	–
Current liabilities			
Payables		(87)	(51)
Amounts due to subsidiaries		(15,423)	(20,416)
Amount due to an associate		(533)	(533)
		(16,043)	(21,000)
Total liabilities		(20,515)	(21,000)
NET ASSETS		91,894	71,323
Capital and reserves			
Share capital	24	29,497	29,441
Reserves		62,397	41,882
TOTAL EQUITY		91,894	71,323

Stephen T H Ng
Chairman & Managing Director

Paul Y C Tsui
Vice Chairman and 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 2016 are as follows:

- In respect of the year ended 31 December 2016, the Group earned rental income totalling HK\$1,150 million (2015: HK\$1,199 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\$444 million (2015: HK\$1,050 million) also constitute connected transactions as defined under the Listing Rules.
- During the year, the Group entered into an agreement with a subsidiary of its ultimate holding company, Wheelock and Company Limited, to acquire the entire share capital of a company which indirectly holds the investment property of Wheelock House at 3rd to 24th Floors in Hong Kong for a total consideration of HK\$5,020 million. Such transaction is considered to be a related party transaction and also constitute a connected transaction as defined under the Listing Rules.
- During the year, the Group entered into an agreement with a company effectively owned by the close family members of the chairman of the Company's ultimate holding company, to acquire the entire share capital of a company which indirectly holds the investment property of Wheelock House at shop C Ground Floor in Hong Kong for a total consideration of HK\$1,141 million. Such transaction is considered to be a related party transaction and also constitute a connected transaction as defined under the Listing Rules.
- 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 2016, 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\$64,438 million (2015: HK\$75,027 million). There were also contingent liabilities in respect of guarantees given by the Company on behalf of joint ventures and associates of HK\$4,233 million (2015: HK\$9,401 million) of which HK\$3,095 million (2015: HK\$8,494 million) had been drawn.

As at 31 December 2016, there were guarantees of HK\$8,811 million (2015: HK\$8,883 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\$3,202 million (2015: HK\$1,428 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 2016 are detailed as below:

a. Planned expenditure

	2016			2015		
	Committed HK\$ Million	Uncommitted HK\$ Million	Total HK\$ Million	Committed HK\$ Million	Uncommitted HK\$ Million	Total HK\$ Million
(I) Properties						
Investment properties						
Hong Kong	990	429	1,419	2,027	477	2,504
Mainland China	4,035	6,301	10,336	8,714	5,144	13,858
	5,025	6,730	11,755	10,741	5,621	16,362
Development properties						
Hong Kong	-	-	-	459	-	459
Mainland China	7,959	12,729	20,688	11,800	16,289	28,089
	7,959	12,729	20,688	12,259	16,289	28,548
Properties total						
Hong Kong	990	429	1,419	2,486	477	2,963
Mainland China	11,994	19,030	31,024	20,514	21,433	41,947
	12,984	19,459	32,443	23,000	21,910	44,910
(II) Non-properties						
Hotels	1,379	412	1,791	1,999	235	2,234
Modern Terminals	247	126	373	150	24	174
Wharf T&T	-	-	-	119	50	169
i-CABLE	18	211	229	25	245	270
	1,644	749	2,393	2,293	554	2,847
Total	14,628	20,208	34,836	25,293	22,464	47,757

i. Properties commitments are mainly for construction costs to be incurred in the forthcoming years including HK\$1.7 billion (2015: HK\$1.2 billion) attributable land costs.

ii. The expenditure for development properties included attributable amounts for developments undertaken by joint ventures and associates of HK\$9,669 million (2015: HK\$11,350 million) in Mainland China.

b. In addition to the above, the CME segment is committed to programming and other expenditure totalling HK\$485 million (2015: HK\$734 million) with HK\$423 million (2015: HK\$670 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:

	2016 HK\$ Million	2015 HK\$ Million
Expenditure for operating leases		
Within one year	7	50
After one year but within five years	24	97
Over five years	7	24
	38	171

29. CHANGES IN ACCOUNTING POLICIES

The HKICPA has issued a number of amendments to HKFRSs that are first effective for the current accounting period of the Group. None of these developments have had a material effect on how the Group's results and financial position for the current or prior periods have been prepared or presented.

The Group has early adopted the complete version of HKFRS 9, Financial Instruments ("HKFRS 9") in the consolidated financial statements for the year ended 31 December 2016. Other than the changes mentioned below, the adoption of HKFRS 9 has no significant impact on the Group's financial statements.

HKFRS 9 introduces new classification and measurement requirements for financial assets on the basis of the Group's business model for managing the financial assets and the contractual cash flow characteristics of the financial assets, a new expected credit loss model that replaces the incurred loss impairment model used in HKAS 39, Financial Instruments: Recognition and Measurement ("HKAS 39"), with the result that a loss event will no longer need to occur before an impairment allowance is recognised, and a new hedge accounting model where the hedged ratio is required to be the same as the one used by an entity's management for risk management purposes.

As at 1 January 2016, the Directors of the Company have reviewed and reassessed the Group's financial assets on that date and the results for the period. The initial application of HKFRS 9 has had impacts on the following financial assets and results of the Group:

- investments in equity securities (not held for trading) of HK\$5,723 million that were previously classified as available-for-sale investments and measured at fair value at each reporting date under HKAS 39 have been designated as equity investments measured at fair value through other comprehensive income ("FVTOCI"). Group profit for the year has been reduced by HK\$14 million, representing the gain on disposal of equity securities recognised through other comprehensive income instead of the income statement as previously accounted for (2015: HK\$178 million profit).
- impairment based on expected credit loss model on the Group's rental, sales and trade receivables have no significant financial impacts.

Except for the foregoing, the Group has not adopted any new standard or interpretation that is not yet effective for the current accounting period.

The "Principal accounting policies" set out on pages 177 to 193 summarise the accounting policies of the Group after the adoption of these policies to the extent that they are relevant to the Group.

NOTES TO THE FINANCIAL STATEMENTS

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 2016 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
Amendments to HKAS 7, Statement of cash flows: Disclosure initiative	1 January 2017
Amendments to HKAS 12, Income taxes: Recognition of deferred tax assets for unrealised losses	1 January 2017
HKFRS 15, Revenue from contracts with customers	1 January 2018
Amendments to HKFRS 2, Share-based payment: Classification and measurement of share-based payment transactions	1 January 2018
HKFRS 16, Leases	1 January 2019

The Group is in the process of making an assessment of what the impact of these amendments and new standards is expected to be in the period of initial application. So far the Group has identified some aspects of the new standards which may have a significant impact on the consolidated financial statements. Further details of the expected impacts are discussed below. As the Group has not completed its assessment, further impacts may be identified in due course and will be taken into consideration when determining whether to adopt any of these new requirements before their effective date and which transitional approach to take, where there are alternative approaches allowed under the new standards.

HKFRS 15, Revenue from contracts with customers

HKFRS 15 establishes a comprehensive framework for recognising revenue from contracts with customers. HKFRS 15 will replace the existing revenue standards, HKAS 18, Revenue, which covers revenue arising from sale of goods and rendering of services, and HKAS 11, Construction contracts, which specifies the accounting for revenue from construction contracts.

The Group is currently assessing the impacts of adopting HKFRS 15 on its financial statements. Based on the preliminary assessment, the Group has identified the following areas which are likely to be affected:

(a) Timing of revenue recognition

The Group's revenue recognition policies are disclosed in note (p). Currently, revenue arising from rental income is recognised over the accounting periods covered by the lease term and income from CME, logistics and hotels operation are recognised at the time when the services are provided, whereas revenue from the sale of properties is generally recognised when the risks and rewards of ownership have passed to the customers.

Under HKFRS 15, revenue is recognised when the customer obtains control of the promised good or service in the contract. HKFRS 15 identifies 3 situations in which control of the promised good or service is regarded as being transferred over time:

- (i) When the customer simultaneously receives and consumes the benefits provided by the entity's performance, as the entity performs;
- (ii) When the entity's performance creates or enhances an asset (for example work in progress) that the customer controls as the asset is created or enhanced;
- (iii) When the entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

If the contract terms and the entity's activities do not fall into any of these 3 situations, then under HKFRS 15 the entity recognises revenue for the sale of that good or service at a single point in time, being when control has passed. Transfer of risks and rewards of ownership is only one of the indicators that will be considered in determining when the transfer of control occurs.

As a result of this change from the risk-and-reward approach to the contract-by-contract transfer-of-control approach, the Group's income from CME and residential property development activities will depend on the terms of the sales contract and the enforceability of any specific performance clauses in that contract, which may vary depending on the jurisdiction in which the contract would be enforced. It is also possible that the point in time when revenue is recognised may be earlier or later than under the current accounting policy. However, further analysis is required to determine whether this change in accounting policy may have a material impact on the amounts reported in any given financial reporting period.

(b) Significant financing component

HKFRS 15 requires an entity to adjust the transaction price for the time value of money when a contract contains a significant financing component, regardless of whether the payments from customers are received significantly in advance or in arrears. Currently, the Group would only apply such a policy when payments are significantly deferred, which is currently not common in the Group's arrangements with its customers.

Currently, the Group does not apply such a policy when payments are received in advance. Advance payments are not common in the Group's arrangements with its customers, with the exception of when residential properties are marketed by the Group while the property is still under construction. In this situation, the Group may offer buyers a discount compared to the sales price payable, provided the buyer agrees to pay the balance of the purchase price early.

Currently, the revenue from property sales is recognised when the property is complete, measured at the amount received from the customer, irrespective of whether the customer pays early or on completion. However, under HKFRS 15 such advance payment schemes are likely to be regarded as including a financing component.

The Group is in the process of assessing whether this component in the Group's advance payment schemes would be significant to the contract and therefore whether, once HKFRS 15 is adopted, the transaction price would need to be adjusted for the purposes of recognising revenue. Any adjustment to the transaction price under HKFRS 15, if considered necessary, would result in interest expense being recognised while the construction work is still in progress to reflect the effect of the financing benefit obtained from the customers, with a corresponding increase to revenue on sale of properties recognised when control of the completed property is transferred to the customer.

HKFRS 16, Leases

As disclosed in principal accounting policies (i), currently the Group classifies leases into finance leases and operating leases and accounts for the lease arrangements differently, depending on the classification of the lease. The Group enters into some leases as the lessor and others as the lessee.

HKFRS 16 is not expected to impact significantly on the way that lessors account for their rights and obligations under a lease. However, once HKFRS 16 is adopted, lessees will no longer distinguish between finance leases and operating leases. Instead, subject to practical expedients, lessees will account for all leases in a similar way to current finance lease accounting, i.e. at the commencement date of the lease the lessee will recognise and measure a lease liability at the present value of the minimum future lease payments and will recognise a corresponding "right-of-use" asset. After initial recognition of this asset and liability, the lessee will recognise interest expense accrued on the outstanding balance of the lease liability, and the depreciation of the right-of-use asset, instead of the current policy of recognising rental expenses incurred under operating leases on a systematic basis over the lease term. As a practical expedient, the lessee can elect not to apply this accounting model to short-term leases (i.e. where the lease term is 12 months or less) and to leases of low-value assets, in which case the rental expenses would continue to be recognised on a systematic basis over the lease term.

NOTES TO THE FINANCIAL STATEMENTS

HKFRS 16 will primarily affect the Group's accounting as a lessee of leases for properties, plant and equipment which are currently classified as operating leases. The application of the new accounting model is expected to lead to an increase in both assets and liabilities and to impact on the timing of the expense recognition in the consolidated income statement over the period of the lease. As disclosed in note 28(c), at 31 December 2016 the Group's future minimum lease payments under non-cancellable operating leases amount to HK\$38 million for properties and telecommunication network facilities, the majority of which is payable between 1 and 5 years after the reporting date. Some of these amounts may therefore need to be recognised as lease liabilities, with corresponding right-of-use assets, once HKFRS 16 is adopted. The Group will need to perform a more detailed analysis to determine the amounts of new assets and liabilities arising from operating lease commitments on adoption of HKFRS 16, after taking into account the applicability of the practical expedient and adjusting for any leases entered into or terminated between now and the adoption of HKFRS 16 and the effects of discounting.

The Group is considering whether to adopt HKFRS 16 before its effective date of 1 January 2019. However, early adoption of HKFRS 16 is only permitted if this is no earlier than the adoption of HKFRS 15. It is therefore unlikely that HKFRS 16 will be adopted before the effective date of HKFRS 15, being 1 January 2018.

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. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform to current year's presentation.

33. PARENT AND ULTIMATE HOLDING COMPANY

The Directors consider the parent and ultimate holding company at 31 December 2016 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.

34. APPROVAL OF THE FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the Directors on 9 March 2017.

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 HKFRSs, 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. Significant accounting policies adopted by the Group are detailed 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 for the year 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 (w).

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.

PRINCIPAL ACCOUNTING POLICIES

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 note (f) 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 (see note (k)(iii)).

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)(ii)). 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 (see note (k)(ii)).

iii. Goodwill

Goodwill represents the excess of

- (a) 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
- (b) 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.

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 (see note (k)(ii)).

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 (see note (i)) 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 consolidated 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)(ii)) 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 (p)(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 (see note (i)), 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 (see note (k)(ii)). Hotel properties under development are stated at cost less impairment losses (see note (k)(ii)).

iii. Broadcasting and communications equipment

Broadcasting and communications equipment is stated at cost less accumulated depreciation and impairment losses (see note (k)(ii)). Cost includes materials, direct labour and an appropriate proportion of overheads and borrowing costs directly (see note (q)) 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.

PRINCIPAL ACCOUNTING POLICIES

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 (see note (k)(iii)).

- 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 over their 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 over their 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. Financial instruments

Financial assets and financial liabilities are recognised in the consolidated statement of financial position when a Group entity becomes a party to the contractual provisions of the instrument. Financial assets and financial liabilities are initially measured at fair value.

A financial asset or financial liability (unless it is a trade receivable without a significant financing component) is initially measured at fair value plus, for an item not at fair value through profit or loss ("FVTPL"), transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

(i) Classification and measurement of financial assets

On initial recognition, a financial asset is classified as measured at: amortised cost; fair value through other comprehensive income (FVOCI) — debt investment; FVOCI — equity investment; or fair value through profit or loss (FVTPL).

Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Group changes its business model for managing financial assets.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Group may irrevocably elect to present subsequent changes in the investment's fair value in OCI. This election is made on an investment-by-investment basis.

All financial assets not classified and measured at amortised cost or FVOCI as described above are measured at FVTPL. On initial recognition, the Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

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:

The 'equity investments' caption in the consolidated statement of financial position includes:

- equity investment securities mandatorily measured at FVTPL or designated as at FVTPL; these are at fair value with changes recognised immediately in profit or loss; and
- equity investment securities designated as at FVOCI.

The Group elects to present in OCI changes in the fair value of investments in equity instruments that are not held for trading. The election is made on an instrument-by-instrument basis on initial recognition and is irrevocable.

Gains and losses on such equity instruments are never reclassified to profit or loss and no impairment is recognised in profit or loss. Dividends are recognised in profit or loss unless they clearly represent a recovery of part of the cost of the investment, in which case they are recognised in OCI. Cumulative gains and losses recognised in OCI are transferred to retained earnings on disposal of an investment.

Investments in 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.

Financial assets: Business model assessment

The Group makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Group's management;

PRINCIPAL ACCOUNTING POLICIES

- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated — e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Group's continuing recognition of the assets

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Financial assets: Assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Group considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable rate features;
- prepayment and extension features; and
- terms that limit the Group's claim to cash flows from specified assets (e.g. non-recourse features).

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a significant discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

Financial assets: Subsequent measurement and gains and losses

Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.
Financial assets at amortised cost	These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.
Equity investments at FVOCI	These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are never reclassified to profit or loss.

The Group has designated all investments in equity instruments (listed or unlisted) that are not held for trading as at FVTOCI since the application of HKFRS 9.

(ii) Derecognition of financial assets

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Group enters into transactions whereby it transfers assets recognised on its consolidated statement of financial position, but retains either all or substantially all of the risks and rewards of the transferred assets. In such cases, the transferred assets are not derecognised.

In the case of equity investment, cumulative gains and losses recognised in OCI are never reclassified to the consolidated income statement but transferred to retained earnings on disposal of an investment.

(iii) Classification and measurement of financial liabilities

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

(iv) Derecognition of financial liabilities

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire.

The Group also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in profit or loss.

(v) Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the consolidated statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

Income and expenses are presented on a net basis only when permitted under HKFRS, or for gains and losses arising from a group of similar transactions.

PRINCIPAL ACCOUNTING POLICIES

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)).

At inception of designated hedging relationships, the Group documents the risk management objective and strategy for undertaking the hedge. The Group also documents the economic relationship between the hedged item and the hedging instrument, including whether the changes in cash flows of the hedged item and hedging instrument are expected to offset each other.

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. The amount recognised in other comprehensive income is reclassified to profit or loss as a reclassification adjustment on disposal of the foreign operation.

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 (see note (d)(i)) or is held for development for sale (see note (l)).

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)(ii). 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 consolidated statement of financial position at cost less accumulated amortisation (where the estimated useful life is other than indefinite) and any impairment losses (see note (k)(ii)). 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.

PRINCIPAL ACCOUNTING POLICIES

k. Impairment of assets

i. Impairment of financial assets

The Group recognises loss allowances for expected credit loss ("ECL") on financial assets measured at amortised cost.

The Group measures loss allowances at an amount equal to lifetime ECL. For trade receivables, the Group applies the simplified approach to providing for expected credit losses prescribed by HKFRS 9, which requires the use of the lifetime expected loss provision for all trade receivables.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECL, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment and including forward-looking information.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument.

12-month ECLs are the portion of ECL that results from default events on a financial instrument that are possible within the 12 months after the reporting date or a shorter period if the expected life of the instrument is less than 12 months.

In all cases, the maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

Measurement of ECLs

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive).

Credit-impaired financial assets

At each reporting date, the Group assesses on a forward looking basis whether financial assets carried at amortised cost are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or past due event;
- the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or the disappearance of an active market for a security because of financial difficulties.

Presentation of allowance for ECL in the consolidated statement of financial position

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due.

ii. Impairment of non-financial assets

The carrying amounts of non-financial assets, other than properties carried at revalued amounts (including investments in subsidiaries in the Company's statement of financial position, investments in associates and joint ventures accounted for under the equity method (see Note (c)(iii)) 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, 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.

PRINCIPAL ACCOUNTING POLICIES

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 (see note (q)), 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 (see note (q)), 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. 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.

o. 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.

p. 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 consolidated 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.

q. 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.

r. 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.

PRINCIPAL ACCOUNTING POLICIES

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)(j), 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 and the following additional conditions are met:
- in the case of current tax assets and liabilities, the Company or the Group intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously; or
 - in the case of deferred tax assets and liabilities, if they relate to income taxes levied by the same taxation authority on either:
 - the same taxable entity; or
 - different taxable entities, which, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered, intend to realise the current tax assets and settle the current tax liabilities on a net basis or realise and settle simultaneously.

s. 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.
- 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.

t. 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.

The amount of the guarantee initially recognised as deferred income is amortised in profit or loss over the term of the guarantee as income from financial guarantees issued. In addition, provisions are recognised in accordance with note (t)(ii) if and when (i) it becomes probable that the holder of the guarantee will call upon the group under the guarantee, and (ii) the amount of that claim on the group is expected to exceed the amount currently carried in trade and other payables in respect of that guarantee, i.e. the amount initially recognised, less accumulated amortisation.

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.

PRINCIPAL ACCOUNTING POLICIES

u. 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.

v. 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.

w. 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 consolidated 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.

— 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 2016

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
Oripuma Investments Limited	Hong Kong	HK\$2 divided into 2 shares	100	Property
Wavatah Company Limited	Hong Kong	HK\$1,000 divided into 1,000 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
Bucksfull Company Limited	Hong Kong	HK\$158 divided into 158 shares	100	Holding company
Cardell Company Limited	Hong Kong	HK\$2 divided into 2 shares	100	Holding company
Cheerwill Properties Limited	British Virgin Islands	500 US\$1 shares	100	Holding company
Chengdu IFC Development Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Genius View International Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Holmwood Limited	Hong Kong	HK\$2 divided into 2 shares	100	Ownership of trade marks
Malaga Company Limited	Hong Kong	HK\$2 divided into 2 shares	100	Holding company
Merry Bond Limited	British Virgin Islands	500 US\$1 shares	100	Holding company
Radiant Lead Global Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Sharp Hero Holdings Limited	British Virgin Islands	1 US\$1 shares	100	Holding company
Simply Thrive Holdings Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Singford International Limited	British Virgin Islands	500 US\$1 shares	100	Holding company
Strong Field International Limited	Hong Kong	HK\$1 divided into 1 shares	100	Ownership of trade marks
Topusko Limited	Hong Kong	HK\$20 divided into 2 shares	100	Holding company
Treasure Board Limited	British Virgin Islands	1 US\$1 shares	100	Holding company
Wharf Beijing Limited	Hong Kong	HK\$2 divided into 2 shares	100	Holding company
Wharf Chongqing Limited	Hong Kong	HK\$2 divided into 2 shares	100	Holding company
Wharf Dalian Limited	Hong Kong	HK\$2 divided into 2 shares	100	Holding company
Wharf Shanghai Estates Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Wise Noble Investments Limited	Hong Kong	HK\$1 divided into 1 share	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\$180,000,000	98	Property
[¶] 龍昌綜合開發(成都)有限公司	The People's Republic of China	HK\$221,000,000	100	Property
^{¶¶} 龍錦綜合開發(成都)有限公司	The People's Republic of China	US\$1,879,000,000	100	Property

Subsidiaries	Place of incorporation/ operation	Issued ordinary share capital/registered and paid up capital	Percentage of equity attributable to shareholders	Principal activities
[¶] 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
[¶] 九龍倉(北京)企業管理有限公司	The People's Republic of China	US\$2,000,000	100	Holding company
[¶] 致昌(北京)企業管理有限公司	The People's Republic of China	RMB10,000,000	100	Holding company
[¶] 大連德高企業管理有限公司	The People's Republic of China	RMB5,000,000	100	Holding company
[¶] 大連盈致企業管理有限公司	The People's Republic of China	RMB10,000,000	100	Holding company
Wharf China Development Limited	British Virgin Islands	1,000,000 US\$1 shares	100	Holding company
Advance Trend Holdings Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
All Delight Investments Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
All Genius Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Apex Mind Holdings Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Bright Wave Group Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Classic Partner Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Concept Plus Holdings Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Coming Holdings Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Creative City Investments Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Fame Treasure International Limited	British Virgin Islands	500 US\$1 shares	100	Holding company
Famous Master International Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Favour Year Holdings Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Fine Noble Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Fine Super Holdings Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Greatworth Investments Limited	Hong Kong	HK\$2 divided into 2 shares	100	Holding company
Key Advance Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Lion Voice Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Main Light Holdings Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Max Speed International Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Mega Full Holdings Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Merit Joy Investments Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Noble Key Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Onyee Properties Limited	British Virgin Islands	500 US\$1 shares	100	Holding company
Perfect Joy Holdings Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Pilot Focus International Limited	British Virgin Islands	500 US\$1 shares	100	Holding company
Power Shine Investments Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Power Unicorn Holdings Limited	British Virgin Islands	1 US\$1 share	100	Holding company
Radiant South Limited	British Virgin Islands	500 US\$1 shares	100	Holding company
Rumba Company Limited	Hong Kong	HK\$10,000 divided into 10,000 shares	82	Holding company
Show All Limited	Hong Kong	HK\$2 divided into 2 shares	100	Holding company
Silver Zone International Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Sino Season Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Sky Join Investments Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Sky Step Limited	British Virgin Islands	1 US\$1 shares	100	Holding company
Smart Bloom Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Smartworth Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Smooth Flow Investments Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
South Honest Limited	British Virgin Islands	500 US\$1 shares	100	Holding company
Spring Day Holdings Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Star Apex International Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Star Colour Limited	British Virgin Islands	500 US\$1 shares	100	Holding company
Star Rank Investments Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Step Line Investments Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Total Up International Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Tower Beyond Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Trade Right Investments Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Trendy Win Holdings Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company

PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

At 31 December 2016

Subsidiaries	Place of incorporation/ operation	Issued ordinary share capital/registered and paid up capital	Percentage of equity attributable to shareholders	Principal activities
Ultra Keen Holdings Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Vanguard Insight Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Victor Choice Investments Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Walsham Holdings Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Wharf Chengdu Limited	Hong Kong	HK\$2 divided into 2 shares	100	Holding company
Wharf (Jingan) Limited	Hong Kong	HK\$2 divided into 2 shares	100	Holding company
Wharf Shanghai Limited	Hong Kong	HK\$10,000,000 divided into 10,000,000 shares	100	Holding company
Wharf Wuhan Limited	Hong Kong	HK\$2 divided into 2 shares	100	Holding company
Wharf Properties (China) Limited	British Virgin Islands	500 US\$1 shares	100	Holding company
Wiser Global Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
ⁱ 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
ⁱ 九龍倉(武漢)置業有限公司	The People's Republic of China	US\$66,000,000	100	Property
ⁱ 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
ⁱ 上海勍源房地產開發有限公司	The People's Republic of China	US\$745,000,000	100	Property
ⁱ 上海萊源房地產開發有限公司	The People's Republic of China	US\$35,000,000	100	Property
ⁱ 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
ⁱ 九龍倉(無錫)置業有限公司	The People's Republic of China	US\$307,580,000	100	Property
ⁱ 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
ⁱ 龍悅房地產開發(成都)有限公司	The People's Republic of China	US\$60,000,000	100	Property
ⁱ 龍嘉房地產開發(成都)有限公司	The People's Republic of China	HK\$412,500,000	100	Property
ⁱ 蘇州蘇龍地產發展有限公司	The People's Republic of China	US\$56,800,000	100	Property
ⁱ 蘇州瑞龍地產發展有限公司	The People's Republic of China	US\$187,000,000	100	Property
ⁱ 蘇州銀龍地產發展有限公司	The People's Republic of China	US\$274,000,000	100	Property
ⁱ 無錫港龍置業有限公司	The People's Republic of China	US\$140,900,000	100	Property
ⁱ 無錫河畔置業有限公司	The People's Republic of China	US\$45,400,000	100	Property
ⁱ 無錫都會置業有限公司	The People's Republic of China	US\$144,600,000	100	Property
ⁱ 港盈房地產(杭州)有限公司	The People's Republic of China	US\$46,990,000	100	Property
ⁱ 九龍倉(杭州)置業有限公司	The People's Republic of China	US\$210,000,000	100	Property
ⁱ 堡盈房地產(杭州)有限公司	The People's Republic of China	US\$120,000,000	100	Property
ⁱ 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
ⁱ 洋立房地產(杭州)有限公司	The People's Republic of China	HK\$418,000,000	100	Property
ⁱ 望華房地產(杭州)有限公司	The People's Republic of China	HK\$1,080,000,000	100	Property
ⁱ 富景房地產開發(富陽)有限公司	The People's Republic of China	US\$56,000,000	100	Property
ⁱ 常州湖畔置業有限公司	The People's Republic of China	US\$180,000,000	100	Property
ⁱ 常州河畔置業有限公司	The People's Republic of China	US\$69,300,000	100	Property
ⁱ 寧波立成置業有限公司	The People's Republic of China	US\$172,000,000	100	Property
ⁱ 九龍倉置業(廣州)有限公司	The People's Republic of China	HK\$1,000,000	100	Holding company
ⁱ 會盈房地產(杭州)有限公司	The People's Republic of China	US\$59,930,000	100	Holding company
ⁱ 杭州杭龍置業管理有限公司	The People's Republic of China	US\$5,160,000	100	Holding company
^v 蘇州耀龍投資管理有限公司	The People's Republic of China	RMB5,000,000	100	Holding company
[*] Harbour Centre Development Limited	Hong Kong	HK\$3,641,350,047 divided into 708,750,000 shares	72	Holding company
Cheer Sky Investment Limited	Hong Kong	HK\$1 divided into 1 share	72	Holding company
Dragon Legacy Holdings Limited	Hong Kong	HK\$1 divided into 1 share	72	Holding company
Free Boost Investments Limited	Hong Kong	HK\$1 divided into 1 share	72	Holding company
HCDL China Finance Limited	Hong Kong	HK\$1 divided into 1 share	72	Finance
High Sea Investments Limited	Hong Kong	HK\$2 divided into 2 shares	72	Holding company
HCDL China Development Limited	British Virgin Islands	500 US\$1 shares	72	Holding company
Joinhill Investments Limited	Hong Kong	HK\$1 divided into 1 share	72	Holding company
Market Favour Investments Limited	Hong Kong	HK\$1 divided into 1 share	72	Holding company
ⁱ 廣州秀達企業管理有限公司	The People's Republic of China	HK\$2,000,000	72	Holding company
^v 廣州譽港企業管理有限公司	The People's Republic of China	RMB5,000,000	72	Holding company
^v 廣州港捷企業管理有限公司	The People's Republic of China	RMB10,000,000	72	Holding company
ⁱ 南京聚龍房地產開發有限公司	The People's Republic of China	US\$18,000,000	72	Holding company
ⁱ 蘇州高龍房產發展有限公司	The People's Republic of China	RMB3,000,000,000	57	Property
ⁱ 九龍倉(常州)置業有限公司	The People's Republic of China	US\$169,800,000	72	Property
^v 上海綠源房地產開發有限公司	The People's Republic of China	RMB70,000,000	72	Property

Subsidiaries	Place of incorporation/ operation	Issued ordinary share capital/registered and paid up capital	Percentage of equity attributable to shareholders	Principal activities
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
Chengdu Niccolo Holdings (Hong Kong) Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Extra Talent Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
Wharf China Hotels Limited	Hong Kong	HK\$1 divided into 1 share	100	Holding company
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	72	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
The Murray Limited	Hong Kong	HK\$1 divided into 1 share	72	Hotel
ⁱ 武漢馬哥李羅酒店有限公司	The People's Republic of China	US\$3,850,000	100	Hotel
ⁱ 成都馬哥李羅酒店有限公司	The People's Republic of China	US\$8,000,000	100	Hotel
ⁱ 常州馬哥李羅酒店有限公司	The People's Republic of China	US\$7,000,000	72	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
Investment and others				
Wharf Limited	Hong Kong	HK\$20 divided into 2 shares	100	Management services
^v Wharf Finance Limited	Hong Kong	HK\$2 divided into 2 shares	100	Finance
^v 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
^v 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
^v Wharf Finance (HK) Limited	British Virgin Islands/Hong Kong	10 US\$1 shares	100	Finance
^v Wharf MTN (Singapore) Pte. Ltd	Singapore	2 SG\$1 shares	100	Finance
Associates	Place of incorporation/operation	Class of shares	Percentage of equity attributable to shareholders	Principal activities
Properties				
Start Treasure Limited	Hong Kong	Ordinary	15	Property
Harpen Company Limited	Hong Kong	Ordinary	50	Holding company
Magic Delight Limited	Hong Kong	Ordinary	50	Holding company
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

PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

At 31 December 2016

Associates	Place of incorporation/operation	Class of shares	Percentage of equity attributable to shareholders	Principal activities
佛山依雲觀園房地產有限公司	The People's Republic of China	Registered	40	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
北京亮馬置業有限公司	The People's Republic of China	Registered	40	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
杭州綠九啟奧置業有限公司	The People's Republic of China	Registered	25	Property
上海萬九綠合置業有限公司	The People's Republic of China	Registered	19	Property
佛山依雲房地產有限公司	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

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
Elite Mind International Limited	Hong Kong	Ordinary	40	Holding company
Empire Land Investments Limited	Hong Kong	Ordinary	50	Holding company
Green Magic Investments Limited	Hong Kong	Ordinary	60	Holding company
Long Global Investment Limited	Hong Kong	Ordinary	30	Holding company
Speedy Champ Investments Limited	Hong Kong	Ordinary	39	Holding company
Tartar Investments Limited	British Virgin Islands	Ordinary	30	Holding company
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
重慶豐盈房地產開發有限公司	The People's Republic of China	Registered	39	Property
浙江金盈置業有限公司	The People's Republic of China	Registered	50	Property
祥寶投資(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

^{iv} This entity is registered as a wholly domestic owned enterprise under PRC law

Notes:

(a) All the subsidiaries listed above were, as at 31 December 2016, 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 the Company and 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 2022	HK\$200 Million
Wharf Finance Limited	US\$ Guaranteed Fixed Rate Notes due 2017 US\$ Guaranteed Fixed Rate Notes due 2017 US\$ Guaranteed Fixed Rate Notes due 2017 HK\$ Guaranteed Fixed Rate Notes due 2018 HK\$ Guaranteed Fixed Rate Notes due 2018 HK\$ Guaranteed Fixed Rate Notes due 2018 HK\$ Guaranteed Floating Rate Notes due 2018 JPY Guaranteed Fixed Rate Notes due 2018 HK\$ Guaranteed Fixed Rate Notes due 2018 HK\$ Guaranteed Fixed Rate Notes due 2018 HK\$ Guaranteed Fixed Rate Notes due 2018 US\$ Guaranteed Fixed Rate Notes due 2019 AUD Guaranteed Fixed Rate Notes due 2019 AUD Guaranteed Fixed Rate Notes due 2019 AUD Guaranteed Floating Rate Notes due 2019 US\$ Guaranteed Floating Rate Notes due 2019 US\$ Guaranteed Floating Rate Notes due 2020 US\$ Guaranteed Fixed Rate Notes due 2021 HK\$ Guaranteed Fixed Rate Notes due 2021 HK\$ Guaranteed Fixed Rate Notes due 2022 HK\$ Guaranteed Fixed Rate Notes due 2022 HK\$ Guaranteed Fixed Rate Notes due 2022 HK\$ Guaranteed Fixed Rate Notes due 2022 US\$ Guaranteed Fixed Rate Notes due 2022 HK\$ Guaranteed Fixed Rate Notes due 2023 HK\$ Guaranteed Fixed Rate Notes due 2023 HK\$ Guaranteed Fixed Rate Notes due 2024 HK\$ Guaranteed Fixed Rate Notes due 2024 HK\$ Guaranteed Fixed Rate Notes due 2024 HK\$ Guaranteed Fixed Rate Notes due 2024 HK\$ Guaranteed Fixed Rate Notes due 2025 HK\$ Guaranteed Fixed Rate Notes due 2027 HK\$ Guaranteed Fixed Rate Notes due 2040	US\$400 Million US\$300 Million US\$600 Million HK\$160 Million HK\$326 Million HK\$300 Million HK\$100 Million JPY2,000 Million HK\$300 Million HK\$100 Million HK\$150 Million US\$400 Million AUD70 Million AUD25 Million AUD15 Million US\$10 Million US\$20 Million US\$50 Million HK\$345 Million HK\$424 Million HK\$60 Million HK\$312 Million HK\$382 Million US\$60 Million HK\$100 Million HK\$100 Million HK\$500 Million HK\$200 Million HK\$195 Million HK\$185 Million HK\$177 Million HK\$800 Million HK\$230 Million HK\$250 Million
Wharf Finance (No. 1) Limited	HK\$ Guaranteed Fixed Rate Notes due 2017 RMB Guaranteed Fixed Rate Notes due 2018 HK\$ Guaranteed Fixed Rate Notes due 2018 RMB Guaranteed Fixed Rate Notes due 2019 HK\$ Guaranteed Fixed Rate Notes due 2019 HK\$ Guaranteed Fixed Rate Notes due 2020 HK\$ Guaranteed Fixed Rate Notes due 2020 HK\$ Guaranteed Fixed Rate Notes due 2020 HK\$ Guaranteed Fixed Rate Notes due 2020 HK\$ Guaranteed Fixed Rate Notes due 2020 RMB Guaranteed Fixed Rate Notes due 2020 RMB Guaranteed Fixed Rate Notes due 2020 RMB Guaranteed Fixed Rate Notes due 2020 SG\$ Guaranteed Fixed Rate Notes due 2021 RMB Guaranteed Fixed Rate Notes due 2023 JPY Guaranteed Fixed Rate Notes due 2026	HK\$113 Million RMB800 Million HK\$300 Million RMB200 Million HK\$240 Million HK\$550 Million HK\$180 Million HK\$200 Million HK\$100 Million RMB100 Million RMB200 Million RMB300 Million SG\$260 Million RMB200 Million JPY10,000 Million
Wharf MTN (Singapore) Pte. Ltd.	SG\$ Guaranteed Fixed Rate Notes due 2018	SG\$250 Million
The Wharf (Holdings) Limited	RMB Fixed Rate Notes due 2019	RMB4,000 Million

SCHEDULE OF PRINCIPAL PROPERTIES

As at 31 December 2016

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							
HONG KONG												
Properties — Investment												
Harbour City, Tsimshatsui												
Ocean Terminal	511,000	–	511,000	–	–		346,719	KIL 11178	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	72%
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												
8 Bay East, 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 completed	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%
3/F-24/F. & Shop C, Wheelock House, 20 Pedder Street, Central	203,800	199,800	4,000	–	–		N/A	ML 99 S.A., S.C. & R.P. & ML 100 S.A., S. B. & R.P.	2854	1984	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	72%
	5,138,500	1,867,200	1,647,100	1,058,200	566,000							
Murray Building, Cotton Tree Drive, Central	325,000	–	–	–	325,000		68,136	9036	2063	2017	Renovation in progress	72%
Total Hong Kong Property — Investment	13,813,500	6,130,200	3,696,100	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	42,600	–	42,600	–	–		42,625	YTIL 40 RP	2062	2016	N/A	100%
	44,500	–	42,600	–	1,900							
Associates/joint ventures												
(Attributable — Note f)												
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	111,000	–	–	111,000	–		250,930	IL9007	2060	2016	N/A	50%
	707,000	–	11,000	696,000	–							
Total Hong Kong Property — Development	751,500	–	53,600	696,000	1,900							
HONG KONG TOTAL	14,565,000	6,130,200	3,749,700	2,424,200	2,260,900							

SCHEDULE OF PRINCIPAL PROPERTIES

As at 31 December 2016

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	6,123,000	3,136,000	2,213,000	774,000	–		(e)	N/A	2047	2013/2014/2016	N/A	100%
Wuxi International Finance Square Taihu Plaza, Nanchang District, Wuxi	2,042,000	2,042,000	–	–	–		313,867	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%
Changsha Times Outlets 168 Ou Zhou Bei Lu, Jinzhou New District Industrial Concentration Zone Changsha, Hunan China	772,000	–	772,000	–	–		1,299,000	N/A	2055	2016	N/A	100%
	12,576,800	6,671,800	4,936,000	969,000	–							
Investment Properties Under Development												
Suzhou International Finance Square Xing Hu Jie, Suzhou Industrial Park, Suzhou	3,221,600	1,667,000	22,600	1,276,000	256,000	(A 133-room hotel)	229,069	N/A	2047/77	2018	Superstructure in progress	57%
Changsha International Finance Square Furong District, Changsha	7,864,000	4,200,000	2,739,000	–	925,000	(Two hotels with 500 rooms)	800,452	N/A	2051	2018	Superstructure in progress	100%
Chongqing International Finance Square Zones A of Jiangbei City, Jiang Bei District, Chongqing (Attributable – Note f)	2,234,000	1,424,000	612,000	–	198,000	(A 252-room hotel on 100% ownership)	516,021	N/A	2050/60	2017	Superstructure in progress	50%
	13,319,600	7,291,000	3,373,600	1,276,000	1,379,000							
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 District, Changzhou	474,000	–	–	–	474,000	(A 271-room hotel, serviced apartment and a State Guest House)	842,531	N/A	2048	2014	N/A	72%
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	27,218,400	13,962,800	8,309,600	2,245,000	2,701,000							
Property – Development												
Changzhou Times Palace China Dinosaur Park, Xinbei District, Jiangsu Province, Changzhou	141,000	–	–	141,000	–		3,585,273	N/A	2047/77	2016	N/A	72%
Changzhou Feng Huang Hu Xin Bei District and abutting Han Jiang Lu and Yu Long Lu, Changzhou	1,906,000	–	–	1,906,000	–		2,563,134	N/A	2050/80	2020	Superstructure in progress	100%
Changzhou Feng Huang Hu Xin Bei District and abutting Huang He Lu and Feng Xiang Lu, Changzhou	1,540,000	–	–	1,540,000	–		1,180,262	N/A	2083	2019	Superstructure in progress	100%
Hangzhou Palazzo Pitti Hangzhou Hangyimian Lot C/D Gongshu District Gongchen Bridge West, Hangzhou	57,000	–	–	57,000	–		914,000	N/A	2080	2016	N/A	100%
Hangzhou Royal Seal Lot#FG05 of Wenhui Road, Hangzhou	421,000	–	–	421,000	–		258,358	N/A	2080	2017	Superstructure in progress	100%

SCHEDULE OF PRINCIPAL PROPERTIES

As at 31 December 2016

Address	APPROXIMATE GROSS FLOOR AREA (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												
Shi Ji Hua Fu Yingbin North Road/Fenshou Road, Fuchun District, Fuyang, Hangzhou	394,000	–	78,000	316,000	–		553,442	N/A	2051/81	2015	N/A	100%
Junting Hangzhou Qianjiang Economic Development Area 09 Provincial Road/Kangxin Road, Yuhang District, Hangzhou	1,338,000	–	–	1,338,000	–		1,315,296	N/A	2081	2019	Superstructure in progress	100%
Longxi Site GS05-R21-14, Shenhua Unit, Gongshu District, Hangzhou	456,000	–	–	456,000	–		211,685	N/A	2086	2019	Superstructure in progress	100%
Longxi Site GS05-R21-A01, Shenhua Unit, Gongshu District, Hangzhou	565,000	–	–	565,000	–		198,596	N/A	2085	2017	Superstructure in progress	100%
Shanghai Songjiang Xianhe Road Site #2 of Songjiang Xianhe Road, Shanghai	18,000	–	–	18,000	–		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	120,000	–	–	120,000	–		526,905	N/A	2083	2016	N/A	100%
Suzhou Ambassador Villa Lot No. 68210 Suzhou Industrial Park, Suzhou	60,000	–	–	60,000	–		3,654,152	N/A	2076	2016	N/A	100%
Bellagio Wang Wu Lu, Guo Sin Lu, Wu Chong New District, Suzhou	1,982,000	–	–	1,982,000	–		2,501,747	N/A	2081	2019	Superstructure in progress	100%
Suzhou Times City Xiandai Da Dao, Suzhou Industrial Park, Suzhou	2,912,000	–	–	2,912,000	–		5,425,454	N/A	2077	2017	Superstructure in progress	57%
Wuxi Glory of Time Nanchang District and abutting on Jinhang Canal, Wuxi	1,581,000	313,000	–	1,268,000	–		1,276,142	N/A	2078	2019	Superstructure in progress	100%
Wuxi Times City Taihu Plaza, Nanchang District, Wuxi	2,039,000	–	–	2,039,000	–		3,314,418	N/A	2078	2018	Superstructure in progress	100%
Wuxi Xiyuan Nanchang District and abutting on Jinhang Canal, Wuxi	278,000	–	–	278,000	–		1,416,822	N/A	2078	2018	Superstructure in progress	100%
River Pitti Nanchang District and abutting on Jinhang Canal, Wuxi	2,480,000	–	–	2,480,000	–		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	314,000	–	–	314,000	–		558,000	N/A	2083	2016	N/A	100%
Shenzhen Qianhai Apartment Project Site no. T102-0262, Qianhai, Nanshan District, Shenzhen	549,000	–	86,000	452,000	11,000		80,000	N/A	2057	2020	Planning stage	100%
The Orion Bounded by Dongdajie south, Jinhua Nan Lu east and Datiankan Jie north, Jinjiang District, Chengdu	279,000	–	–	279,000	–		160,000	N/A	2079	2013	N/A	100%
Tian Fu Times Square Junction of Dong Da Jie & Fu He, Jinjiang District, Chengdu	33,000	–	28,000	5,000	–		761,520	N/A	2045/75	2013	N/A	100%
Times Town, Shuangliu Development Zone Junction of Shuang Nan Avenue and Guang Hua Avenue, Shuangliu County, Chengdu	3,803,000	2,348,000	962,000	493,000	–		(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	1,865,000	–	88,000	1,777,000	–		800,882	N/A	2053/83	2020	Superstructure in progress	100%
Le Palais Lot No. 8 along Section 3 of the 2nd Ring Road East, Chenghua District, Chengdu	60,000	–	53,000	7,000	–		1,130,000	N/A	2050/80	2016	N/A	100%
Wuhan Lake Moon Site B Hanyang District, Qintai Road, Wuhan	48,000	–	–	48,000	–		454,000	N/A	2080	2016	N/A	100%
Dalian Times Square 50 Ren Min Road, Zhongshan District, Dalian	10,000	–	–	10,000	–		(c)	N/A	2069	2009	N/A	100%
	27,476,000	2,661,000	1,295,000	23,509,000	11,000							

SCHEDULE OF PRINCIPAL PROPERTIES

As at 31 December 2016

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	Total	Office	Retail	Residential	Others							
Associates/joint ventures												
(Attributable — Note f)												
Evian Uptown North side of Kin Jin Lu, Chancheng District, Foshan	2,000	–	2,000	–	–		1,155,000	N/A	2048/78	2013	N/A	50%
Evian Buena Vista Foshan Nanhai District Shishan County Project	258,000	–	–	258,000	–		1,527,000	N/A	2070	2017	Superstructure in progress	50%
Evian Riviera Foshan Nanhai District Guicheng A18 and A21 Project	1,000	–	1,000	–	–		604,000	N/A	2080	2014	N/A	50%
Evian Kingbay North of Jihua Bridge, Chancheng District, Foshan	639,000	–	33,000	604,000	2,000		639,000	N/A	2083	2018	Superstructure in progress	50%
Evian Capital BeiHu Yi Road, Luocun, Shishan, Nanhai District, Foshan	640,000	–	78,000	544,000	18,000		1,069,000	N/A	2083	2018	Superstructure in progress	50%
Unique Garden East of Wenhua Lu, Chancheng District, Foshan	416,000	–	26,000	387,000	3,000		305,722	N/A	2055/85	2019	Superstructure in progress	40%
Donghui City Guangzhou Development Zone KXCD-D1-2 Project	2,000	–	2,000	–	–		1,181,000	N/A	2081	2016	N/A	33%
Unique Garden Laiguangying Central Street, Chaoyang District, Beijing	53,000	–	11,000	42,000	–		783,000	N/A	2082	2017	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	2019	Superstructure in progress	25%
Crown Land South 2nd Ring, Fengtai District, Beijing	481,000	–	43,000	335,000	103,000		680,000	N/A	2085	2019	Superstructure in progress	25%
Beijing Chaoyang LiangMa K North to Jiu Xianqiao South Street, East to Jiangtai East Road, South to Liangmahe North Road, West to planning road, Chaoyang District, Beijing, China	514,000	–	60,000	363,000	91,000		605,000	N/A	2086	2020	Planning stage	40%
Scenery Bay Intersection of Hedong Road and Kunlun Road, Hedong District, Tianjin	513,000	–	50,000	417,000	46,000		902,000	N/A	2083	2018	Superstructure in progress	50%
Shanghai South Station (Vanke Center Xuhui) Caohejing Area Lot 278a-05/278b-02/278b-04 South Station Business Zone, Xuhui District, Shanghai	1,307,000	1,067,000	213,000	–	27,000		1,157,000	N/A	2052/62	2022	Superstructure in progress	19%
Greentown Zhijiang No.1 Zhuantang Town, Zhijiang National Tourist Holiday Resort, Xihi District, Hangzhou	777,000	–	83,000	694,000	–		2,046,685	N/A	2047/77	2017	Superstructure in progress	50%
Greentown Wharf Qian Tang Bright Moon Hangzhou Xiaoshan Jinhui Road	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	2018	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	Superstructure in progress	50%
Hangzhou Xiaoshan #18 Site Hangzhou Xiaoshan Xingyi Road	191,000	–	–	191,000	–		289,000	N/A	2057/87	2019	Foundation in progress	25%
Petrus Bay Site 3#-2 of Baoqingsi, Ningbo	3,000	–	–	3,000	–		524,250	N/A	2080	2015	N/A	50%
The Beryville Site E-4#, 7#, 8#, 12# & 13#, Shuixianglinli Eastern New Town, Ningbo	345,000	–	–	345,000	–		708,142	N/A	2080	2018	Superstructure in progress	50%

SCHEDULE OF PRINCIPAL PROPERTIES

As at 31 December 2016

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							
Garden Valley Taoyuan Area, Jiefang Road, Zhongshan District, Dalian	1,210,000	–	–	1,210,000	–		922,475	N/A	2083	2019	Superstructure in progress	60%
Chengdu ICC South of Shuanggui Road, North of Niusha Road East of Erhuan Road, West of Shahe, Jinjiang District, Chengdu	3,589,000	1,163,000	437,000	1,865,000	124,000		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	97,000	–	14,000	83,000	–		1,002,408	N/A	2057	2016	N/A	39%
The Throne Zones C of Jiangbei City, Jiang Bei District, Chongqing	1,703,000	–	151,000	1,552,000	–		2,335,535	N/A	2050/60	2018	Superstructure in progress	50%
International Community Zone C of Danzishi, Nanan District, Chongqing	2,574,000	–	848,000	1,726,000	–		6,080,656	N/A	2047/57	2020	Superstructure in progress	40%
Peaceland Cove Tiedonglu, Hebei District, Tianjin	26,000	–	8,000	–	18,000		1,619,360	N/A	2050/80	2017	Superstructure in progress	50%
	18,139,000	2,230,000	2,185,000	13,174,000	550,000							
Total Mainland China Property – Development	45,615,000	4,891,000	3,480,000	36,683,000	561,000							
MAINLAND CHINA TOTAL	72,833,400	18,853,800	11,789,600	38,928,000	3,262,000							
GROUP PROPERTY – INVESTMENT	41,031,900	20,093,000	12,005,700	3,973,200	4,960,000							
GROUP PROPERTY – DEVELOPMENT	46,366,500	4,891,000	3,533,600	37,379,000	562,900							
GROUP TOTAL (Note i)	87,398,400	24,984,000	15,539,300	41,352,200	5,522,900							

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) The floor areas of properties held through joint ventures and associates are shown on an attributable basis.
- (g) Total Mainland development properties area included 12,849,000 sq. ft. pre-sold areas which have not yet been recognised in the financial statements.
- (h) In addition to the above floor areas, the Group has total attributable carpark areas of approximately 29 million sq. ft. mainly in Mainland China.

TEN-YEAR FINANCIAL SUMMARY

Year ended 31 December	2016 HK\$ Million	2015 HK\$ Million	2014 HK\$ Million	2013 HK\$ Million	2012 HK\$ Million
Consolidated Income Statement					
Revenue	46,627	40,875	38,136	31,887	30,856
Operating profit	17,065	14,853	14,283	13,280	14,170
Core profit (Note a)	13,754	10,969	10,474	11,298	11,040
Profit before property revaluation surplus	20,534	9,793	8,247	12,206	13,927
Profit attributable to equity shareholders	21,440	16,024	35,930	29,380	47,263
Dividends attributable to shareholders	6,518	5,759	5,486	5,151	4,998
Consolidated Statement of Financial Position					
Investment properties	319,298	310,177	301,890	261,097	231,522
Property, plant and equipment	20,735	22,779	25,027	24,161	19,870
Interest in associates/joint ventures	31,147	35,397	41,479	38,790	36,203
Equity investments/available-for-sale investments	5,723	8,102	3,740	3,744	3,868
Properties for sale	23,874	37,768	47,543	53,764	48,915
Bank deposits and cash	36,957	23,510	18,725	24,515	18,795
Other assets	6,093	6,183	6,254	8,981	9,825
Total assets	443,827	443,916	444,658	415,052	368,998
Bank loans and other borrowings	(60,794)	(70,707)	(77,984)	(82,587)	(74,420)
Other liabilities	(57,627)	(56,029)	(52,563)	(48,210)	(37,672)
Net assets	325,406	317,180	314,111	284,255	256,906
Share capital and other statutory capital reserves	29,497	29,441	29,376	29,376	29,314
Reserves	287,297	278,287	276,119	246,181	219,187
Shareholders' equity	316,794	307,728	305,495	275,557	248,501
Non-controlling interests	8,612	9,452	8,616	8,698	8,405
Total equity	325,406	317,180	314,111	284,255	256,906
Net debt	23,837	47,197	59,259	58,072	55,625
Financial Data					
<i>Per share data</i>					
Earnings per share (HK\$)					
— Core profit	4.54	3.62	3.46	3.73	3.64
— Before property revaluation surplus	6.77	3.23	2.72	4.03	4.60
— Attributable to equity shareholders	7.07	5.29	11.86	9.70	15.60
Net asset value per share (HK\$)	104.48	101.53	100.82	90.94	82.04
Dividends per share (HK\$ Cents)	215.00	190.00	181.00	170.00	165.00
<i>Financial ratios</i>					
Net debt to shareholders' equity (%)	7.5%	15.3%	19.4%	21.1%	22.4%
Net debt to total equity (%)	7.3%	14.9%	18.9%	20.4%	21.7%
Interest cover (Times) (Note c)	8.5	7.6	6.1	5.8	7.4
Return on shareholders' equity (%) (Note b)	6.9%	5.2%	12.4%	11.2%	20.9%
Dividend payout (%)					
— Core profit	47.4%	52.5%	52.4%	45.6%	45.3%
— Attributable to equity shareholders	30.4%	35.9%	15.3%	17.5%	10.6%

Year ended 31 December	2011 HK\$ Million	2010 HK\$ Million	2009 HK\$ Million	2008 HK\$ Million	2007 HK\$ Million
Consolidated Income Statement					
Revenue	24,004	19,380	17,553	15,940	16,208
Operating profit	11,388	9,372	8,554	7,406	7,832
Core profit (Note a)	8,083	7,088	6,420	4,796	6,043
Profit before property revaluation surplus	6,727	7,905	7,817	4,194	5,947
Profit attributable to equity shareholders	30,568	35,750	19,256	5,816	13,143
Dividends attributable to shareholders	3,211	2,930	2,754	2,203	2,093
Consolidated Statement of Financial Position					
Investment properties	184,057	148,241	115,492	98,410	95,782
Property, plant and equipment	18,984	18,397	18,510	21,183	18,831
Interest in associates/joint ventures	27,132	20,860	11,789	11,998	8,737
Equity investments/available-for-sale investments	2,703	3,362	1,331	706	2,858
Properties for sale	47,511	29,732	17,797	17,272	9,235
Bank deposits and cash	32,528	16,900	18,412	15,886	7,717
Other assets	5,058	5,276	7,130	3,099	3,011
Total assets	317,973	242,768	190,461	168,554	146,171
Bank loans and other borrowings	(75,993)	(49,589)	(39,844)	(38,009)	(31,282)
Other liabilities	(31,106)	(22,530)	(15,029)	(13,030)	(22,887)
Net assets	210,874	170,649	135,588	117,515	92,002
Share capital and other statutory capital reserves	29,314	19,327	19,327	19,327	10,206
Reserves	173,943	143,762	109,219	91,748	76,158
Shareholders' equity	203,257	163,089	128,546	111,075	86,364
Non-controlling interests	7,617	7,560	7,042	6,440	5,638
Total equity	210,874	170,649	135,588	117,515	92,002
Net debt	43,465	32,689	21,432	22,123	23,565
Financial Data					
<i>Per share data</i>					
Earnings per share (HK\$)					
— Core profit	2.70	2.51	2.33	1.75	2.38
— Before property revaluation surplus	2.25	2.79	2.84	1.53	2.34
— Attributable to equity shareholders	10.22	12.64	6.99	2.12	5.17
Net asset value per share (HK\$)	67.10	59.22	46.68	40.33	35.28
Dividends per share (HK\$ Cents)	106.00	100.00	100.00	80.00	80.00
<i>Financial ratios</i>					
Net debt to shareholders' equity (%)	21.4%	20.0%	16.7%	19.9%	27.3%
Net debt to total equity (%)	20.6%	19.2%	15.8%	18.8%	25.6%
Interest cover (Times) (Note c)	7.9	12.9	16.5	8.1	8.7
Return on shareholders' equity (%) (Note b)	16.7%	24.5%	16.1%	5.9%	16.3%
Dividend payout (%)					
— Core profit	39.7%	41.3%	42.9%	45.9%	34.6%
— Attributable to equity shareholders	10.5%	8.2%	14.3%	37.9%	15.9%

Notes

(a) Core profit primarily excludes investment property revaluation surplus, mark-to-market changes on financial instruments and non-recurring items including the gain of HK\$7,260 million from disposal of Wharf T&T in 2016, the loss of HK\$1,620 million from the deemed disposal of Greentown interest on reclassification as financial 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.