

Chairman's Statement

主席報告書

I am pleased to present the results of the Company and its subsidiaries (the "Group") for the year ended 31st December, 2009 (the "Year") to the shareholders of the Company.

RESULTS

Profit attributable to equity holders of the parent for the Year was HK\$8,648.7 million as compared to loss of HK\$1,494.4 million for last year. The profit for the Year was mainly due to the fair value gains on investment properties. Earnings per share was HK\$4.34 (year ended 31st December, 2008: loss per share HK\$0.67).

If the net gain on the major non-cash items of HK\$7,231.4 million (year ended 31st December, 2008: net loss HK\$5,943.2 million) are excluded, the Group will have a core profit attributable to equity holders of the parent for the Year of HK\$1,417.3 million (year ended 31st December, 2008: HK\$4,448.8 million) and a core earnings per share of HK71.0 cents (year ended 31st December, 2008: HK199.6 cents), a decrease of 68.1% and 64.5% over 2008 respectively.

The major non-cash items are fair value gains on investment properties together with their respective deferred tax expenses of HK\$7,231.4 million (year ended 31st December, 2008: loss of HK\$6,235.7 million and credit effect of deferred tax on reduction in tax rate in respect of the fair value changes on investment properties of HK\$292.5 million).

DIVIDENDS AND SHARE REPURCHASE

In October and November 2009, the Company has paid interim and special dividends in total of HK65 cents per share or HK\$1,267 million to shareholders, which represents 91.5% of the core profit for the Year of HK71.0 cents per share or HK\$1,417.3 million. As such, the Board of Directors of the Company (the "Board") considers that proposal for final dividend for the Year is not required. However, in order to maintain a continuous dividend payment record, the Board has recommended the payment of a nominal final dividend of HK1 cent per share for the Year (the "Final Dividend") (2008: HK1 cent).

本人欣然向本公司之股東呈報本公司及其附屬公司（「本集團」）截至二零零九年十二月三十一日止年度（「本年度」）之業績。

業績

本年度母公司股本權益持有人的應佔溢利為8,648,700,000港元，而去年同期虧損為1,494,400,000港元。本年度的溢利主要來自投資物業的公平值變動收益。每股盈利為4.34港元（截至二零零八年十二月三十一日止年度：每股虧損為0.67港元）。

如撇除主要非現金項目收益淨額7,231,400,000港元（截至二零零八年十二月三十一日止年度：淨虧損5,943,200,000港元），本集團於本年度母公司股本權益持有人的應佔核心溢利將為1,417,300,000港元（截至二零零八年十二月三十一日止年度：4,448,800,000港元），而每股核心盈利將為71.0港仙（截至二零零八年十二月三十一日止年度：199.6港仙），分別較二零零八年減少68.1%及64.5%。

主要非現金項目為投資物業公平值變動之收益連同其相關的遞延稅項7,231,400,000港元（截至二零零八年十二月三十一日止年度：虧損6,235,700,000港元以及由於稅率減少而引至之有關投資物業公平值變動之遞延稅項撥回292,500,000港元）。

股息及股份回購

於二零零九年十月及十一月，本公司已派付合共每股65港仙或1,267,000,000港元之中期股息及特別股息予股東，相當於本年度核心溢利每股71.0港仙或1,417,300,000港元之91.5%。因此，本公司董事會（「董事會」）認為本年度沒有需要建議派發末期股息。然而，為保持持續派付股息之記錄，董事會建議派發本年度之象徵性末期股息每股1港仙（「末期股息」）（二零零八年：1港仙）。

Chairman's Statement

主席報告書

DIVIDENDS AND SHARE REPURCHASE (cont'd)

During the Year, the Company has allocated an aggregate cash amount of HK\$2,740.5 million (2008: HK\$4,648.4 million) (or HK138.8 cents per share (2008: HK216.2 cents)) which would be paid to shareholders. Out of such sum, (i) an amount of HK\$39.2 million (2008: HK\$306.2 million) (or HK2 cents per share (2008: HK13.5 cents)) and an amount of HK\$1,228.5 million (2008: HK\$2,033.8 million) (or HK63 cents per share (2008: HK99 cents)) have been applied for the payment of interim dividend and special dividend respectively; (ii) an amount of HK\$19.5 million (2008: HK\$20.5 million) (or HK1 cent per share (2008: HK1 cent)) would be applied for the payment of Final Dividend; and (iii) an amount of HK\$1,453.3 million (2008: HK\$2,287.9 million) (or HK72.8 cents per share (2008: HK102.7 cents)) has been utilised for the repurchase of the Company's shares during the Year. With such a total cash sum of HK138.8 cents per share (2008: HK216.2 cents) and a core profit of HK71.0 cents per share (2008: HK199.6 cents), a ratio of 195% (2008: 108%) is recorded, which is summarised as follows:

股息及股份回購(續)

於本年度內，本公司已分配現金總額達2,740,500,000港元(二零零八年：4,648,400,000港元)(或每股138.8港仙(二零零八年：216.2港仙))，並將會派發予股東。該總額當中包括(i)合共39,200,000港元(二零零八年：306,200,000港元)(或每股2港仙(二零零八年：13.5港仙))及合共1,228,500,000港元(二零零八年：2,033,800,000港元)(或每股63港仙(二零零八年：99港仙))分別已派發作中期股息及特別股息；(ii)合共19,500,000港元(二零零八年：20,500,000港元)(或每股1港仙(二零零八年：1港仙))則將會用作派付末期股息；及(iii)合共1,453,300,000港元(二零零八年：2,287,900,000港元)(或每股72.8港仙(二零零八年：102.7港仙))已於本年度用作回購本公司股份。根據該現金總額每股138.8港仙(二零零八年：216.2港仙)以及核心溢利每股71.0港仙(二零零八年：199.6港仙)，錄得比率為195%(二零零八年：108%)，並概述如下：

		For the year ended	
		31st December	
		截至十二月三十一日止年度	
		2009	2008
Core profit (HK\$m)	核心溢利(百萬港元)	1,417.3	4,448.8
Share repurchase (HK\$m)	股份回購(百萬港元)	1,453.3	2,287.9
Interim Dividend (HK\$m)	中期股息(百萬港元)	39.2	306.2
Special Dividend (HK\$m)	特別股息(百萬港元)	1,228.5	2,033.8
			(Note) (附註)
Final Dividend (HK\$m)	末期股息(百萬港元)	19.5	20.5
			(Note) (附註)
On a share basis	以每股計		
Core profit (HK cents)	核心溢利(港仙)	71.0	199.6
Share repurchase (HK cents)	股份回購(港仙)	72.8	102.7
Interim Dividend (HK cents)	中期股息(港仙)	2.0	13.5
Special Dividend (HK cents)	特別股息(港仙)	63.0	99.0
Final Dividend (HK cent)	末期股息(港仙)	1.0	1.0
Interim, Special and Final Dividend (HK cents)	中期·特別及末期股息(港仙)	66.0	113.5
As a percentage of core profit	相當於核心溢利之百分比	93%	57%
Share repurchase, Interim, Special and Final Dividend (HK cents)	股份回購·中期·特別及末期股息(港仙)	138.8	216.2
As a percentage of core profit	相當於核心溢利之百分比	195%	108%

Note: as a result of repurchase of shares prior to the record date of dividends payment, the actual amount paid for final dividend and special dividend in aggregate was HK\$2,006.3 million.

附註：由於本公司在派息記錄日前曾進行股份回購，末期股息及特別股息之實際派付總額為2,006,300,000港元。

Chairman's Statement

主席報告書

DIVIDENDS AND SHARE REPURCHASE (cont'd)

Approval of Dividend by Shareholders and Expected Timeframe

Subject to shareholders' approval at the forthcoming annual general meeting of the Company to be held on 28th May, 2010, the dividend warrants will be posted on or about 9th June, 2010 to shareholders whose names appear on the register of members of the Company on 28th May, 2010.

CLOSURE OF REGISTER OF MEMBERS

The register of members will be closed from 25th May, 2010 to 28th May, 2010, both days inclusive. In order to qualify for the recommended final dividend and for the purpose of ascertaining the members' entitlement to the attendance of the forthcoming annual general meeting of the Company, all share transfers documents accompanied by the relevant share certificates must be lodged with the Company's Branch Registrar and Transfer Office in Hong Kong, namely Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not later than 4:30 p.m. on 24th May, 2010.

BUSINESS REVIEW

Hong Kong Property Investment

Rentals from investment properties continued to be one of the major sources of our income. The overall occupancy rate of the Group's retail portfolio was 88.65% during the Year excluding the renovation area of Windsor House. The occupancy rate achieved 93.60% if non-core properties are excluded. The satisfactory occupancy rate is attributable to the prime locations of the majority of the Group's retail properties.

Despite the economic turmoil in the first half of 2009, the Group's overall gross rental growth remained positive of 5.35% with rental income of HK\$1,013.1 million for the Year as compared with last year. The respective increases in Hong Kong retail and non-retail portion have been 3.93% and 10.13%. The increase in gross rental income is mainly attributable to the high reversionary rental rate of the office properties and pleasant rental rate achieved by shopping malls after renovation.

During the Year, the shops of Excelsior Plaza – Laforet were fully let out and the average occupancy rate of Causeway Place was approximately 93.33%.

股息及股份回購(續)

股東批准派息及預期之時間表

待股東於本公司之應屆股東週年大會上(將在二零一零年五月二十八日舉行)批准後,股息單將於二零一零年六月九日或前後寄予於二零一零年五月二十八日名列本公司股東名冊之股東。

暫停辦理股東登記手續

本公司將自二零一零年五月二十五日至二零一零年五月二十八日(包括首尾兩天)暫停辦理股東登記手續。為符合獲派建議末期股息的資格,以及為確定股東出席本公司應屆股東週年大會的資格,所有股份過戶文件連同有關股票必須於二零一零年五月二十四日下午四時三十分前送達本公司於香港之過戶登記分處香港中央證券登記有限公司,地址為香港灣仔皇后大道東183號合和中心17樓1712-1716室。

業務回顧

香港物業投資

投資物業之租金仍然是本集團之主要收入來源之一。本集團之零售物業組合於本年度內之整體出租率為88.65%(不包括皇室大廈之翻新範圍)。倘撇除非核心物業,出租率則達93.60%。出租率令人滿意與本集團大部分零售物業位於優質地段有關。

儘管二零零九年上半年經濟不穩,本集團於本年度之整體租金總額仍維持理想,較去年增長5.35%,租金收入為1,013,100,000港元。香港零售及非零售部分之增幅分別為3.93%及10.13%。租金收入總額增加主要由於辦公室物業之高回轉租金比率及購物商場經翻新後獲得之可觀租金比率所致。

於本年度內,怡東商場—東角Laforet之所有商舖已全數租出,而銅鑼灣地帶之商舖之平均出租率則約為93.33%。

Chairman's Statement

主席報告書

BUSINESS REVIEW (cont'd)

Hong Kong Property Investment (cont'd)

The first phase renovation of Windsor House was completed in the third quarter of 2007 and the second phase renovation commenced in March 2008. Works include reconfiguration of the mall layout from basement level to 7th level to provide greater varieties of prime retail shops and specialty restaurants, addition of atrium void and introduction of skylight to provide a high-end shopping environment. Portions of the circulation areas and shops at ground floor and first floor have been re-opened in December 2008 and June 2009 respectively and it is anticipated that the whole renovation work will be completed in May 2010. The revamped Windsor House will have improved and diversified trade mix.

As for Silvercord, the overall rental income was raised 16.01% for the Year as compared with last year and its average occupancy rate was 95.29% during the Year. The rental growth and high occupancy rate reflect the success of the Group's rental enhancement strategy of renovation and repackaging of its shopping malls. In order to further refine the configuration of the retail shops and restaurants at third floor, improvement works to third floor is being planned and site works are tentatively scheduled to be commenced on the second half of 2010.

The ONE, i.e. the redevelopment project of the former Tung Ying Building in Tsim Sha Tsui is being developed to a 29-storey integrated shopping, entertainment and food and beverage complex with more than 400,000 square feet of retail spaces. It will be the tallest retail complex of its kind in Hong Kong and is expected to be a landmark shopping arcade in Tsim Sha Tsui upon completion scheduled for the first half of 2010. Pre-lease marketing has been commenced after the formal naming of The ONE in June 2009. Overall marketing response is positive and a number of offers are received from prospective tenants.

During the Year, the average occupancy rates of Windsor House, MassMutual Tower and Harcourt House were approximately 89.02%, 98.93% and 75.54% respectively, bringing the approximate occupancy rate of the overall office portfolio to 89.06%. The drop of occupancy rate in Harcourt House was mainly due to the closure of businesses in Hong Kong or down-size of office area of several anchored tenants in the building caused by the global financial tsunami.

Hong Kong Property Development

In general, the Group's development projects have been progressing satisfactorily and the sales have been achieving pleasing results.

業務回顧 (續)

香港物業投資 (續)

皇室大廈首階段之翻新工程已於二零零七年第三季竣工，而第二階段之翻新工程亦已於二零零八年三月展開。有關工程包括重新配置地庫至七樓商場之設計，以提供更多不同類型之優質零售商舖和特色食肆，構建一個中庭空間及天幕佈置，以營造一個高級的購物環境。地下和一樓的部分通道及商舖已分別於二零零八年十二月及二零零九年六月重開，預計整個翻新工程將於二零一零年五月完成。翻新後的皇室大廈將更臻完善及具多元化商戶組合。

至於新港中心，整體租金收入較去年上升16.01%，而本年度內之平均出租率為95.29%。租金上揚及出租率維持高企反映本集團翻新及重新包裝旗下購物商場策略之成功。為進一步優化三樓之商舖和食肆配置，本集團已計劃為三樓進行改善工程，暫定於二零一零年下半年開始施工。

The ONE (即前尖沙咀東英大廈) 將發展為一幢樓高29層的綜合購物、娛樂及飲食中心，零售面積超過400,000平方呎。該重建發展項目預計於二零一零年上半年落成，落成後將成為香港最高之同類型綜合中心，並預期會成為尖沙咀一處地標性購物商場。繼本集團於二零零九年六月將此重建項目正式命名為The ONE後，前期租賃之宣傳工作亦隨即展開。有關宣傳工作整體反應理想，並接獲多份由準租戶提交之要約。

於本年度內，皇室大廈、美國萬通大廈及夏慤大廈之平均出租率分別約為89.02%、98.93%及75.54%，使整體辦公室物業組合出租率達約89.06%。夏慤大廈之出租率下降主要由於受到環球金融海嘯影響，大廈部分主要租客結束其香港業務或縮減辦公室面積所致。

香港物業發展

整體而言，本集團各個發展項目進展理想，銷售成績令人滿意。

Chairman's Statement

主席報告書

BUSINESS REVIEW (cont'd)

Hong Kong Property Development (cont'd)

York Place is a high-end residential tower located in prime area of Wanchai, having 94 units with flat size ranging from gross floor area of approximate 576 square feet to 2,037 square feet. As at 31st December, 2009, 77 units were sold, representing 81.91% of total units. The occupation permit has been obtained in March 2009 and the transacted units had been handed over to the purchasers.

i-home is a joint venture project with the Urban Renewal Authority located in Tai Kok Tsui. It provides a single residential tower block comprises 182 units with flat size ranging from gross floor area of approximate 462 square feet to 1,182 square feet. The occupation permit and the certificate of compliance from the government have been obtained in March 2009 and June 2009 respectively. Since its sales launch commenced in end of March 2009, 142 units (representing 78.02% of total units) were sold up to 31st December, 2009.

MOD 595 is another joint venture project with the Urban Renewal Authority located in Mongkok. It provides a single residential tower block comprises 85 units with flat size ranging from gross floor area of approximate 483 square feet to 1,188 square feet. 98.82% of total units (i.e. 1 unit remaining) were sold up to 31st December, 2009, all of which had been handed over to the purchasers.

The Zenith (87.5% interest) is a two-phase redevelopment project at Tai Yuen Street, Wanchai undertaken with the Urban Renewal Authority. All residential units of phase I were sold up to 31st December, 2009. Phase II will be a residential/commercial complex development with a gross floor area of approximately 159,700 square feet. Redevelopment work with preservation of the core elements of Wanchai Market and foundation work are in progress. Completion of phase II is re-scheduled to end 2012.

The Hermitage (25% interest), is one of the Group's joint venture development projects in West Kowloon Reclamation Area. It is located at Hoi Ting Road and junction of Hoi Wang Road and Hoi Ting Road. Its superstructure work is in progress. The Hermitage will comprise six residential tower blocks, which provides in aggregate 962 residential units and retail properties with a total gross floor area of around 1,095,980 square feet. The whole project is expected to be completed in end 2010. The launching of the Hermitage is currently re-scheduled to the second quarter of 2010.

業務回顧 (續)

香港物業發展 (續)

York Place為一幢位處灣仔的高尚住宅大樓，擁有94個樓面面積約介乎576平方呎至2,037平方呎不等之單位。於二零零九年十二月三十一日，已售出77個單位，佔單位總數之81.91%。入伙紙已於二零零九年三月取得，成交單位亦已交予買家。

i-home為一項與市區重建局進行之合資項目，位於大角咀，為一座單幢式住宅大廈，提供合共182個單位，單位總樓面面積約介乎462平方呎至1,182平方呎不等。政府已分別於二零零九年三月及六月批出入伙紙及滿意紙。自二零零九年三月底推售以來，已售出142個單位，相當於截至二零零九年十二月三十一日止已售出單位總數之78.02%。

MOD 595為另一項與市區重建局進行之合資項目，位於旺角，為一座單幢式住宅大廈，提供合共85個單位，單位總樓面面積約介乎483平方呎至1,188平方呎不等。截至二零零九年十二月三十一日止，共售出98.82%的單位（餘下1個未售出單位），而所有售出之單位亦已向買家交吉。

尚翹峰（佔87.5%權益）為一個與市區重建局合作位於灣仔太原街合共兩期之重建項目。截至二零零九年十二月三十一日止，第一期項目之所有住宅單位經已售出。第二期將會發展為一個住宅／商業綜合項目，總樓面面積合共約159,700平方呎。其保留灣仔街市核心部分之重建及地基工程正在進行中，並重訂於二零一二年年底竣工。

帝峯·皇殿（佔25%權益）為本集團其中一個位於西九龍填海區的合營發展項目，位於海庭道和海泓道與海庭道交界，目前正進行上蓋工程。帝峯·皇殿將由六座住宅大廈組成，提供合共962個住宅單位及零售商舖，總樓面面積約為1,095,980平方呎。預期整個項目將於二零一零年年底竣工，現時重訂於二零一零年第二季推售。

Chairman's Statement

主席報告書

BUSINESS REVIEW (cont'd)

Hong Kong Property Development (cont'd)

Another West Kowloon - joint venture development project is located at the junction of Hoi Wang Road, Yan Cheung Road and Yau Cheung Road (15% interest). Its substructure work is in progress. Six residential tower blocks with residential and retail properties of total gross floor area of approximately 650,600 square feet will be developed. Completion of the whole project is scheduled for end 2011.

Sun Fair Mansions, 12 Shiu Fai Terrace, located in Mid-Levels East, is a traditional prestigious location for luxury residential project in Hong Kong. A luxury residential tower which provides a total residential gross floor area of around 42,900 square feet will be redeveloped. Demolition work has been completed, site formation work is in progress. The whole project is expected to be completed in end 2012.

No. 55 Conduit Road (70% interest), a residential site in Mid-Levels with site area about 36,000 square feet which can provide a total residential gross floor area of around 87,800 square feet. This site will be developed into a luxury residential project. The first phase of the site formation work has been completed. Piling works and the associated substructure works are in progress.

Macau Property Development

The Group is planned to develop the site at Avenida Wai Long, Taipa, Macau (70.01% interest) into a high-end residential project with total gross floor area of approximately 5,786,242 square feet (excluding basement car park). It will comprise 26 residential tower blocks and will be developed in phases. The revised master layout plan of the whole development had been agreed by the government whereas detailed proposal for execution of the phase I development are being formulated for the approval of the government.

Mainland China Property Investment

Evergo Tower, located at Central Huaihai Road in Shanghai, is a 21-storey office and shopping complex and has a gross floor area of around 263,708 square feet. The average occupancy rates of the office and retail spaces for the Year were 86.03% and 67.43% respectively.

Hilton Beijing (50% interest), having 503 rooms, average occupancy rate was 56.26% for the Year.

業務回顧 (續)

香港物業發展 (續)

本集團另一個西九龍合營發展項目位於海泓道、欣翔道與友翔道交界 (佔15%權益)，現正進行下層結構工程，將建成六幢住宅物業，提供總住宅及零售樓面面積約650,600平方呎。預計整個項目將於二零一一年年底竣工。

肇輝臺12號新輝大廈為位於東半山區的豪華住宅項目，該地段屬香港傳統豪宅項目之優越位置。該項目將重建為一座高尚住宅大樓，可提供總住宅樓面面積合共約42,900平方呎。其拆卸工程經已完成，而地盤平整工程亦正在進行中。預期整個項目將於二零一二年年底竣工。

干德道55號 (佔70%權益) 為位於中半山的住宅地盤，地盤面積約為36,000平方呎，可提供住宅總樓面面積約87,800平方呎。該地盤將發展為豪宅項目。首階段之地盤平整工程經已完成，現正進行打樁及地基工程。

澳門物業發展

本集團計劃將位於澳門氹仔偉龍馬路之地盤 (佔70.01%權益) 發展為高級住宅項目，總建築面積約5,786,242平方呎 (不包括地庫停車場)。該項目由26座住宅大廈組成，並分數期發展。整個項目經修改後的總綱發展藍圖已獲得政府同意，而第一期發展之詳盡建議書已遞交予政府審批。

中國大陸物業投資

愛美高大廈位於上海淮海中路，為一幢樓高21層的辦公及商場綜合樓，建築面積約263,708平方呎。於本年度之辦公及商場面積之平均出租率，分別為86.03%及67.43%。

北京希爾頓酒店 (佔50%權益)，設503個客房，於本年度之平均入住率為56.26%。

Chairman's Statement

主席報告書

BUSINESS REVIEW (cont'd)

Mainland China Property Investment (cont'd)

Oriental Place (50% interest), a 10-storey office building next to Hilton Beijing, average occupancy rate was 96.76% for the Year.

The average occupancy rate of the 79 retail outlets with a total area of approximately 29,000 square feet in Lowu Commercial Plaza, Shenzhen was 94.35% for the Year.

Mainland China Property Development

Splendid City, a residential project located at Yingbin Road of Jinniu District in Chengdu, has site area of approximately 795,625 square feet and corresponding gross floor area of approximately 3.74 million square feet. Phase I of Splendid City is under superstructure construction and expected to be completed in end 2010. Since its first sales launch of Phase I commenced in end of October 2009, 542 out of 648 units launched (i.e. 83.64%) were presold up to 31st December, 2009, representing 44.21% of total units of Phase I.

Metropolis Height is a residential project located at Dongda Street of Jinjiang District in Chengdu, with site area of approximately 194,411 square feet and corresponding gross floor area of approximately 1.65 million square feet. Substructure construction is in progress, project completion is scheduled for end 2012 and the launching of this project is scheduled for end 2010.

Chinese Estates Plaza, a commercial and residential project at South Taisheng Road of Qingyang District in Chengdu, has a site area of about 404,267 square feet with a development scale of 3.2 million square feet. Foundation and substructure construction works are in progress. Completion of the project is re-scheduled to end 2013.

The commercial and residential project at Huaxinjie Street of Jiangbei District in Chongqing (25% interest), with a site area of around 2,207,546 square feet and a gross floor area of approximately 11.08 million square feet, is at design stage.

In late 2009, the Group formed a joint venture (30% interest) with a third party, contracted to acquire indirectly the property interest in a Grade A office building in Shanghai. The said acquisition is expected to complete in April 2010 and is expected to be financed by bank borrowing and internal resources.

業務回顧 (續)

中國大陸物業投資 (續)

東方國際大廈 (佔50%權益) 為北京希爾頓酒店側的一幢樓高10層辦公樓，於本年度之平均出租率為96.76%。

深圳羅湖商業城79個零售商舖 (總面積約29,000平方呎)，於本年度之平均出租率為94.35%。

中國大陸物業發展

華置·西錦城，為位於成都市金牛區迎賓大道的住宅項目，其地盤面積約795,625平方呎，建築面積約3,740,000平方呎。華置·西錦城第一期現正進行上蓋建築工程，預計於二零一零年年底竣工。自第一期於二零零九年十月月底首次推售後，於截至二零零九年十二月三十一日止已預售542個單位，佔648個推售單位之83.64%，為第一期單位總數之44.21%。

華置·都匯華庭，為位於成都市錦江區東大街的住宅項目，其地盤面積約194,411平方呎，建築面積約1,650,000平方呎。該項目正進行下層結構建築工程，預計於二零一二年年底竣工，並計劃於二零一零年年底推售。

華置廣場，為位於成都市青羊區太升南路的商住項目，地盤面積約404,267平方呎，發展規模約3,200,000平方呎。現正進行地基及下層結構建築工程，項目重訂於二零一三年年底竣工。

位於重慶市江北區華新街街道之商住項目 (佔25%權益) 處於設計階段，地盤面積約2,207,546平方呎，建築面積約11,080,000平方呎。

於二零零九年底，本集團與第三方成立合營企業 (佔30%權益)，間接收購一幢位於上海之甲級辦公樓之物業權益。預計該收購於二零一零年四月完成，並預期以銀行貸款及內部資金融資。

Chairman's Statement

主席報告書

COMMUNITY RELATIONS

The Group defines corporate social responsibility as a way of conducting business that creates social, environmental and economic benefits for the community.

The Group continued to contribute significantly to support meaningful activities in the community, encouraged its employees to extend their help and support to the underprivileged and needy. It had participated in the following major donation programmes and charitable activities during the Year:—

- The Community Chest Green Day (organised by The Community Chest)
- Taiwan Typhoon Relief – Typhoon Morakot (organised by World Vision Hong Kong)
- Hong Kong Red Cross 8.12 Red Décor Day
- ORBIS Pin Campaign 2009
- Heep Hong Society Flag Day

During the Year, the Company had also joined the School-Company Partnership 2009-2010 organised by Young Entrepreneurs Development Council to provide a bridge to the young people in connecting the business world to acquire an entrepreneurial mindset prior to entering the workforce.

In addition, the Company had participated in the Earth Hour 2009 – an annual global lights off event organised by World Wild Fund for Nature to switch off all the exterior and billboard lighting of the Group's properties for an hour on 28th March, 2009 nighttime to raise awareness about environmental protection.

The Company has formed a voluntary service team since 2007 and registered itself as corporate member of Hong Kong community volunteers at "Agency for Volunteer Service" that spares no effort in lending a helping hand to those in need.

The Company was awarded as "Caring Company" in 2009/10, being the third consecutive year, by The Hong Kong Council of Social Service in recognition of our good corporate citizenship. The Group will continue to actively participate in various community programmes, charitable activities and voluntary services.

社會關係

本集團認為，企業社會責任乃指於經營業務之同時，為社區帶來社會、環境及經濟等各方面裨益。

本集團繼續積極支持各類有意義之社會活動，鼓勵旗下僱員盡力協助及支援弱勢社群及有需要人士。本集團於本年度內參與以下主要捐獻項目及慈善活動：—

- 公益綠「識」日（由香港公益金籌辦）
- 賑濟台灣『莫拉克』風災（由香港世界宣明會籌辦）
- 香港紅十字會8.12 Fun Fun「紅」日
- 奧比斯襟章運動2009
- 協康會賣旗日

於本年度內，本公司亦參與由「青年企業家發展局」創辦的商校伙伴計劃2009-2010，讓青少年有機會於投身社會工作之前接觸商業世界及認知企業家精神。

另外，本公司亦響應了世界自然基金會一年一度的「地球一小時2009」熄燈活動，於二零零九年三月二十八日晚上關掉本集團旗下物業之外牆照明及廣告版燈飾一小時，藉以提升各界對環境保護的關注。

本公司自二零零七年起組成義工服務隊，並登記成為「義務工作發展局」香港義工團的團體會員，不遺餘力向有需要人士伸出援手。

本公司於二零零九／一零年度，連續三年獲香港社會服務聯會嘉許並頒贈「商界展關懷」標誌，肯定其良好企業公民精神。本集團將繼續積極參與各類型社區項目、慈善活動及志願服務。

Chairman's Statement

主席報告書

INVESTOR RELATIONS

The Company is continuously committed to maintaining good communication with shareholders, investors and analysts in order to ensure their thorough understanding of the Group's strategies and business development, thereby enhancing transparency and investor relations.

The Company has used various channels to disseminate timely information. They include formal announcements; press releases; press conferences and analysts presentation meetings after results announcements; regular meetings and conference calls with institutional investors, fund managers and analysts; local and overseas roadshows; company and site visits; and extensive use of the Company website.

The Company is one of the constituent stocks of MidCap Index and Properties and Construction Industry Index in the Hang Seng Composite Index series.

OTHER INFORMATION

Disposal of Subsidiaries and Assets

As announced on 2nd September, 2009, the Group has entered into eight sets of conditional sale and purchase agreements, in relation to, inter alia, disposal of properties in United Kingdom and certain financial instruments to Wisdom Hero Limited (a company wholly-owned by Mr. Joseph Lau, Luen-hung, the Chairman and Chief Executive Officer of the Company ("Mr. Joseph Lau")) or Mr. Joseph Lau as the case may be at an aggregate consideration of HK\$1,893.6 million (the "Transactions"). The Transactions constituted discloseable and connected transactions for the Company under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") which are subject to the approval of the independent shareholders of the Company. The Transactions were approved by the independent shareholders of the Company at the special general meeting held on 12th October, 2009 and were completed in October and December 2009 respectively, except one of the Transactions that held a financial instrument which had been revoked prior to completion. Details of the Transactions were set out in the circular of the Company dated 23rd September, 2009.

投資者關係

本公司一貫致力與股東、投資者及分析員保持良好溝通，以確保彼等對本集團之策略及業務發展有透徹的理解，從而提高透明度及加強投資者關係。

本公司通過各種渠道發布及時信息，當中包括正式公告、新聞稿、業績公布後的新聞發布會及分析員簡報會、與機構投資者、基金經理及分析員之定期會面及電話會議、本地及海外路演、公司拜訪及實地考察，以及充分利用公司網站。

本公司為恒生綜合指數系列之中型股指數及地產建築業指數的成份股之一。

其他資料

出售附屬公司及資產

誠如二零零九年九月二日公布，本集團與 Wisdom Hero Limited (由劉鑾雄先生—本公司之主席兼行政總裁(「劉鑾雄先生」)全資擁有之公司)或劉鑾雄先生(視乎情況而定)訂立八份有條件買賣協議，出售(其中包括)位於英國之物業及若干金融工具，總代價為1,893,600,000港元(「該等交易」)。根據香港聯合交易所有限公司(「聯交所」)證券上市規則，該等交易構成本公司之須予披露及關連交易，須待本公司獨立股東批准。於二零零九年十月十二日舉行之股東特別大會上，該等交易已獲本公司獨立股東通過，並已分別於二零零九年十月及十二月完成(除該等交易中其中一項持有金融工具之交易於完成前被撤回外)。該等交易之詳情已載列於日期為二零零九年九月二十三日之本公司通函內。

Chairman's Statement

主席報告書

PROSPECTS

The global economy has continued to recover since the last quarter of last year. Although there will be different market signals from time to time, causing short term market fluctuations, the general ascending trend will remain this year.

The Group carries an optimistic view to its core businesses. Economic growth of Mainland China is expected to continue taking the lead. While the Central Government is likely to continue monitoring the property market through her macro policies, such policies will serve to ensure sustainable growth of the property market. In addition, the Central Government's consistent policy of promoting investments and growth of her western cities is also positive factor to our projects in Chengdu. We expect the sales of such projects to continue performing satisfactorily.

The financial sector has rebounded strongly since the third quarter of last year, with aggressive plans to taking up expansion space. We expect to see occupancies to lift further for the Group's office portfolio this year. Meanwhile, retailers have also continued seeking prominent locations for new outlets to capture affluent customers and tourist shoppers. Our new shopping centre, The ONE, has become a spotlight for retailers since pre-leasing commenced, and will bring a fresh outlook to the shopping arena in Tsim Sha Tsui when it opens.

Our Group has been monitoring the property markets of Hong Kong and Mainland China closely, and will replenish its land bank and expand its investment property portfolio at opportune times.

The Board will continue to review the share price of the Company and its underlying net asset value regularly and consider repurchase its shares on the Stock Exchange, as and when the share price represents a significant discount to its net asset value.

APPRECIATION

I would like to take this opportunity to express my gratitude to the shareholders for their continued support. I would also like to express my sincere thanks to my fellow directors and all staff members for their dedication and hard work.

Joseph Lau, Luen-hung

Chairman

Hong Kong, 30th March, 2010

展望

環球經濟自去年最後一季起持續復甦。儘管時有不同市場訊息令市場出現短暫波動，然而整體經濟上升之趨勢將於本年持續。

本集團對其核心業務抱持樂觀態度。我們預期中國大陸之經濟增長將繼續一枝獨秀。雖然中央政府將有可能繼續透過其宏觀政策監控物業市場，惟有關政策將能確保其物業市場持續增長。此外，中央政府貫徹其鼓勵西部城市投資及發展之政策亦為本集團位於成都之項目提供有利因素。本集團預期該等項目之銷售成績將繼續令人滿意。

本港金融業自去年第三季起強勁反彈，不少金融企業正積極計劃擴展其辦公室面積。我們預期本集團之辦公室組合之出租率將於本年進一步提高。與此同時，零售商亦在繼續物色於黃金地段開立新商舖，以吸納高消費及來港購物等客戶群。本集團新建之購物中心－The ONE自前期租賃展開以來一直深受零售商戶重視，開幕後將為尖沙咀購物區帶來一番新景象。

本集團一向密切留意香港及中國大陸之物業市場，並將於適時增加其土地儲備及擴充其投資物業組合。

董事會將繼續定期留意本公司股價及其相關資產淨值，並會於當股價相對於其資產淨值出現顯著折讓時考慮在聯交所回購本公司股份。

致謝

本人謹藉此機會對股東一直以來的鼎力支持與各位董事及全體員工的貢獻及竭誠工作表示謝意。

主席

劉鑾雄

香港，二零一零年三月三十日