



恒基兆業地產有限公司
HENDERSON LAND DEVELOPMENT COMPANY LIMITED

2015 Final Results

21 March 2016

曉泊
HIGH PARK

曉柏·御
HIGH PARK
GRAND

曉盈
HIGH ONE
GRAND

維THE峯
HEMISPHERES

GLOBAL
GATEWAY
TOWER



(Hong Kong stock code: 12)

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2015 Final Results Highlights

Audited	2015 HK\$ M	2014 HK\$ M	Change
Property Sales[☆] - Profit Contribution	3,980	3,376	 18%
Property Leasing^{☆☆} - Net rental income	6,303	5,754	 10%
HKCG[^] - Share of net profit (utility and energy businesses only)	2,712	2,752	 1%
Net gain on disposal of non-core investment properties	579	725	 20%
Profit attributable to Shareholders			
Underlying profit (excluding fair value change of investment properties ^Δ) (2014 – restated)	11,009	9,818	 12%
Increase in fair value of investment properties ^Δ (2014 – restated)	10,317	6,934	 49%
Reported profit	21,326	16,752	 27%
Earnings per share[✱] (HK\$) (adjusted for the effect of bonus issue in 2015)			
Based on underlying profit (2014 – restated)	3.33	2.99	 11%
Based on reported profit (2014 – restated)	6.46	5.11	 26%
Dividends per share (HK\$)			
Interim dividend	0.38	0.34	 12%
Final dividend	1.07	0.76	 41%
Issue of bonus shares	1 for 10	1 for 10	--

[☆]All the figures represent the Group's attributable share of contributions (before taxation) from its subsidiaries, associates and joint ventures in Hong Kong and mainland China.

^{*}Rental income from consignment and concessionaire counters of Citistore in Hong Kong has been reallocated to department store segment from property leasing segment as Citistore is now wholly-owned by HLD's listed subsidiary, Henderson Investment Limited ("HIL"). [^]HKCG refers to The Hong Kong and China Gas Company Limited, in which HLD owns 41.52% equity interest.

^ΔThe attributable share of the increase in fair value (net of deferred taxation) of investment properties held by subsidiaries, associates and joint ventures is excluded in calculation of Underlying Profit. In order to fully exclude the impact of changes in fair value on the underlying profit, the cumulative fair value changes of investment properties sold in the results period were included in the calculation of the underlying profit. The corresponding underlying profit and earnings per share of the previous year were restated to conform to the current year's presentation basis.

[✱]Earnings per share were calculated based on the weighted average number of shares as adjusted for the effect of the bonus issue under Hong Kong Accounting Standard 33, "Earnings Per Share".



2015 Final Results Highlights (Cont'd)

Audited	31 Dec 2015	31 Dec 2014	Change
HK\$ Million			
Shareholders' equity	251,247	238,150	 5%
Cash and bank balances	11,779	10,303	 14%
Net debt	40,317	37,420	 8%
HK\$			
Net asset value per share [^]	76.00	79.38	 4%
Net debt to Shareholders' equity	16.0%	15.7%	 0.3ppt

[^]The net asset value per share figures were calculated based on the number of issued shares outstanding at the end of the respective reporting period. There is a 1-for-10 bonus issue in FY2015.



2015 Final Results Highlights (Cont'd)

■ Net Asset Value Attributable to Shareholders

- In accordance with the Group's current accounting policies, (a) Non IP Interests Revaluation Surplus* and (b) Listed Associates Market Value Surplus* have not been, and will not be, reflected in HLD's financial statements. To provide shareholders with further understanding of HLD's net asset value, the following data are provided for reference

<i>As at 31 December 2015</i>	<i>HK\$ Million</i>	<i>HK\$ per share</i>
<u>Market value of shares</u>		
Market capitalization of HLD (based on its closing price on 31 December 2015)	157,070	47.50
<u>Net asset value</u>		
☒ Book Value Shareholders' equity shown in Group's financial statements	251,247	76.00
☒ DTZ Cushman Wakefield Valuation Adjusted net asset value attributable to equity shareholders by talking into account	330,946	100.10
a) Non IP Interests Revaluation Surplus* and b) Listed Associates Market Value Surplus*		
The Group has a total land holding of about 11 million sq. ft. in the New Development Areas of Fanling North, Hung Shui Kiu and Ping Che. Their future contributions are promising.		

***Note:** (a) **Non IP Interests Revaluation Surplus:** In accordance with the Group's accounting policies, on property interests of the Group, only interests in investment and investment properties under development are stated at fair value at the end of the reporting period. All other property interests ("Non IP Interests") are either stated at cost less accumulated depreciation and impairment losses or at the lower of cost and net realisable value. In order to provide further information to shareholders, an independent firm of professional valuers, DTZ Cushman Wakefield was engaged to carry out an open market valuation of the Non IP Interests as at 31 December 2015. If the Non IP Interests were to be stated at their open market valuation as at 31 December 2015, there would be an attributable unrealized surplus (net of tax) over the book value of the Non IP Interests as at 31 December 2015 of approx. HK\$50,592 million.

(b) **Listed Associates Market Value Surplus:** Another asset that carries a significant value in the financial statements of the Group is its long-term investment in the listed associates, namely The Hong Kong and China Gas Company Limited, Hong Kong Ferry (Holdings) Company Limited and Miramar Hotel and Investment company, Limited. If the listed associates interests were to be stated at their respective market values (being their closing market price on The Stock Exchange of Hong Kong Limited as at 31 December 2015), the attributable market value of the Group's interest in such listed associates would give rise to an excess over their attributable book values in the financial statements of the Group of approx. HK\$29,095 million.

If the above (a) and (b) totalling approx. HK\$79,687 million, were to be added to the net asset value attributable to equity shareholders as at 31 December 2015, the adjusted net asset value would be HK\$330,946 million or HK\$100.10 per share.



2015 Final Results Highlights (Cont'd)

Property Sales*

Revenue:
HK\$16,807 Mn ↑ 0.03% y-o-y

Profit contribution:
HK\$3,980 Mn ↑ 18% y-o-y

Property Leasing*II

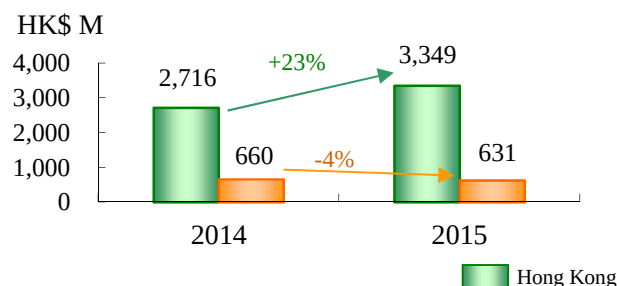
Gross rental income:
HK\$8,152 Mn ↑ 9% y-o-y

Net rental income:
HK\$6,303 Mn ↑ 10% y-o-y

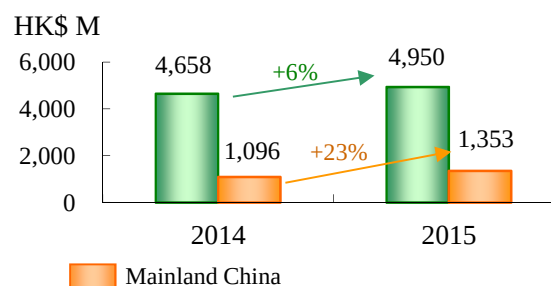
HKCG^

Share of net profit
(utility & energy businesses only):
HK\$2,712 Mn ↓ 1% y-o-y

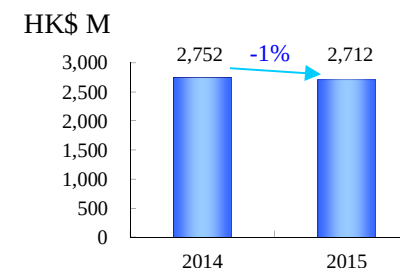
Profit Contribution from Property Sales*



Net Rental Income*II



Share of Net Profit from HKCG (utility & energy businesses only)



- ✓ Properties sold and pre-sold for 2015*: **HK\$18,762 million** (2014: HK\$19,129 million)
 - Hong Kong: HK\$11,472 million (2014: HK\$13,926 million)
 - Mainland China: HK\$7,290 million (2014: HK\$5,203 million)
- ✓ Dividend declared by HKCG^ for 2015 attributable to HLD: **HK\$1,680 million** ↑ 10% y-o-y

*All the figures represent the Group's attributable share of contributions (before taxation) from its subsidiaries, associates and joint ventures in Hong Kong and mainland China. ^HKCG refers to HLD's listed associate, The Hong Kong and China Gas Company Limited, in which HLD owns 41.52% equity interest.

II Rental income from consignment and concessionaire counters of Citistore in Hong Kong has been reallocated to department store segment from property leasing segment as Citistore is now wholly-owned by HLD's listed subsidiary, HIL.



Property Development Business



Property Pre-Sales & Sales in Hong Kong in 2015

Project	Usage*	HLD's interest	Total no. of units	Initial launch	No. of units pre-sold & sold				Inventories at 31/12/15	Expected completion
					2H 12	2013	2014	2015		
Jones Hive	R	79.762%	119	Jan 15	n.a.	n.a.	n.a.	59	60	1H 17
High Park Grand	C/R	100%	41	May 15	n.a.	n.a.	n.a.	2	39	Completed
AXIS	C/R	100%	120	May 15	n.a.	n.a.	n.a.	52	68	4Q 16/ 1Q 17
Parker33	C/R	100%	234	Aug 15	n.a.	n.a.	n.a.	124	110	4Q 16/ 1Q 17
Double Cove (Phase 4) Grandview	C/R	59%	474	Aug 15	n.a.	n.a.	n.a.	166	308	1Q 16
Eltanin • Square Mile	C/R	100%	448	Oct 15	n.a.	n.a.	n.a.	289	159	2Q/ 3Q 17
The Zutton	C/R	100%	300	Nov 15	n.a.	n.a.	n.a.	126	174	1H 17
Double Cove (Phase 1, 2 & 3)	C/R	59%	2,885	Sep 12/ Jan 14	637	73	1,591	307	277	Completed
High One Grand	C/R	100%	110	Aug 14	n.a.	n.a.	80	25	5	Completed
High One	C/R	100%	187	Nov 14	n.a.	n.a.	129	48	10	1H 16
H • Bonaire	C/R	100%	106	Dec 14	n.a.	n.a.	13	36	57	1Q 17
The Reach	R	79.03%	2,580	Oct 12	581	1,367	392	212	28	Completed
High Point	C/R	100%	138	Jan 13	n.a.	40	76	18	4	Completed
Green Code^	C/R	33.41%	728	Mar 13	n.a.	691	8	20	9	
High Place	C/R	100%	76	Jan 13	n.a.	54	8	9	5	Completed
Metro 6^	C/R	33.41%	95	Jul 14	n.a.	n.a.	53	30	12	Completed
The Hemispheres	C/R	100%	119	Nov 13	n.a.	51	19	41	8	
High Park	C/R	100%	59	Oct 13	n.a.	10	31	13	5	
Total						2,286	2,400	1,577	1,338	

*R = Residential, C = Commercial, O = Office ^Wholly owned developments by Hong Kong Ferry, a listed associate of HLD.

■ in New Territories ■ in Kowloon ■ On Hong Kong Island



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Property Development Business

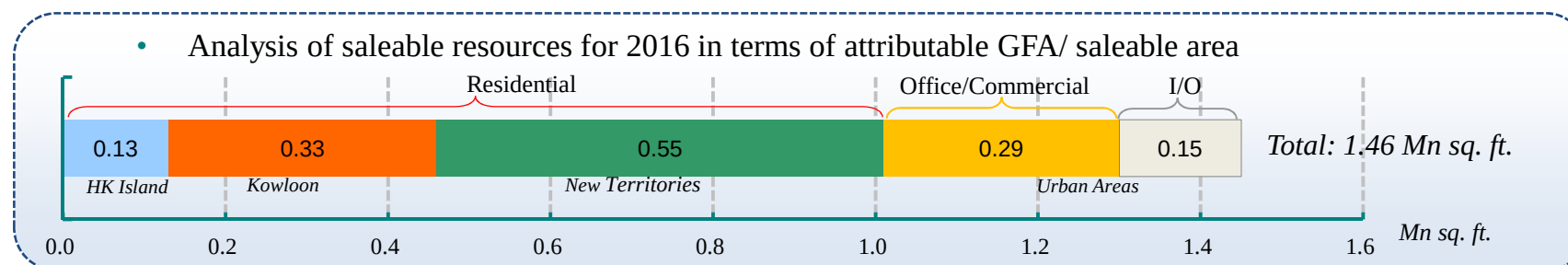


■ Asset Turnover Focused Strategy

- Sizeable land bank in Hong Kong containing many projects for sale/ pre-sale and certain investment properties in the coming years *(Note 1)*

Attributable Gross Floor Area (GFA)/ Saleable Area (million sq. ft.)	Investment properties	2016	2017 – 18	2018 or onwards	Total
Major developments launched with inventories <i>(Note 2)</i>	0.20	0.88	–	–	1.08
New projects for sale/ pre-sale & leasing in 2016 <i>(Note 2)</i>	0.03	0.57	–	–	0.60
Existing four urban redevelopment projects for sale/ leasing <i>(Note 3)</i>	0.36	–	–	0.79	1.15
17 Newly-acquired urban redevelopment projects with 100% ownership <i>(Note 3)</i>	0.07	–	1.38	–	1.45
28 Newly-acquired urban redevelopment projects with 80% or above ownership <i>(Note 3)</i>	–	–	–	2.35	2.35
Three newly-acquired land sites from public tender <i>(Note 3)</i>	0.34	–	1.68	–	2.02
Total	0.99	1.46	3.06	3.14	8.65

- Notes:**
- This sale/ pre-sale schedule is subject to change in response to changes in construction plan, regulatory and market developments.
 - For those launched projects, the area of their residential portions is calculated on saleable basis.
 - The GFA figures are calculated based on the Buildings Department's approved plans or the Government's latest city planning parameters and the Group's development plans. For certain projects, it may be subject to change depending on the actual needs in future.



Property Development Business



■ Sale and pre-sale schedule of new projects in Hong Kong for 2016

Project name and location	Usage*	HLD's interest	No. of R* units	Attr. GFA/ Saleable Area (sq. ft.)*		Expected completion
				C	R	
① Harbour Park (海柏匯) – 208 Tung Chau Street, Cheung Sha Wan [△] [launched in January 2016]	R	33.41%	161	--	13,312	4Q 17/ 1Q 18
② Wellesley (帝匯豪庭) – 23 Robinson Road, Mid-Levels [launched in January 2016]	R	25.07%	90	--	34,692	1H 18
③ Double Cove (Phase 5) Summit (迎海·御峰) – 8 Wu Kai Sha Road, Ma On Shan [launched in March 2016]	R	59%	176	--	169,950	1H 16
④ 38-40A Hillwood Road, Tsim Sha Tsui	C	100%	n.a.	--	55,031	1H 17
⑤ 1-19 Nam Cheong Street, Sham Shui Po	C/R	100%	129	23,031	54,000	1H 17
⑥ 7 Victory Avenue, Homantin	C/R	100%	250	9,251	73,991	2Q/ 3Q 18
⑦ Big Star Centre – 8 Wang Kwong Road, Kowloon Bay	O	100%	n.a.	--	171,191	2Q/ 3Q 16
Total			806	32,282	572,166	
Total GFA attributable to HLD for sale/ pre-sale					572,166	

*C = Commercial; R = Residential; O = Office. For projects no.1, 2 & 3 which have been launched, the residential area is stated on saleable basis. For projects no.4 and 7, the area represents the project's commercial or industrial construction area.

[△]Pre-sale consent required [△]Wholly owned developments by Hong Kong Ferry, a listed associate of HLD.

■ in New Territories ■ in Kowloon ■ On Hong Kong Island



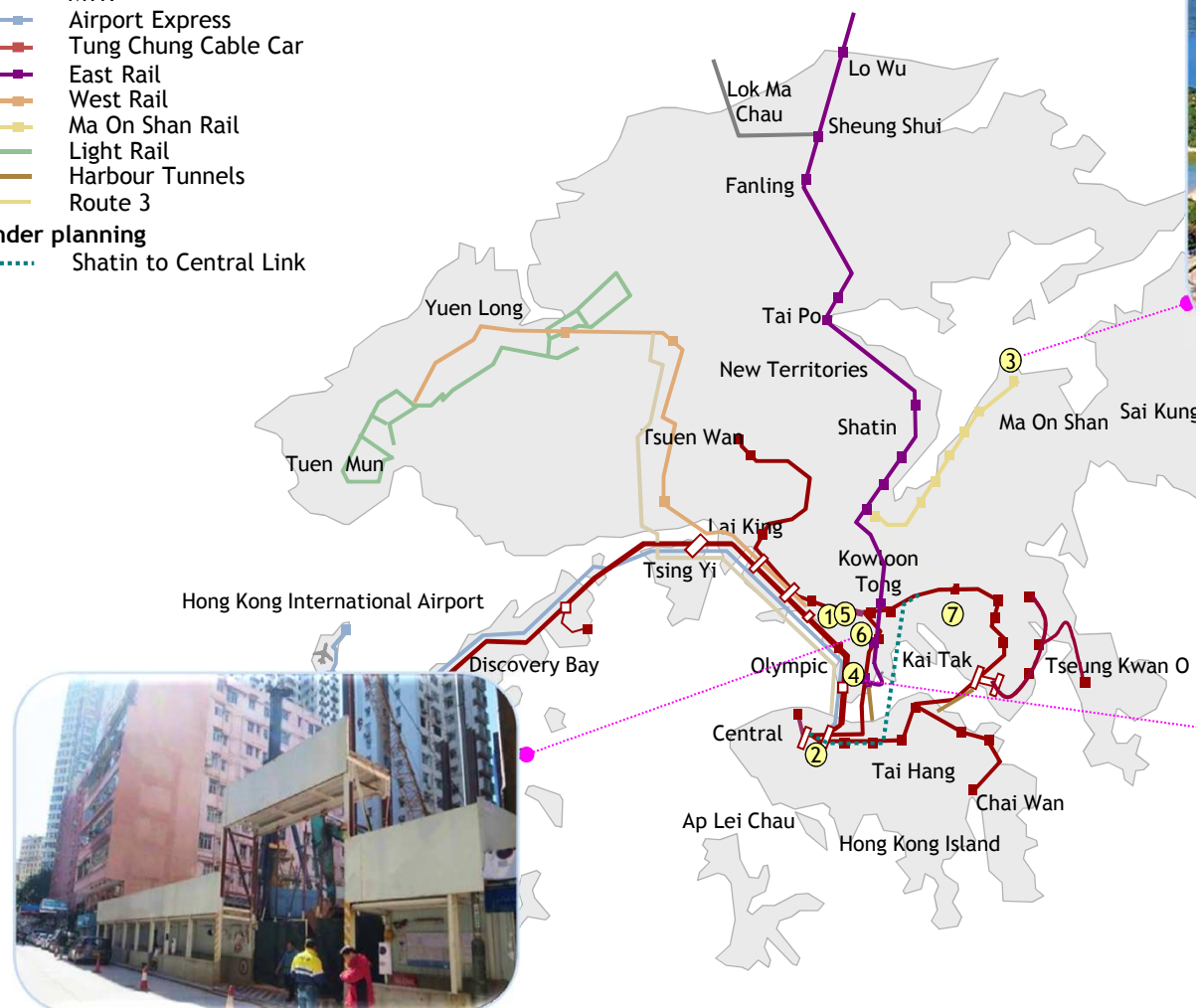
Location Map of New Projects in Hong Kong for Sale/ Pre-sale in 2016

Existing line

-  MTR
-  Airport Express
-  Tung Chung Cable Car
-  East Rail
-  West Rail
-  Ma On Shan Rail
-  Light Rail
-  Harbour Tunnels
-  Route 3

Under planning

-  Shatin to Central Link



Double Cove (迎海) (Phase 4 & 5) in late January 2016



7 Victory Avenue in late January 2016



38-40A Hillwood Road in February 2016



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Property Development Business

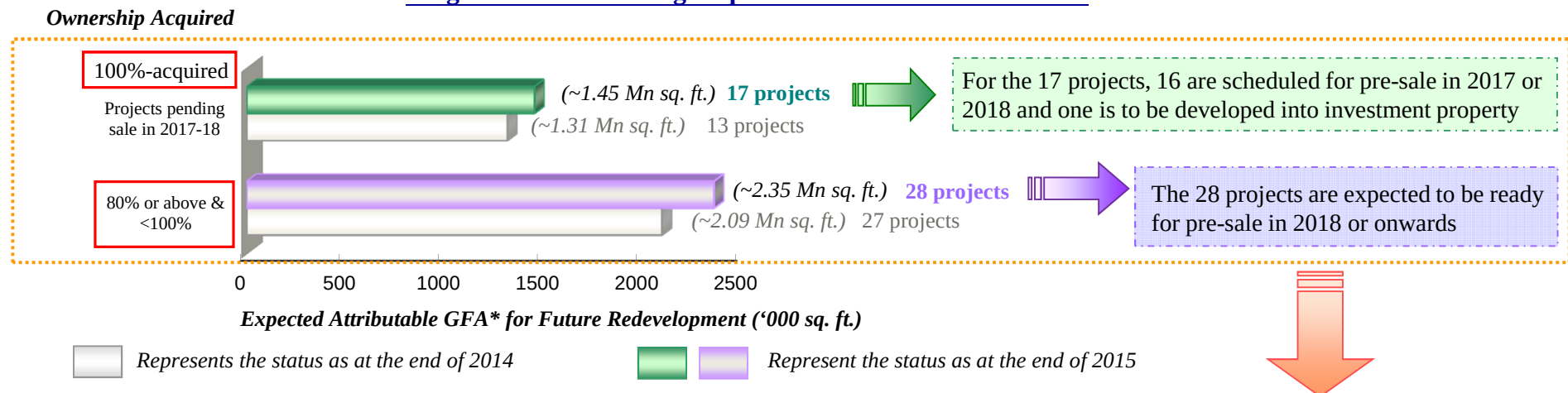


Land Bank in Hong Kong

■ Good Progress Made on Acquisition of Urban Redevelopment Projects in 2015:

- While increasing number of urban redevelopment projects have been rolling out for pre-sale, the Group has managed to replenish land bank in urban areas by fully consolidating ownership of old building projects
- At the end of 2015, the Group had 17 projects with 100% ownership and 28 projects with at least 80% ownership secured

Progress of Old Building Acquisition in Urban Areas in 2015



Estimated acquisition costs for the 45 projects (total attr. GFA*: ~3.8 Mn sq. ft.) with 80% ownership or above: ~HK\$24.3 billion or ~HK\$6,400 per sq. ft. on GFA basis

- Additionally, the acquisition of another 34 projects with ownership over 20% but less than 80% is underway with a total estimated attributable GFA* of about 2.1 million sq. ft. upon successful consolidation of ownership. Based on the respective ownership currently secured by the Group for each project, the total pro-rata attributable gross floor area is around 0.9 million sq. ft. (Note: Such acquisitions bear uncertainty and the Group may not be able to consolidate all their ownerships.)

*The gross floor area (GFA) figures are calculated based on the Building Department's approved plans or Government's latest city planning parameters, and the Group's development plans.



Property Development Business



Land Bank in Hong Kong (Cont'd)

■ Suburban Areas:

- At 31 December 2015, land reserve in New Territories increased to approx. 45 million sq. ft. (end of 2014: approx. 44.5 million sq. ft.) in site area, the largest holding in Hong Kong
- The Government announced in early July 2013 their proposal for development of the North East New Territories New Development Areas (NDAs):
 - ✓ First proceed with two NDAs in Kwu Tung North and Fanling North by adopting an enhanced Conventional New Town Approach and the respective Outline Zoning Plans were already published in the Gazette in December 2013
 - ✓ Aggregate New Territories land plots held by the Group are expected to amount to approx. 4.4 Mn sq. ft. of GFA and the Group has already applied for in-situ land exchange for five of such land plots
 - ✓ The Government plans to have Phase 1 of land exchange procedures and rehousing arrangements for the first stage works done by the end of 2016 and first population intake in NDAs in 2022/23

North East New Territories New Development Areas (新界東北新發展區)

- Kwu Tung North (古洞北) & Fanling North (粉嶺北)

- Land area eligible for applications for in-situ land exchange ~800,000 sq. ft.
- Land area subject to resumption for public use through cash compensation ~2,000,000 sq. ft.

Total: ~2,800,000 sq. ft.

Applications for In-situ Land Exchange

NDA	Land Area (sq. ft.)	Expected GFA for Development attr. to HLD (sq. ft.)
Phase 1 (2 plots)	219,000	940,000
Others (3 plots)	709,000*	3,480,000
Total:	928,000*	4,420,000

- The Group, via the Pilot Scheme for Arbitration on Land Premium, has finalized the land premium for converting a plot of land at Yuen Long Town Lot No. 527 into commercial & residential use with 6,131 sq. ft. site area and GFA of 16,954 sq. ft. attributable to HLD. The average land premium is around HK\$1,830 per sq. ft. in GFA

*Including certain land area owned by minority interests, the Group's total attributable land area in the two NDAs should be approx. 800,000 sq. ft.



Property Development Business



利奧坊 曉岸
ELTANIN SQUARE MILE

}}
THE H COLLECTION
CITY LIVING WITH LANDMARK STYLE

HLD's interest:
100%

■ Eltanin • Square Mile (利奧坊 • 曉岸), one of the Group's boutique apartment series "The H Collection" – a urban redevelopment project in Mong Kok, Kowloon

- Acquisition cost (excluding construction cost and other expenses): approx. HK\$4,300 per sq. ft. in terms of saleable area
- Launched for pre-sale in October 2015: achieved average selling price of approx. HK\$17,000 per sq. ft. in terms of saleable area
- Expected completion: 2Q/ 3Q 2017



HLD's interest:
59%

■ Double Cove, a mega-residential development with a total GFA of close to 3 million sq. ft. (incl. ~100,000 sq. ft. retail areas) situated adjacent to the Wu Kai Sha MTR station, New Territories – a land-use conversion project

- Average land cost (sum of New Territories land cost and land conversion premium excluding construction cost and other expenses) of Phase 4: approx. HK\$4,100 per sq. ft. in terms of saleable area
- Launched Phase 4: Grandview (迎海 • 駿岸) of the project for pre-sale in August 2015: achieved average selling price of ~HK\$15,000 per sq. ft. in terms of saleable area
- Expected completion of Phase 4: 1H 2016



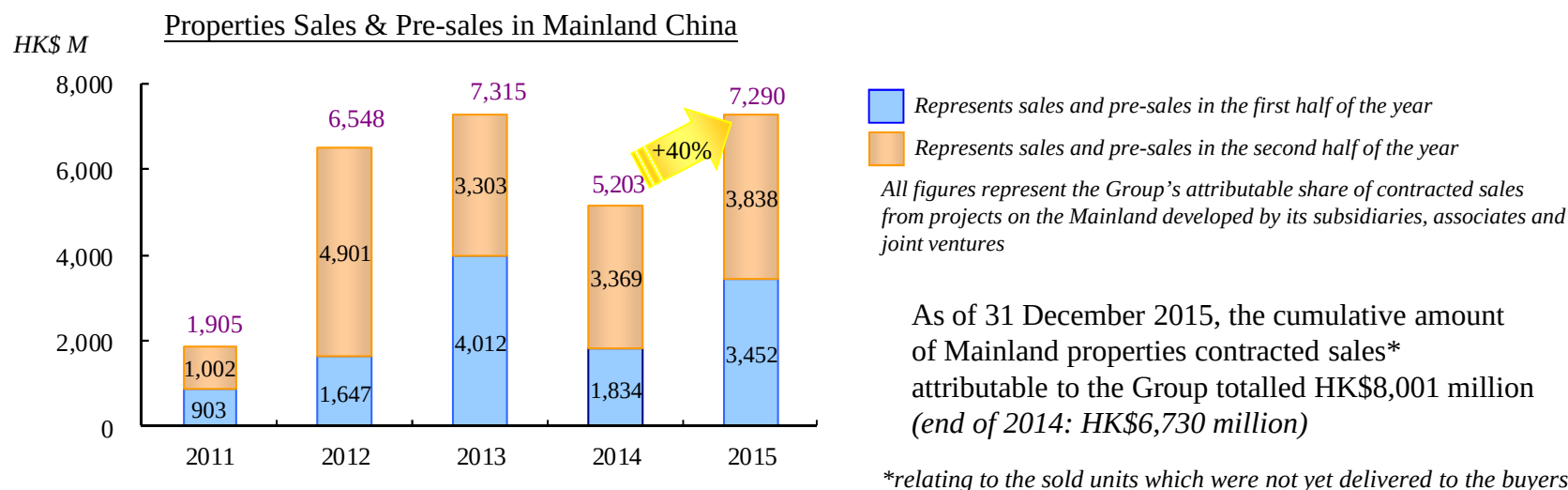
Property Development Business



■ Property Development in Mainland China

- Property with debut launch or new phase launched for sale/ pre-sale in 2015

City	Project name and location
Shanghai	Phase A1, A3-A6, Hongqiao Central Business District Project (虹橋核心商務區項目) Phase 1A, Songjiang Project (上海松江區車墩鎮車亭公路2號-2地塊項目)
Suzhou	Phase F1F2-2A, F1F2-2B, Riverside Park (水漾花城), Xiangcheng District Phase 1 & 2, Suzhou Henderson CIFI City (蘇州恒基旭輝城)
Xian	Phase 3A, Palatial Crest (恒基·碧翠錦華) on Jin Hua North Road
Yixing	Phase B1-1C, Grand Lakeview (譽瓏湖濱), Dongjiu District



Property Development Business



■ Property Development in Mainland China

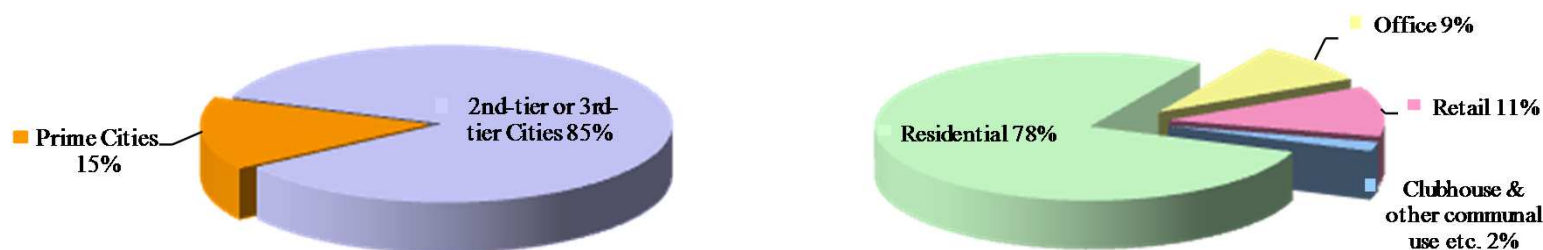
- Projects with debut launch or new phase to be launched for sale/ pre-sale in 2016

City	Project name and location
Changsha	Phase 3B, Arch of Triumph (恒基·凱旋門), Xingsha Town
Chengdu	Lot B & Lot B (commercial), Sirius ICC (成都環貿廣場 – 天曜), Dongda Road, Commercial and Financial District
Nanjing	Phase 3, Nanjing Emerald Valley (玲瓏翠谷), Xianlin, Qixia District
Shanghai	Phase C2-C5 (commercial), Hongqiao Central Business District Project (虹橋核心商務區項目) Phase 2A & 3A, Songjiang Project (上海松江區車墩鎮車亭公路2號-2地塊項目)
Suzhou	Phase F1F2-3, Riverside Park (水漾花城), Xiangcheng District,
Xian	Phase 2R4, La Botanica (御錦城)
Yixing	Phase F-2A, Grand Lakeview (譽瓏湖濱), Dongjiu District

■ Ample and low-cost land resources in Mainland China

Development Land Bank in Mainland China as at 31 December 2015

(with total attributable GFA of ~116.7 million sq. ft.)



Property Investment Business

Rising Rental Income from Investment Properties

- Completed investment property portfolio as at 31 December 2015
 - Hong Kong: ~9.1 million sq. ft. (end of 2014: ~8.9 million sq. ft.)
 - An office building at 8 Observatory Road, Tsim Sha Tsui, with a GFA of about 160,000 sq. ft., in which the Group owns a 50% interest, was completed during the year
 - Mainland China[^]: ~7.2 million sq. ft. (end of 2014: ~7.2 million sq. ft.)

Leasing Business	Gross Rental Income*		Change	Net Rental Income*		Change
	2015	2014		2015	2014	
First half of 2015 (HK\$ Million)						
Hong Kong [☆]	6,404	6,002	+ 7%	4,950	4,658	+ 6%
Mainland China	1,748	1,480	+ 18%	1,353	1,096	+ 23%
Overall	8,152	7,482	+ 9%	6,303	5,754	+ 10%

[^]Representing the total GFA of the nine major investment properties in Mainland China excluding the car parking spaces.

*All the above figures represent the Group's attributable share of contributions (before taxation) from investment properties held by subsidiaries, associates and joint ventures. Net rental income is stated before taxation.

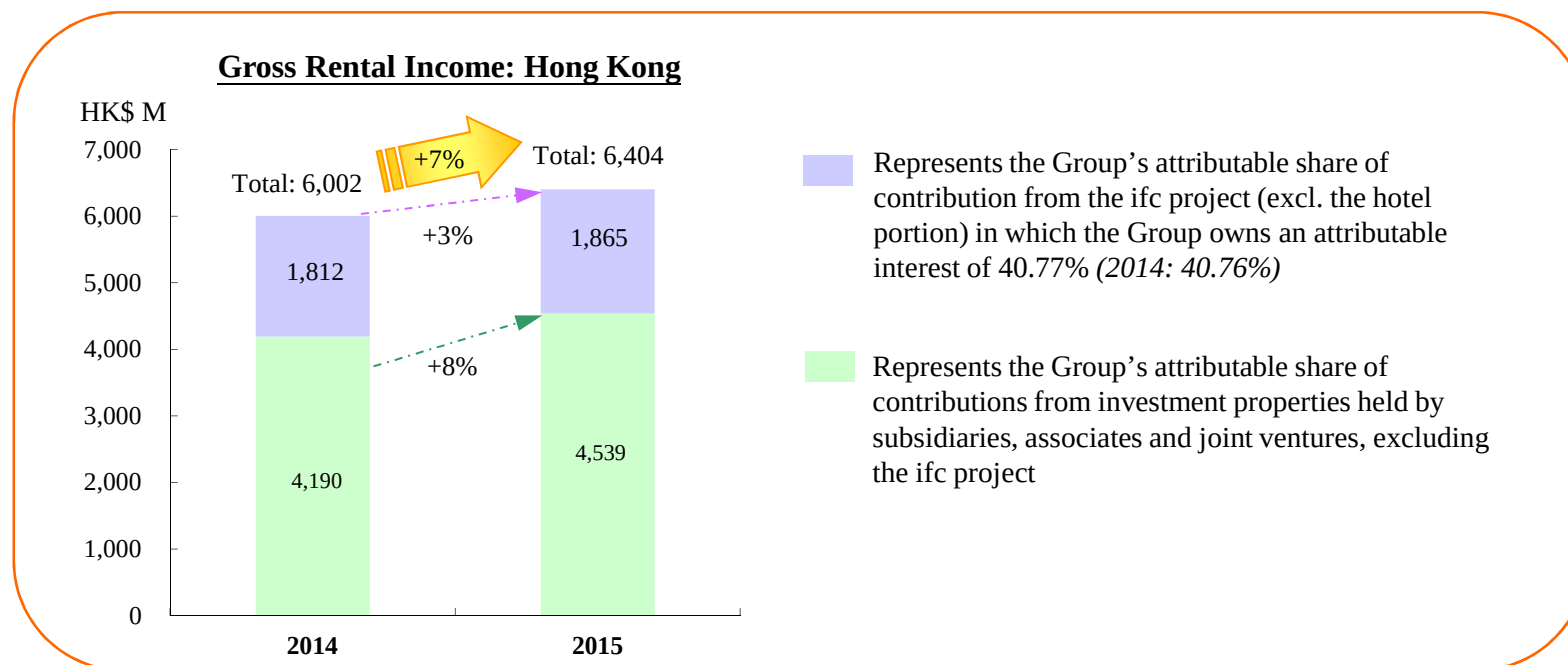
[☆]Rental income from consignment and concessionaire counters of Citistore in Hong Kong has been reallocated to department store segment from property leasing segment as Citistore is now wholly-owned by HLD's listed subsidiary, HIL.



Property Investment Business

Rising Rental Income from Investment Properties in Hong Kong

- Average committed occupancy rate of core investment properties in Hong Kong as at 31 December 2015: ~97% (end of 2014: ~98%)



- Asset enhancement & other initiatives:
 - * Renovation work in 2015: KOLOUR • Yuen Long, KOLOUR • Tsuen Wan I, Shatin Centre, Sunshine City Plaza and three office buildings on the Hong Kong Island, namely AIA Tower, FWD Financial Centre and Golden Centre
 - * iBeacon technology has recently been introduced to Metro City Phase 2, shopping mall in Tseung Kwan O, enhancing the interaction between the customers and tenants



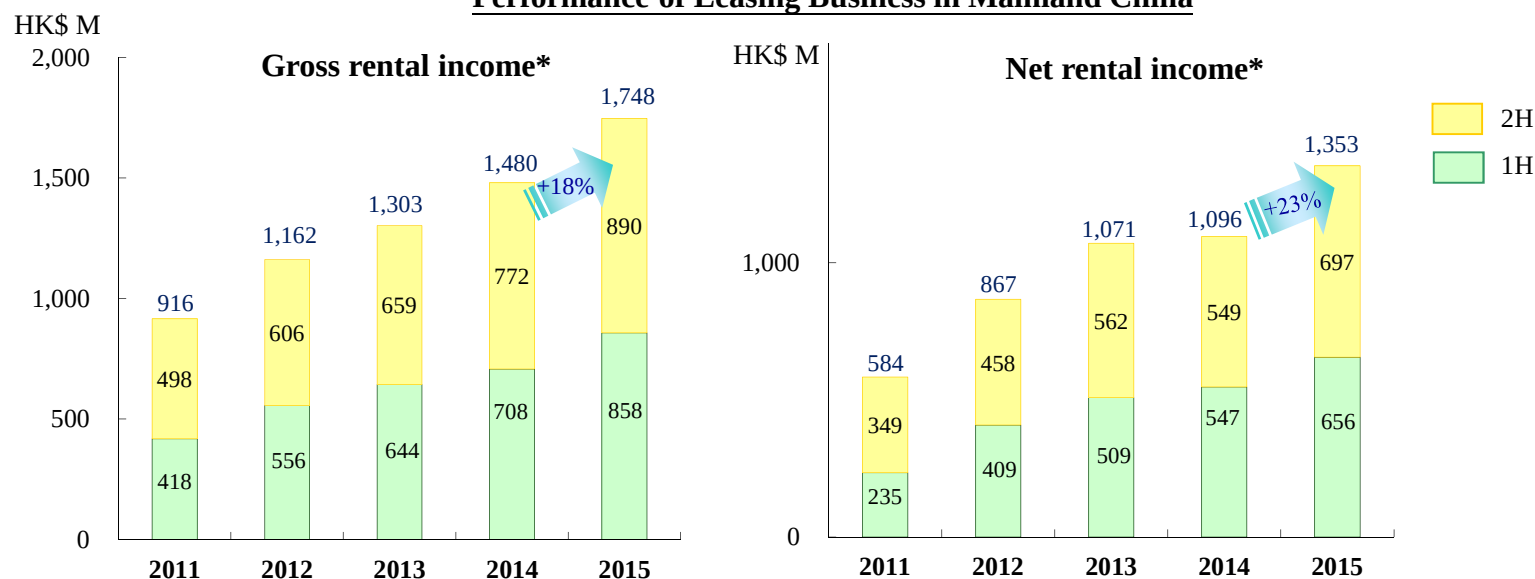
Property Investment Business

Rising Rental Income from Investment Properties in Mainland China

- Satisfactory performance of key investment properties on the Mainland

Property	Occupancy Rate as at 31 Dec 2015	Gross Rental Income for 2015	Y-o-Y Change
World Financial Centre, Beijing	~ 99%	HK\$688 million	+17%
Henderson Metropolitan, Shanghai	~ 99%	HK\$237 million	+ 6%

Performance of Leasing Business in Mainland China



*Represent the Group's attributable share of contributions (before taxation) from its subsidiaries, associates and joint ventures in mainland China.



Hong Kong & China Gas (“HKCG”)

- Sole supplier of piped gas in Hong Kong with 1,839,261 customers, up 1% y-o-y
- Large-scale city-gas enterprise on the mainland with around 20.9 million customers, up 10% y-o-y
 - Largest controlling shareholder of Towngas China Company Limited (“TCCL”, stock code: 1083), with a 62.53% interest as of 31 December 2015
 - Inclusive of Towngas China’s projects, HKCG had 222 projects at the end of 2015, 20 more than that at the end of 2014, spread across mainland China encompassing upstream, midstream and downstream natural gas sectors, water sectors, environmentally-friendly energy applications, energy resources’ exploration and utilisation, as well as telecommunications
- HKCG’s audited profit after taxation attributable to shareholders for 2015: HK\$7,302 million, up 3% over 2014
 - The depreciation of RMB affected the performance of profit whilst a rise in the revaluation surplus from an investment property, the ifc complex in 2015 against 2014 drove profit growth
 - Towngas China’s profit after taxation attributable to its shareholders for 2015, excluding the unrealized exchange loss in RMB and provision for disposal of a coke plant amounted to HK\$1,202 million, up 1% over 2014
- Dividend declared for 2015 attributable to HLD: ~HK\$1,680 million, up 10% y-o-y

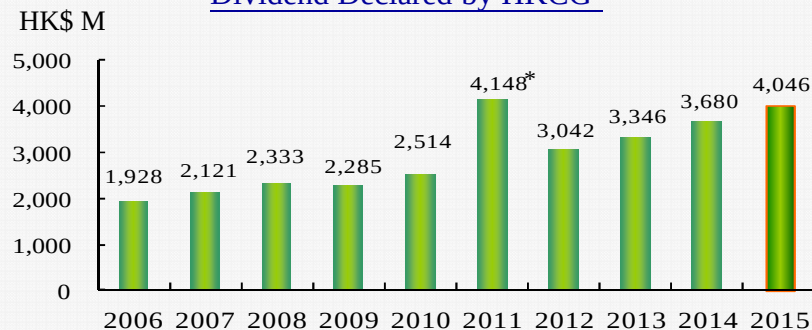
HKCG At A Glance *(as of 31 December 2015)*

- ☑ Total Issued Shares: ~11,561 million shares
- ☑ Market Capitalization: ~HK\$175,726 million
- ☑ Shareholders’ Equity: ~HK\$52,841 million
- ☑ 41.52% owned by Henderson Land – single largest shareholder

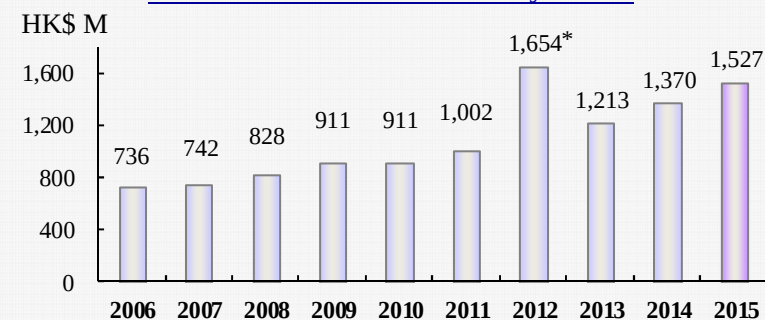


Hong Kong & China Gas (“HKCG”)

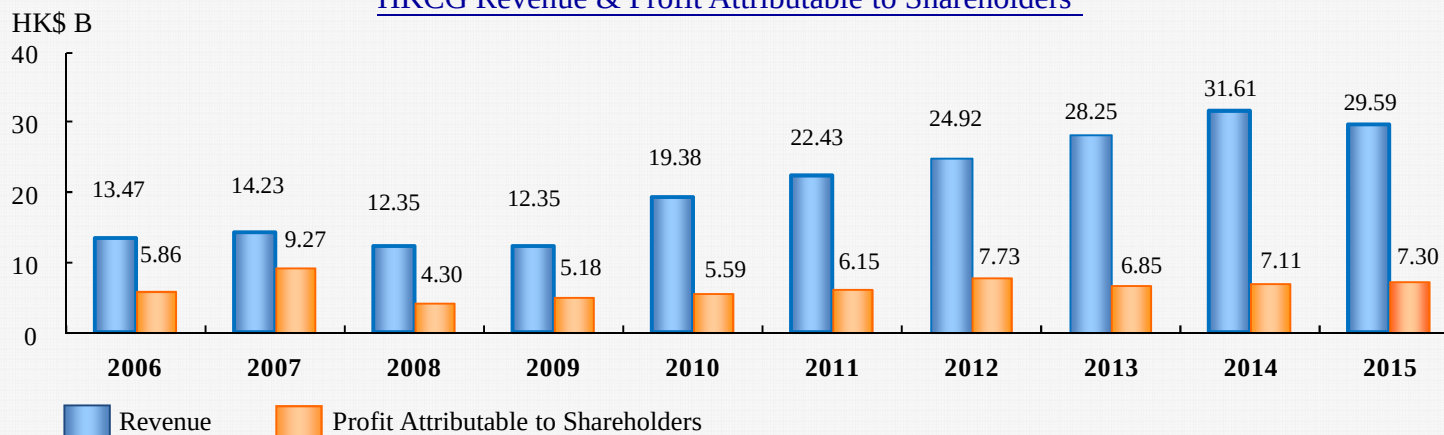
Dividend Declared by HKCG[#]



HKCG Dividends Received by HLD[^]



HKCG Revenue & Profit Attributable to Shareholders[#]



[#]Data for the years ended 31 December. [^]Dividends received during the years ended 30 June.

* Including approximately HK\$1,383 million of special dividend declared in March 2012 for celebrating HKCG's 150th Anniversary in 2012, of which ~HK\$606 million was attributable to HLD.



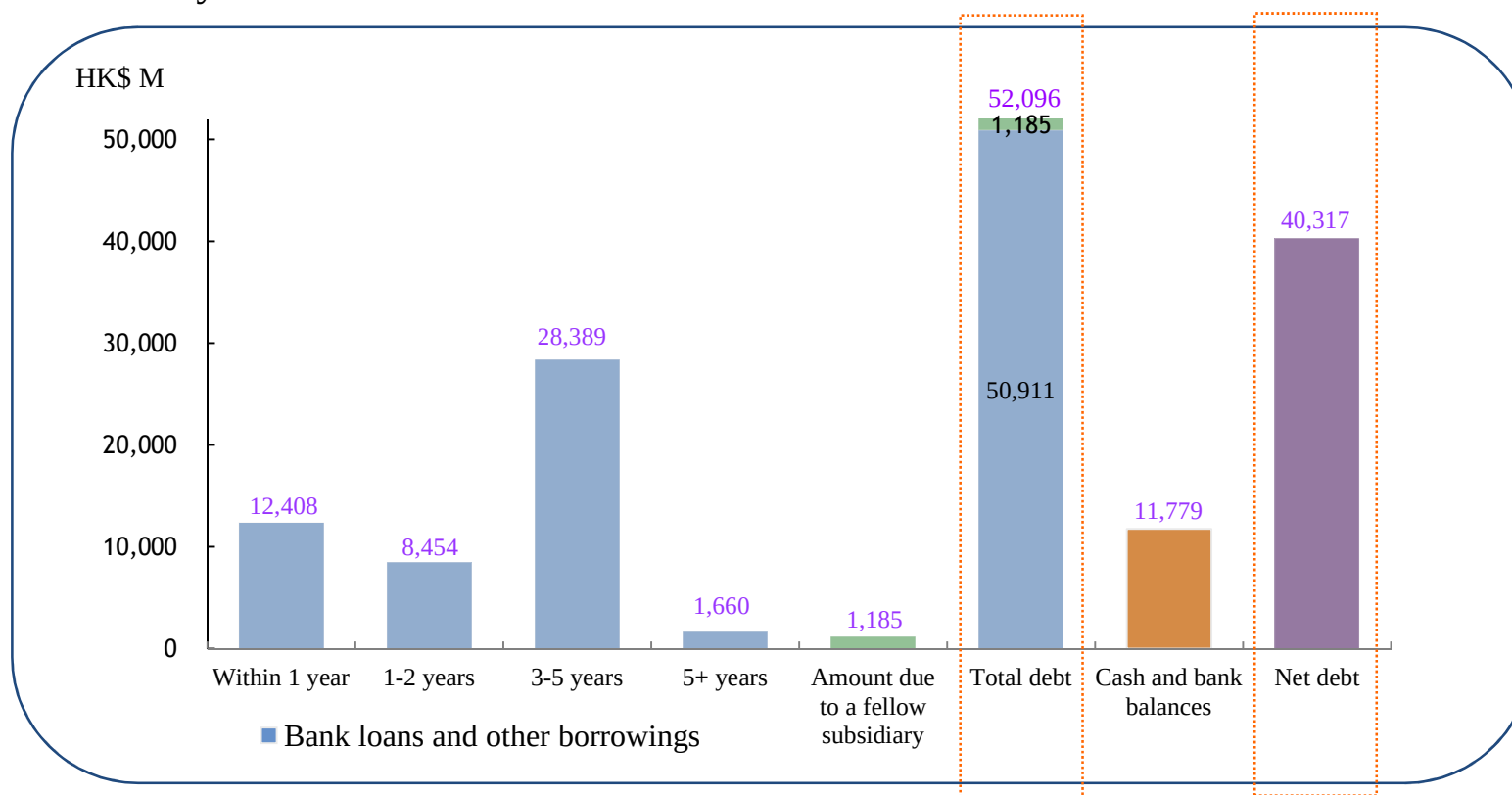
Strong Financial Position

- Financial gearing ratio* maintained at low level of **16.0%** as at 31 December 2015 (*end of 2014: 15.7%*)

➤ Abundant banking facilities and funding in place well cover the Group's capital commitments already contracted for that amounted to ~HK\$11 billion at 31 December 2015

**refers to net debt to shareholders' equity ratio*

- Debt Maturity Profile as at 31 December 2015



Prospects

Property Sales

- ✿ Hong Kong:
 - ☑ Good progress in increasing land bank last year via through multi-channels
 - ☑ Efforts in urban redevelopment over the years have started to bear fruit, holding 45 urban redevelopment projects, in which at least 80% ownership secured with a total GFA of approx. 3.8 million sq. ft. to be launched in 2017 or afterwards for sale/ lease
 - ☑ In addition to Harbour Park, Wellesley and Double Cove Summit, the Group plans to launch three more new projects with the launched projects' inventories for sale in 2016 offering over 2,100 residential units and above 226,000 sq. ft. high quality commercial & office areas
- ✿ Mainland China:
 - ☑ Easing credit environment is expected to continue in 2016
 - ☑ The Group will continue to look for premium residential and office projects in first-tier and selected second-tier cities as well as joint venture projects with local developers

Property Leasing

- ✿ A prime office/ commercial site in Xuhui, Shanghai was awarded to the Group at a land auction on 30 July 2015 for a consideration of RMB3,872 million
- ✿ With a number of commercial developments in the pipeline in both Hong Kong and mainland China, the Group's rental income is set to report growth

Associates

- ✿ HKCG, Miramar Hotel and Investment Company and Hong Kong Ferry (Holdings) Company will also provide the Group with a source of stable and sizeable income
 - ☑ HKCG had 222 projects on the mainland and an aggregate of approx. 22.7 million gas customers in Hong Kong and mainland China at the end of 2015 to generate promising returns



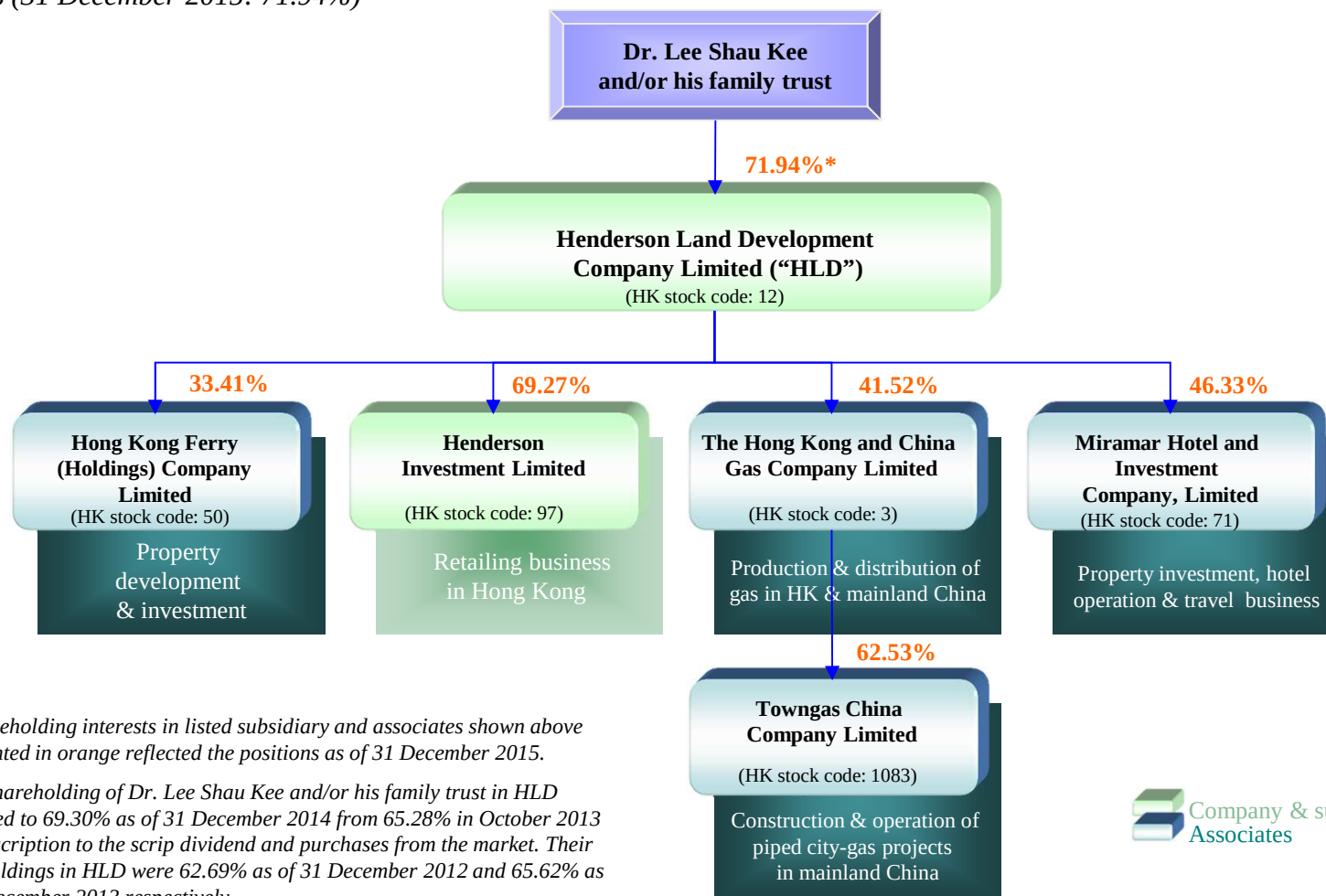
Annexes

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Annex 1.1: Group Structure

- The Group's Chairman Dr. Lee and/ or his family trust owned an equity interest of about 72.28% in Henderson Land as of 21 March 2016 (31 December 2015: 71.94%)



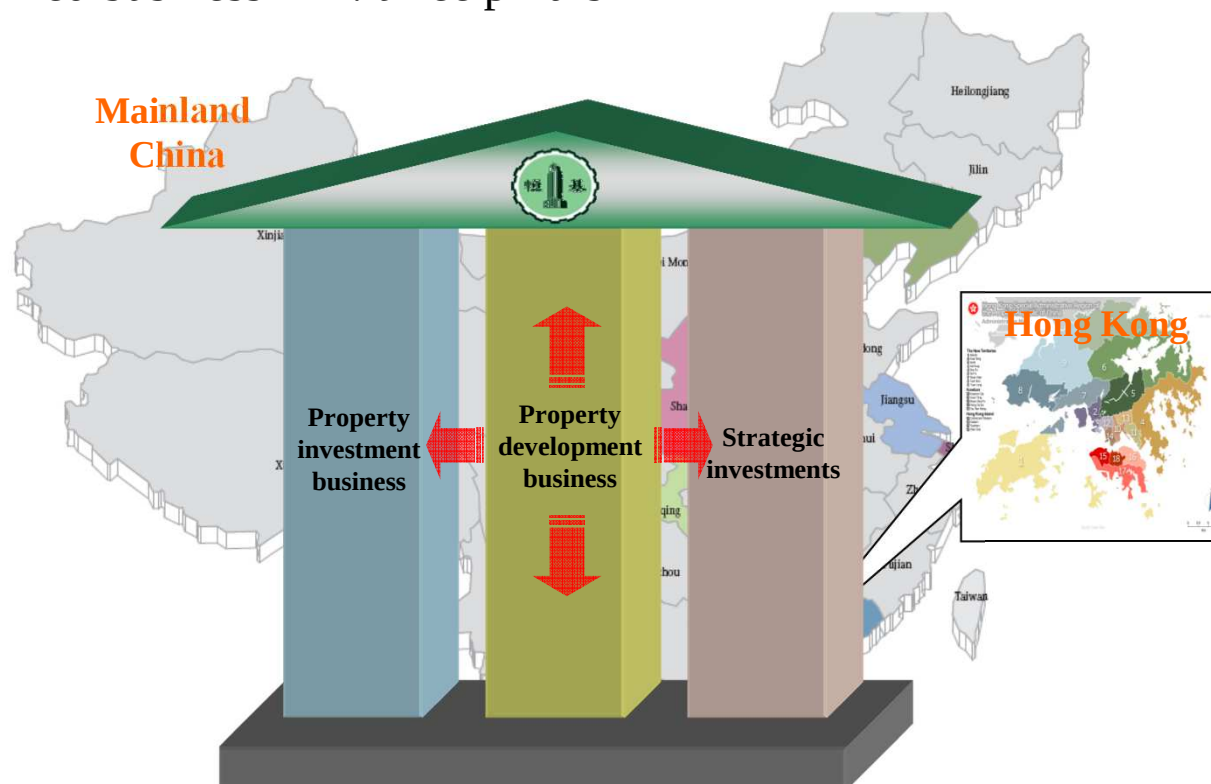
All shareholding interests in listed subsidiary and associates shown above highlighted in orange reflected the positions as of 31 December 2015.

* The shareholding of Dr. Lee Shau Kee and/or his family trust in HLD increased to 69.30% as of 31 December 2014 from 65.28% in October 2013 via subscription to the scrip dividend and purchases from the market. Their shareholdings in HLD were 62.69% as of 31 December 2012 and 65.62% as of 31 December 2013 respectively.



Annex 1.2: Business Model

■ Diversified business mix: three pillars



- **Property development business** – consistent track record of development profit with large reserve of New Territories land in Hong Kong and sizeable development land bank in mainland China;
- **Property investment business** – stable rental income from investment property portfolio; and
- **Strategic investments** – steady revenue stream in form of share of profits from the three listed associates, in particular The Hong Kong and China Gas Company Limited



Annex 2.1.1:

Sale/ Pre-sale Schedule in Hong Kong

■ Inventories from major launched projects for sale

		Usage*	HLD interest	Attr. C* area for rental	Inventories as at 31 Dec 2015	~Saleable area attr. to HLD
1	Double Cove (Phase 1 - 4) – 8 Wu Kai Sha Road, Ma On Shan	C/R	59%	63,386	585	327,859
2	The Reach – 11 Shap Pat Heung Road, Yuen Long	R	79.03%	--	28	21,887
3	Green Code – 1 Ma Sik Road, Fanling	C/R	33.41%	39,483	9	3,135
4	High Park – 51 Boundary Street, Kowloon	C/R	100%	8,820	5	3,463
5	High Point – 188 Tai Po Road, Cheung Sha Wan	C/R	100%	8,017	4	1,836
6	High Place – 33 Carpenter Road, Kowloon City	C/R	100%	4,784	5	2,452
7	The Hemispheres – 3 Gordon Road, North Point	C/R	100%	5,383	8	4,665
8	The Gloucester - 212 Gloucester Road, Wan Chai	R	100%	--	8	10,530
9	39 Conduit Road, Mid-Levels^	R	60%	--	18	29,070
10	Hill Paramount - 18 Hin Tai Street, Shatin	R	100%	--	6	17,017
11	Green Lodge - Tong Yan San Tsuen, Yuen Long	R	100%	--	6	12,762
12	Metro 6 – 121 Bulkeley Street, Hung Hom	C/R	33.41%	2,868	12	1,669
13	High One Grand – 188 Fuk Wing Street, Cheung Sha Wan	C/R	100%	8,694	5	3,158
14	High One – 571 Fuk Wa Street, Cheung Sha Wan	C/R	100%	7,088	10	3,660
15	H • Bonaire – 68 Main Street, Ap Lei Chau	C/R	100%	4,585	57	31,378
16	Jones Hive – 8 Jones Street, Causeway Bay	R	79.762%	--	60	23,983
17	High Park Grand – 68 Boundary Street, Kowloon	C/R	100%	--	39	42,373
18	AXIS – 200 Ma Tau Wai Road, To Kwa Wan	C/R	100%		68	16,923
19	Parker33 – 33 Shing On Street, Sai Wan Ho	C/R	100%	--	110	28,545
Sub-total (Project no. 1-19)				153,108	1,043	586,364

*C = Commercial; R = Residential; O = Office; I/O = Industrial/ Office.



Annex 2.1.1 – 2.1.2: Sale/ Pre-sale Schedule in Hong Kong

■ Inventories from major launched projects for sale (Cont'd)

		Usage*	HLD interest	Attr. C* area for rental	Inventories as at 31 Dec 2015	~Saleable area attr. to HLD
20	Eltanin • Square Mile – 11 Li Tak Street, Mong Kok	C/R	100%	42,259	159	40,259
21	The Zutton – 50 Ma Tau Kok Road, Ma Tau Kok	R	100%	--	174	43,349
22	Global Gateway Twoer – 63 Wing Hong Street, Cheung Sha Wan	I/O	100%	--	n.a.	153,240
23	E-Trade Plaza – 24 Lee Chung Street, Chai Wan	O	100%	--	n.a.	60,359
Sub-total (Project no. 20-23)				42,259	333	297,207
Total				195,367	1,376	883,571

*C = Commercial; R = Residential; O = Office; I/O = Industrial/ Office.

For projects no. 22 & 23, the area represents the project's commercial or industrial construction area.

■ Existing urban redevelopment projects for sale/ leasing

	Address	Site area (sq. ft.)	Expected GFA upon redevelopment (sq. ft.)	HLD's interest	Expected attributable GFA upon redevelopment (sq. ft.)	
					For rental	For sale
1	45-47 Pottinger Street and Ezra's Lane, Central, Hong Kong (Note 1)	9,067	135,995	19.10%	25,968	--
2	29 Lugard Road, The Peak, Hong Kong	23,649	11,824	100%	--	11,824
3	18 King Wah Road, North Point, Hong Kong (Notes 1 & 2)	52,689	329,755	100%	329,755	--
4	Yau Tong Bay, Kowloon (Note 3)	810,454	3,991,981	19.47%	--	777,124
Total		895,859	4,469,555	--	1,144,671	

Notes: 1. Investment property

2. With the approval from the Town Planning Board for redevelopment into an office tower, it is now in the process of an appeal to the Government on the amount of assessed land premium.

3. The modified master layout plan was approved in February 2015. It is now pending finalization of land premium with the Government.



Annex 2.1.3:

Sale/ Pre-sale Schedule in Hong Kong

■ Newly-acquired Urban Redevelopment Projects with 100% ownership

Project name and location	HLD’s interest	Site area (sq. ft.)	Expected attributable GFA upon redevelopment (sq. ft.)	
			IP^	Expected ready for sale (2017 – 18)
Hong Kong				
(1) 450-456G Queen’s Road West, Western District	100%	28,027	--	272,327
(2) 852-858 King’s Road and 21-39 Mansion Street, North Point	100%	17,720	--	168,640
(3) 62C Robinson Road and 6 Seymour Road, Mid-Levels	100%	3,853	--	30,824
(4) 206-212 Johnston Road, Wanchai	100%	4,341	65,115	--
(5) 12-18 Tin Wan Street, Aberdeen	100%	4,060	--	37,042
(6) 1-3 Chong Ching Street, Sheung Wan	100%	1,612	--	13,702
Kowloon				
(7) 8-30A Ka Shin Street, Tai Kok Tsui	100%	19,519	--	174,573
(8) 25-29 Kok Cheung Street, Tai Kok Tsui	100%	22,885	--	205,965
(9) 456-462A Sai Yeung Choi Street North, Sham Shui Po*	100%	12,298	--	110,682
(10) 1-15 Berwick Street, Shek Kip Mei	100%	9,788	--	78,304
(11) 202-208 Nam Cheong Street, Shek Kip Mei	100%	4,200	--	33,600
(12) 214-220 Nam Cheong Street, Shek Kip Mei	100%	4,200	--	33,600
(13) 342-348 Un Chau Street, Cheung Sha Wan	100%	4,579	--	38,922
(14) 352-354 Un Chau Street, Cheung Sha Wan	100%	2,289	--	19,457
(15) 11-19 Wing Lung Street, Cheung Sha Wan*	100%	6,510	--	58,577
(16) 69-83 Fuk Lo Tsun Road, Kowloon City*	100%	6,510	--	58,577
(17) 31-33 Whampoa Street, Hunghom	100%	3,000	--	25,500
Total		140,704	65,115	1,214,191

^IP = Investment property, i.e. to be held for rental purposes upon completion of development

*Development area may be subject to finalization of land premium

denote projects which were previously between 80% to just under 100% owned by the Group and became 100% owned by the Group as at 31 December 2015.



Annex 2.1.4:

Sale/ Pre-sale Schedule in Hong Kong

■ Newly-acquired Urban Redevelopment Projects with 80% or above ownership secured

Project name and location	Site area (sq. ft.)	Expected attributable GFA upon redevelopment (sq. ft.)
		Expected ready for sale in 2018 or onwards
Hong Kong		
(1) 4A-4P Seymour Road, Mid-Levels (65% stake held by HLD)	52,466	306,920
(2) 73-73E Caine Road, Mid-Levels	6,781	60,659
(3) 13-15 Wood Road, Wanchai	3,993	33,941
(4) 2 Tai Cheong Street, Sai Wan Ho	13,713	123,417
(5) 85-95 Shek Pai Wan Road, Aberdeen	4,950	42,075
(6) 4-6 Tin Wan Street, Aberdeen	1,740	14,790
(7) 9-13 Sun Chun Street, Tai Hang	2,019	18,171
(8) 9-17 Chong Ching Street, Sheung Wan	3,902	33,167
(9) 40-46 Pan Hoi Street, Quarry Bay (50% stake held by HLD)	3,734	15,870
(10) 72-94 Pan Hoi Street, Quarry Bay (50% stake held by HLD)	11,488	54,568
(11) 983-987A King’s Road, 16-22 Pan Hoi Street, Quarry Bay (50% stake held by HLD)	6,696	31,806
Kowloon		
(12) 57-69 Ma Tau Wai Road, 2-20 Bailey Street and 18A-30 Sung Chi Street, To Kwa Wan	23,031	207,277
(13) 2A-2F Tak Shing Street, Jordan	10,614	84,912
(14) 456-466 Sai Yeung Choi Street North and 50-56 Wong Chuk Street, Sham Shui Po	10,667	96,003
(15) 35-47 Li Tak Street, 2-16 Kok Cheung Street, 32-44 Fuk Chak Street, Tai Kok Tsui	20,114	180,973
(16) 1 Ka Shin Street, 39-53 Tai Kok Tsui Road and 2 Pok Man Street, Tai Kok Tsui	9,642	86,775
(17) 74-74C Waterloo Road and 15-25 Yau Moon Street, Homantin (49% stake held by HLD)	10,677	39,240
Sub-total (Project no. 1 – 17)	196,227	1,430,564



Annex 2.1.5: Sale/ Pre-sale Schedule in Hong Kong

■ Newly-acquired Urban Redevelopment Projects with 80% or above ownership secured (*Cont'd*)

Project name and location	Site area (sq. ft.)	Expected attributable GFA upon redevelopment (sq. ft.)
		Expected ready for sale in 2017 or onwards
(18) 21-27 Berwick Street, Shek Kip Mei	5,288	42,304
(19) 210-212 Nam Cheong Street, Shek Kip Mei	2,100	16,800
(20) 3-8 Yiu Tung Street, Shek Kip Mei	7,312	58,496
(21) 6-28 Gillies Avenue South and 76-78 Baker Street, Hunghom	19,975	179,775
(22) 1-21C Whampoa Street and 80-86 Baker Street, Hunghom	19,725	177,525
(23) 2-16A Whampoa Street, Hunghom	14,400	129,600
(24) 30-44 Gillies Avenue South and 75-77 Baker Street, Hunghom	13,175	118,575
(25) 23-25 Whampoa Street and 79-81 Baker Street, Hunghom	2,625	23,625
(26) 26-36A Whampoa Street and 83-85 Baker Street, Hunghom	9,775	87,975
(27) 39-41 Whampoa Street and 12A-12B Bulkeley Street, Hunghom	2,800	25,200
(28) 18-22A Bulkeley Street and 46-50 Gillies Avenue South, Hunghom	7,000	63,000
Sub-total (Project no. 18 – 28)	104,175	922,875
Total	300,402	2,353,439

Note: The above 28 projects' ownership would be consolidated by proceeding to the court for compulsory sale under the "Land (Compulsory Sale for Redevelopment) Ordinance". In the event that no court order being granted, the consolidation of ownership may not be completed for redevelopment. denote projects which were previously being less than 80% owned by the Group and became categorised as 80% to just under 100% owned as at 31 Dec 2015.

Three newly-acquired land sites from public tender	Usage	HLD interest	Site area (sq. ft.)	Estimated attr. GFA (sq. ft.)
Lot No. 2640 in DD No. 92 Castle Peak Road – Kwu Tung, Sheung Shui, New Territories	R	100%	154,280	555,401
15 Middle Road, Tsim Sha Tsui, Kowloon	C	100%	28,309	339,712
Kwun Chui Road, Area 56, Tuen Mun Town Lot No. 500, New Territories	R	100%	261,953	785,341



Annex 2.1.6:

Summary of All Developments in Hong Kong

■ Summary of all the different categories of development land resources in Hong Kong

	No. of projects	Attr. GFA/ saleable area (Note 1) (million sq. ft.)	Remarks
(A) Area available for sale:			
1 Unsold units from major launched projects	23	0.9	
2 New projects pending sale in 2016	7	0.6	
	Sub-total	1.5	Of which ~0.85 million sq. ft. were sourced from urban redevelopment projects
(B) Area available for sale:			
3 Existing urban redevelopment projects	4	1.1	Date of sales launch not yet fixed and two of them are pending finalization of land premium with the Government
4 Newly-acquired urban redevelopment projects – ownership fully consolidated	17	1.4	Most of them are expected to be available for sale in 2017 - 2018
5 Newly-acquired urban redevelopment projects – with over 80% ownership secured	28	2.4	Most of them are expected to be available for sale in 2018 – 2020
6 Newly-acquired urban redevelopment projects – with over 20% but less than 80% ownership secured (Note 2)	34	0.9	Redevelopments of these projects are subject to consolidation of their ownership
7 15 Middle Road, Tsim Sha Tsui, Kowloon	1	0.3	To be held for rental purposes upon completion of development
	Total of Section (A) and (B)	7.6	

Notes: 1. GFA is calculated on the basis of the Government's latest city planning parameters as well as the Group's development plans. For certain projects, it may be subject to change depending on the actual needs in the future.

2. The 34 projects have a total estimated attributable GFA of ~2.1 million sq. ft. based on the Government's latest city planning and upon successful consolidation of ownership. The Group's total attributable GFA based on the ownership currently secured for each project: ~0.9 million sq. ft. Such acquisitions bear uncertainty and the Group may not be able to consolidate ownerships of all projects. Redevelopments can only be implemented upon acquisition of the full ownership of the relevant projects.



Annex 2.1.7:

Summary of All Developments in Hong Kong

■ Summary of all the different categories of development land resources in Hong Kong (Cont'd)

	Attr. GFA/ saleable area (Note1) (million sq. ft.)	Remarks
(C) Major development projects in New Territories:		
• Fanling North & Kwu Tung	4.0	Developable area is subject to finalization of land premium
• Wo Shang Wai	0.9	
• Lot No. 2640 in DD No. 92, Castle Peak Road, Kwu Tung, Sheung Shui	0.6	
• Kwun Chui Road, Area 56, Tuen Mun Town Lot No. 500, New Territories	0.8	
• Others	0.4	
Sub-total	6.7	
Total for Section (A), (B) and Section (C)	14.3	

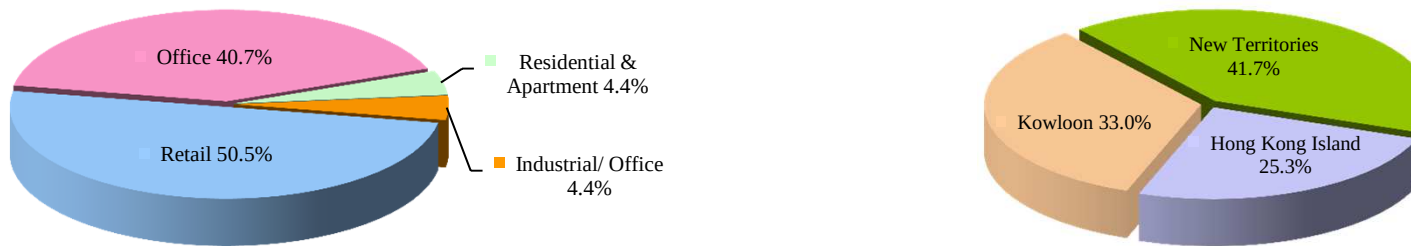
Note: 1. GFA is calculated on the basis of the Buildings Department's approved plans or the Government's latest city planning parameters as well as the Group's development plans. For certain projects, it may be subject to change depending on the actual needs in the future.



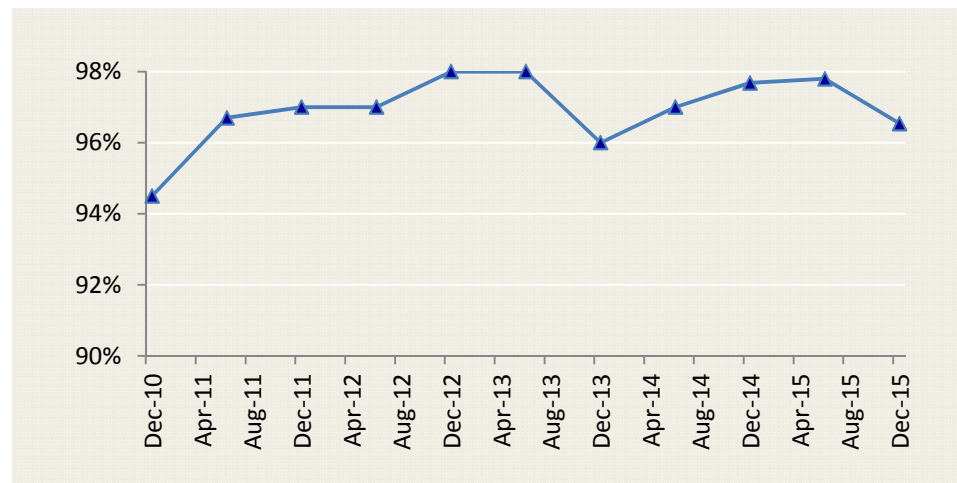
Annex 2.2: Rental Portfolio in Hong Kong

Property Investment Business as of 31 December 2015

Rental portfolio in Hong Kong
(with total attributable GFA of about 9.1 million sq. ft.)



- The overall leasing rate for the Group's core rental properties stayed high at approx. 97%



- Car parking space:

- At 31 December 2015, the Group had approx. 10,000 car parking bays providing additional rental income



Annex 3.1: Development Land-bank in Mainland China

Land bank under/ for development as of 31 December 2015

A “Two-pronged” strategy



	No. of Projects	Attributable GFA* (mn sq. ft.)
1 Shanghai	3	2.7
2 Guangzhou	4	14.5
3 Anshan, Liaoning	2	17.6
4 Changsha, Hunan	2	11.9
5 Chengdu, Sichuan	1	3.6
6 Dalian, Liaoning	2	9.1
7 Fuzhou, Fujian	1	1.2
8 Nanjing, Jiangsu	2	1.3
9 Shenyang, Liaoning	2	10.6
10 Suzhou, Jiangsu	3	13.8
11 Tieling, Liaoning	2	8.7
12 Xian, Shaanxi	2	13.0
13 Xuzhou, Jiangsu	1	1.8
14 Yixing, Jiangsu	1	6.9
TOTAL at 31 Dec 2015	28	116.7
TOTAL at 31 Dec 2014	29	126.1

Prime cities:
17.2 mn sq. ft.

2nd-tier cities:
99.5 mn sq. ft.

*Excluding basement areas and car parking spaces

Annex 3.2.1: Completion Schedule in Mainland China

■ Projects completed in 2015

Project name and location	Project type	Estimated GFA (sq. ft.) [#]
Lot A Phase 2, Sirius ICC (成都環貿廣場 – 天曜), Dongda Road, Commercial and Financial District, Chengdu	Residential	491,000
Phase 2A-2, 2B, 2C, 2D, Grand Waterfront (翔龍江畔城), Nan An District, Chongqing	Residential & Commercial	1,920,000
Phase 1, Jin Shi Tan Project (恒基碧桂園 • 金石灘), Dalian	Residential	885,000
Phase E1-1, E2, E3, E4, E5, E6, E7, E8, E9 Hongqiao Central Business District project (虹橋核心商務區項目), Shanghai	Residential	371,000
Phase A1-A16, B1-B4, Hongqiao Central Business District Project (虹橋核心商務區項目), Shanghai	Commercial	722,000
Phase 2B, Palatial Crest (恒基 • 碧翠錦華) on Jin Hua North Road, Xian	Residential	781,000
Phase 4-R1& 4-R2, La Botanica (御錦城), Xian	Residential & Commercial	718,000
Phase 2A, Grand Paradise (恒基 • 雍景新城), Dalong Lake Area, Xuzhou	Residential	914,000
Phase F-1D, Grand Lakeview (譽瓏湖濱), Dongjiu District, Yixing	Residential & Commercial	343,000
Total		7,145,000
Total estimated GFA attributable to HLD		5,453,300

As of 31 December 2015, the Group had about 2.9 million sq. ft. in attributable GFA[#] of completed inventories in mainland China.

[#]Excluding basement areas and car parking spaces



Annex 3.2.2:

Completion Schedule in Mainland China (Cont'd)

■ Completion schedule for 2016

Project name and location	Project type	Estimated GFA (sq. ft.) [#]
Phase 2, Arc De Triumph (恒基·凱旋門), Anshan	Residential	1,287,000
Phase 3A, Arch of Triumph (恒基·凱旋門), Xingsha Town, Changsha	Residential	1,276,000
Phase 2, Nanjing Emerald Valley (玲瓏翠谷), Xianlin, Qixia District, Nanjing	Residential	582,000
Phase E1-2 & C1-C5, Hongqiao Central Business District Project (虹橋核心商務區), Shanghai	Commercial	361,000
Phase 1A & 1B, Songjiang Project (松江區車墩鎮車亭), Shanghai	Residential	844,000
Phase 2, Golden Riverside (金河灣), Puhe New District Development, Shenyang	Residential	1,149,000
Phase F1F2-1A & F1F2-1B, Riverside Park (水漾花城), Xiangcheng District, Suzhou	Residential	1,140,000
Phase G3-T1T2, Riverside Park (水漾花城), Xiangcheng District, Suzhou	Commercial	995,000
Phase 2C, Palatial Crest (恒基·碧翠錦華) on Jin Hua North Road, Xian	Residential	594,000
Phase 2-R2, 4-R1, La Botanica (御錦城), Xian	Residential	3,512,000
Phase 1A, New Town Central District Development (新城中心發展項目), Tieling	Commercial	383,000
Phase 2B, Grand Paradise (恒基·雍景新城), Dalong Lake Area, Xuzhou	Residential	1,205,000
Phase 4A, Grand Paradise (恒基·雍景新城), Dalong Lake Area, Xuzhou	Commercial	173,000
Phase B1-1A / 1B / 1C, Grand Lakeview (譽瓏湖濱), Dongjiu District, Yixing	Residential	1,557,000
Total		15,058,000
Total estimated GFA attributable to HLD		12,572,900

[#]Excluding basement areas and car parking spaces



Annex 3.2.3:

Completion Schedule in Mainland China (*Cont'd*)

■ Completion schedule for 2017

Project name and location	Project type	Estimated GFA (sq. ft.) [#]
Phase D1-D4, Hongqiao Central Business District Project (虹橋核心商務區), Shanghai	Commercial	361,000
Phase 2A, Songjiang Project (松江區車墩鎮車亭), Shanghai	Residential	197,000
Phase F1F2-2, Riverside Park (水漾花城), Xiangcheng District, Suzhou	Residential	1,448,000
Phase 1 & 2, Suzhou Henderson CIFI City (蘇州恒基旭輝城), Suzhou	Residential	2,302,000
Phase 2-R4, La Botanica (御錦城), Xian	Residential	1,852,000
Total		6,160,000
Total estimated GFA attributable to HLD		3,774,450

[#]Excluding basement areas and car parking spaces



Annex 3.3:

Rental Portfolio in Mainland China

Major completed investment properties in mainland China as of 31 December 2015

									
Project Name	Beijing Henderson Centre	World Financial Centre	Grand Gateway Office Tower II	Skycity	Centro	Greentech Tower	Henderson Metropolitan	Henderson 688	Hengbao Plaza
Location	Beijing	Beijing	Shanghai	Shanghai	Shanghai	Shanghai	Shanghai	Shanghai	Guangzhou
HLD's interest	100%	100%	100%	100%	100%	100%	100%	100%	100%
Usage	Retail	Office & Retail	Office	Retail	Office & Retail	Office & Retail	Office & Retail	Office & Retail	Retail
Acquisition Year	1993	1994	1997	1992	1992	1992	2007	1994	1995
Completion Year	1997	2009	2005	1998	2010	2012	2010	2014	2001
GFA[^] (sq. ft.)	1,130,000	2,170,000	690,000	380,000	510,000	480,000	1,030,000	920,000	920,000
• Office	--	1,990,000	690,000	--	370,000	360,000	430,000	660,000	--
• Retail	890,000	140,000	--	290,000	70,000	50,000	340,000	50,000	700,000
• Basement Retail Area	--	40,000	--	--	--	--	80,000	--	--
• Car parking	240,000	--	--	90,000	70,000	70,000	180,000	210,000	220,000
Leasing Rate ■ 31 Dec 2015	~94%	~99%	~99%	~100%	~98%	~98%	~99%	~100%	~91%

[^]Including car parking spaces and basement retail area



Supplementary Information – Group's Planned Development Projects

1



2



Project location	450-456G Queen's Road West, Western District	4A-4P Seymour Road, Mid-Levels (65% stake held by HLD)
Site area	28,027 sq. ft.	52,466 sq. ft.
Expected total GFA upon redevelopment	272,327 sq. ft. (Note 1)	472,185 sq. ft. (Note 2)
Estimated land cost per sq. ft. of GFA	HK\$5,000	HK\$10,200 (Note 3)
Estimated construction cost per sq. ft. of GFA [^]	HK\$4,600	HK\$4,800
Remarks	100% stake owned by HLD. Expected to be launched in 2017	Acquisition in progress

Notes: 1. The expected GFA (Gross Floor Area) is estimated on the basis of the Buildings Department's approved plans and the actual GFA is subject to final approval.

2. The expected GFA is estimated on the basis of the Government's latest town planning parameters. However, it cannot be certain that the Group will be able to acquire full ownership of the project which is required to commence the redevelopment.

3. The "land cost" is based on the actual costs of units acquired and the estimated costs of acquiring the remaining units in the properties involved.

[^] "Construction cost" is estimated based on current market prices, and do not take into account inflation or any other unpredictable factors during the construction period.



Supplementary Information – Group's Planned Development Projects (Cont'd)

3



4



Project location	852-858 King's Road and 21-39 Mansion Street, North Point	Berwick Street/ Nam Cheong Street/ Yiu Tung Street, Shek Kip Mei
Site area	approx. 17,720 sq. ft.	45,525 sq. ft.
Expected total GFA upon redevelopment	approx. 168,640 sq. ft. (Note 1)	409,367 sq. ft. (Note 2)
Estimated land cost per sq. ft. of GFA	HK\$6,200	HK\$5,400 (Note 3)
Estimated construction cost per sq. ft. of GFA [^]	HK\$3,700	HK\$3,700
Remarks	100% stake owned by HLD. Expected to be launched in 2017	Acquisition in progress

- Notes:** 1. The expected GFA (Gross Floor Area) is estimated on the basis of the Government's latest town planning parameters, and is subject to the final approval of the building plans.
2. The expected GFA is estimated on the basis of the Government's latest town planning parameters. However, it cannot be certain that the Group will be able to acquire full ownership of this project which is required to commence the redevelopment.
3. The "land cost" is based on the actual costs of units acquired and the estimated costs of acquiring the remaining units in the properties involved.
- [^] "Construction cost" is estimated based on the current market prices, and do not take into account inflation or any other unpredictable factors during the construction period.



Supplementary Information – Group's Planned Development Projects (Cont'd)

5



6



Project location	Kok Cheung Street/ Li Tak Street/ Fuk Chak Street/ Ka Shin Street/ Tai Kok Tsui Road/ Pok Man Street, Tai Kok Tsui	Gillies Avenue South/ Baker Street/ Whampoa Street/ Bulkeley Street, Hung Hom
Site area	approx. 91,760 sq. ft.	approx. 115,450 sq. ft.
Expected total GFA upon redevelopment	approx. 824,659sq. ft. (Note 1)	approx. 1,039,050 sq. ft. (Note 1)
Estimated land cost per sq. ft. of GFA	HK\$5,700 (Note 2)	HK\$6,500 (Note 2)
Estimated construction cost per sq. ft. of GFA^	HK\$4,300	HK\$4,000
Remarks	Phase 1, Eltanin • Square Mile, was launched for pre-sale in 2015. Acquisition in progress	Acquisition in progress

Notes: 1. The expected GFA (Gross Floor Area) is estimated on the basis of the Government's latest town planning parameters. However, it cannot be certain that the Group will be able to acquire full ownership of this project which is required to commence the redevelopment.

2. The "land cost" is based on the actual costs of units acquired and the estimated costs of acquiring the remaining units in the properties involved.

^ "Construction cost" is estimated based on the current market prices, and do not take into account inflation or any other unpredictable factors during the construction period.



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Supplementary Information – Group's Planned Development Projects (Cont'd)

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8



Project location	18 King Wah Road, North Point	Lot No. 2640 in DD No. 92, Castle Peak Road, Kwu Tung Sheung Shui
Site area	52,689 sq. ft.	154,280 sq. ft.
Expected total GFA upon redevelopment	329,755 sq. ft. (Note 1)	555,398 sq. ft. (Note 1)
Estimated land cost per sq. ft. of GFA	(Note 2)	HK\$5,200
Estimated construction cost per sq. ft. of GFA [^]	HK\$3,300	HK\$4,320
Remarks	Originally an industrial site. Planned to be redeveloped into an office building	Acquired through the Government's public tender. Expected to be launched for pre-sale in 2017

Notes: 1. The expected GFA (Gross Floor Area) is estimated on the basis of the Buildings Department's approved plans and the actual GFA is subject to final approval.

2. It is now in the process of an appeal to the Government on the amount of assessed land premium.

[^] "Construction cost" is estimated based on the current market prices, and do not take into account inflation or any other unpredictable factors during the construction period.



Supplementary Information – Group's Planned Development Projects (Cont'd)

9



10



Project location	15 Middle Road, Tsim Sha Tsui	Kwun Chi Road, Area 56 Tuen Mun Town Lot No. 500
Site area	28,309 sq. ft.	261,953 sq. ft.
Expected total GFA upon redevelopment	339,646 sq. ft. (Note 1)	approx. 785,341 sq. ft. (Note 2)
Estimated land cost per sq. ft. of GFA	HK\$13,800	HK\$4,620
Estimated construction cost per sq. ft. of GFA [^]	HK\$3,500	HK\$4,000
Remarks	Acquired through the Government's public tender. To be developed into a Ginza-type commercial property	Acquired through the Government's public tender

Notes: 1. The expected GFA (Gross Floor Area) is estimated on the basis of the Buildings Department's approved plans and the actual GFA is subject to final approval.

2. The expected GFA is estimated on the basis of the Government's latest town planning parameters, and is subject to the final approval of the building plans.

[^] "Construction cost" is estimated based on the current market prices, and do not take into account inflation or any other unpredictable factors during the construction period.





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