



MOUNT NICHOLSON

# HONG KONG PROPERTIES

## THE PEAK PORTFOLIO



### THE PEAK PORTFOLIO

Raising the benchmark for luxury living, Wharf's Peak Portfolio showcases a landmark collection of the most prestigious residences nestled on the Peak. Epitomising ultra-luxury, exclusivity and scarcity, the peak properties set new standards of excellence for the most discerning residents.

Mount Nicholson, a 50:50 joint venture development, features the finest selection of ultra-luxury residences commanding uninterrupted views of Victoria Harbour. During the year, five houses and 14 apartments were sold for combined proceeds exceeding HK\$9.4 billion. They include two adjoining apartments sold together for HK\$1.2 billion or a record of HK\$132,000 per square foot and House 3 sold for HK\$1.2 billion or HK\$126,800 per square foot, which represents the priciest luxury residences in Asia. In January 2018, two additional apartments were sold for a total of HK\$1.1 billion or HK\$128,400 per square foot.

Superstructure works for the re-development of 11 Plantation Road (seven houses) and 77 Peak Road (eight houses) were completed in 2017 and for the re-development of 1 Plantation Road (20 houses) are in progress. Chelsea Court and Strawberry Hill have been leasing well.

### HONG KONG PROPERTIES

On an attributable basis, revenue decreased by 18% to HK\$5,279 million but operating profit increased by 21% to HK\$2,907 million on recognition of additional units in the Mount Nicholson joint venture project sold at a higher margin.

### HONG KONG PROPERTIES BUSINESS ASSETS

As at 31 December	2017 HK\$ Million	2016 HK\$ Million	Change
Properties	19,659	32,325	-39%
Interest in Associates/Joint Ventures	5,055	5,713	-12%
Property Inventory and Development	5	6	-17%
Other Assets	2,522	414	+509%
Total Business Assets	27,241	38,458	-29%

### MOUNT NICHOLSON

62,000  
SQUARE FEET  
(ATTRIBUTABLE GFA)

### 1 PLANTATION ROAD

91,000  
SQUARE FEET

### 11 PLANTATION ROAD

46,300  
SQUARE FEET

### 77 PEAK ROAD

42,200  
SQUARE FEET

### CHELSEA COURT

43,000  
SQUARE FEET

### STRAWBERRY HILL

13,000  
SQUARE FEET

# HONG KONG PROPERTIES

## KOWLOON EAST WATERFRONT PORTFOLIO & OTHERS



### KOWLOON EAST WATERFRONT PORTFOLIO

This vibrant CBD2 under the Government’s “Energising Kowloon East” initiative is gaining momentum. The Group’s exceptional “Kowloon East Waterfront Portfolio” showcases a rare collection that spans a 500-metre coastline and boasts a spectacular harbour view. It includes Kowloon Godown (pending re-development), 8 Bay East (an office tower under development), and parent company Wheelock’s One Bay East.

In late 2017, the Group disposed of the wholly-owned subsidiary that owns the 8 Bay East Project for HK\$9 billion, which marked the largest en-bloc office transaction in Kowloon. A gain of HK\$4.5 billion was recognised in addition to the realisation of HK\$1.3 billion of revaluation surplus recorded in prior years. With a total GFA of 596,000 square feet, 8 Bay East is a sleek 25-storey Grade-A Office Tower with retail space underneath. Featuring a maximised 20% of greenery area by fully utilising roof, vertical wall and podium, the green building has been awarded U.S. LEED® Platinum Pre-Certification (the highest standard) and HK BEAM Plus Gold Pre-Certification in recognition of its contributions to sustainability.

KOWLOON  
EAST  
WATERFRONT PORTFOLIO  
ATTRIBUTABLE GFA  
**1,675,600**  
SQUARE FEET

Kowloon Godown comprises a warehouse and an open yard with an existing operating GFA of one million square feet. Different re-development options are under evaluation. General building plans to develop the open yard have been approved. Applications for lease modification for a commercial scheme at the open yard warehouse sites were submitted in 2017. In parallel, general building plans for revitalisation scheme for the warehouse was also submitted in 2017.

The 15%-owned Yau Tong Bay joint venture project is prominently located in close proximity to the MTR station and fronts Victoria Harbour with a compelling panoramic view. The development features a total GFA of four million square feet to provide 6,300 residential units. General building plans have been approved. Lease modification is under way.

### NEW LAND SITE IN KOWLOON TONG

A residential development site in Kowloon Tong was acquired in a public tender in January 2018 for HK\$12.5 billion. With total developable GFA of 436,000 square feet, the site is strategically located at the junction of Lion Rock Tunnel Road and Lung Cheung Road, adjacent to the traditional luxury residential area of Beacon Hill with a prestigious school network. It is poised to become an exquisite living destination in the Kowloon Peninsula.

	Attributable GFA (sq.ft.)
<b>KOWLOON EAST WATERFRONT PORTFOLIO</b>	
Kowloon Godown	1,032,000
Yau Tong Bay (15% - JV)	601,000
Peninsula East	42,600
<b>NON-CORE</b>	
Cable TV Tower Units	566,000
<b>KOWLOON TONG PORTFOLIO</b>	
Kowloon Tong Residential Project	436,000