

I am pleased to present the results of the Company and its subsidiaries (the "Group") for the year ended 31st December, 2014 (the "Year") to the shareholders of the Company.

## RESULTS

Profit attributable to owners of the Company for the Year was HK\$8,744.9 million as compared to HK\$6,317.7 million for last year. The increase in profit for the Year was mainly contributed from gain on disposal of the Company's wholly-owned subsidiaries that ultimately held Moon Ocean Ltd. (former owner of a piece of land in the Macau Special Administrative Region of the People's Republic of China ("Macau")) of HK\$2,917.6 million. Earnings per share for the Year was HK\$4.58 (2013: HK\$3.31).

If the net gain on the major non-cash items of HK\$3,877.4 million (2013: HK\$2,917.6 million) are excluded, but the realised fair value loss on disposal of investment properties in current year recognised for the Year of HK\$0.3 million (2013: realised fair value gain of HK\$491.4 million) is retained and the accumulated realised fair value gain on disposals of investment properties recognised in prior years of HK\$55.0 million (2013: HK\$356.7 million) is included, the Group will have a core profit attributable to owners of the Company for the Year of HK\$4,922.5 million (2013: HK\$3,756.8 million) and a core earnings per share of HK258.0 cents (2013: HK196.9 cents), an increase of 31.0% over last year.

The major non-cash items represented the attributable unrealised fair value gain on investment properties together with their respective deferred tax from the Group and its associates of HK\$3,877.4 million (2013: HK\$2,917.6 million).

## DIVIDENDS

The board of directors of the Company (the "Directors" or the "Board") had declared and paid an interim dividend of HK30 cents per share (payment date: 24th September, 2014) (2013: HK20 cents per share) and a special interim dividend of HK\$2.55 per share (payment date: 31st October, 2014) (2013: HK\$1.3 per share); and declared a special interim dividend of HK\$4 per share (payment date: 13th January, 2015). The Board has recommended the payment of a final dividend of HK1 cent per share for the Year (the "Final Dividend") (2013: HK50 cents per share).

Subject to shareholders' approval at the forthcoming annual general meeting of the Company to be held on 19th May, 2015 (the "2015 AGM"), dividend warrants will be posted on or about 5th June, 2015 to shareholders whose names appear on the register of members of the Company on 27th May, 2015.

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」）截至二零一四年十二月三十一日止年度（「本年度」）之業績。

## 業績

本公司擁有人於本年度的應佔溢利為8,744,900,000港元，相比去年為6,317,700,000港元。本年度的溢利增加主要由於出售本公司最終持有Moon Ocean Ltd.（為一幅位於中華人民共和國澳門特別行政區（「澳門」）之土地之前擁有人）之全資擁有附屬公司帶來收益2,917,600,000港元。本年度之每股盈利為4.58港元（二零一三年：3.31港元）。

如撇除主要非現金項目收益淨額3,877,400,000港元（二零一三年：2,917,600,000港元），但保留就出售投資物業之本年度確認已變現公平值虧損300,000港元（二零一三年：已變現公平值收益491,400,000港元）及計入出售投資物業於過往年度確認之累積已變現公平值收益55,000,000港元（二零一三年：356,700,000港元），本集團將錄得本公司擁有人應佔本年度之核心溢利4,922,500,000港元（二零一三年：3,756,800,000港元）及每股核心盈利為258.0港仙（二零一三年：196.9港仙），兩者較去年增加31.0%。

主要非現金項目乃指應佔投資物業之未變現公平值收益連同其相關之遞延稅項共3,877,400,000港元（二零一三年：2,917,600,000港元）。

## 股息

本公司董事會（「董事」或「董事會」）已宣派並支付中期股息每股30港仙（派息日：二零一四年九月二十四日）（二零一三年：每股20港仙）及特別中期股息每股2.55港元（派息日：二零一四年十月三十一日）（二零一三年：每股1.3港元）；及宣派特別中期股息每股4港元（派息日：二零一五年一月十三日）。董事會建議派發本年度之末期股息每股1港仙（「末期股息」）（二零一三年：每股50港仙）。

待股東於本公司將於二零一五年五月十九日舉行之應屆股東週年大會（「二零一五年股東週年大會」）上批准，股息單將於二零一五年六月五日或前後寄發予於二零一五年五月二十七日名列本公司股東名冊之股東。

## DIVIDENDS (Cont'd)

As stated in the Company's circular dated 7th January, 2015, the Board may declare and pay one or more special interim dividend(s) in anticipation of the completion of the major and connected transaction regarding disposal of a subsidiary that ultimately held the property known as The ONE (which is scheduled to be on or before 31st December, 2015), subject to the then financial and cashflow position of the Group.

## CLOSURE OF REGISTER OF MEMBERS

For the purpose of ascertaining the members' eligibility to attend and vote at the 2015 AGM, and entitlement to the recommended Final Dividend, the register of members will be closed during the following periods respectively:

### (1) For ascertaining eligibility to attend and vote at the 2015 AGM:

#### (1) 為確定出席2015股東週年大會並於會上投票的資格：

Latest time to lodge transfers documents for registration 交回股份過戶文件以作登記的最後時限	13.5.2015 16:30
Closure of register of members 暫停辦理股東登記手續	14.5.2015 – 19.5.2015 (both days inclusive) (包括首尾兩天)

### (2) For ascertaining entitlement to the recommended Final Dividend:

#### (2) 為確定獲派建議末期股息的權利：

Latest time to lodge transfers documents for registration 交回股份過戶文件以作登記的最後時限	22.5.2015 16:30
Closure of register of members 暫停辦理股東登記手續	26.5.2015 – 27.5.2015 (both days inclusive) (包括首尾兩天)
Record date 記錄日期	27.5.2015

To be eligible to attend and vote at the 2015 AGM, and to qualify for the recommended Final Dividend, all properly completed share transfers documents accompanied by the relevant share certificates must be lodged for registration 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 the respective latest time as stated above.

## 股息 (續)

誠如本公司日期為二零一五年一月七日之通函，董事會或會就預期有關出售一間最終持有名為The ONE之物業之附屬公司之主要及關連交易完成（將於二零一五年十二月三十一日或之前），視乎本集團當時之財務及現金流狀況，宣派及支付一次或多次特別中期股息。

## 暫停辦理股東登記手續

為確定股東出席二零一五年股東週年大會並於會上投票的資格，及獲派建議末期股息的權利，本公司將分別於下列期間暫停辦理股東登記手續：

為符合資格出席二零一五年股東週年大會並於會上投票，及獲派建議末期股息，所有填妥的股份過戶文件連同有關股票必須於上述分別指明的最後時限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號舖。

## BUSINESS MODEL AND STRATEGIES

The Group is one of the leading property developers in Hong Kong and its core businesses comprise property investments for rental and property development for sale as well as securities investments.

The Group aims at enhancing value and recurrent revenue of investment properties through conceptualising and implementing redevelopment, renovation works and repackaging programmes for properties as well as actively managing a balanced tenant mix for retail properties to achieve long-term sustainable growth.

The Group specialises in developing high-end and luxury residential properties in prime locations in Hong Kong; and enjoying profit contribution and cash inflow from property sales to achieve long-term sustainable growth and developing a brand name in the market.

In Mainland China, development of mid to high-end residential properties with superb designs, construction and management services is our target.

The Group is developing a multipurpose complex for residential/commercial properties in Chengdu, Mainland China, in which the Group will retain its interests in the retail, office and hotel portions after sale of residential units. Through maintenance of certain interests in retail, office and hotel portions, the Group would generate stable and recurrent rental income.

The Group continues its strategy in quality partnerships with property developers or other parties to the extent commercially feasible and beneficial to the Group's development.

Apart from the aforesaid, the Group has conducted variety of securities investment business, such as equity investments, debt investments and other treasury products, with the aim to yield enhancement for treasury management.

The Group believes that the stable rental income from its investment properties, together with the property development and trading as well as securities investment, forms a diversified cash flow stream which allows the Group to weather the cyclicity of the property business.

## 業務模式及策略

本集團是香港主要地產發展商之一，其核心業務包括投資物業的租賃、銷售發展物業及證券投資。

本集團致力透過物業重建、改造及翻新工程以提升旗下投資物業之價值及增加經常性收益。本集團亦積極管理及平衡零售物業租戶組合，以達致長期及可持續增長。

在香港，本集團擅長於優質地段發展高級及豪華住宅物業，使集團能享受來自物業銷售的盈利貢獻和現金流入，從而達致長期性持續增長及於市場上建立品牌。

於中國內地，本集團以發展具卓越的設計、建築及管理服務之中高級住宅物業為目標。

本集團現於中國成都興建一項住宅／商業綜合發展物業，並計劃於出售住宅單位後保留其於零售、辦公室及酒店之權益。本集團將透過持有零售、辦公室及酒店部分，獲得穩定及經常性租金收入。

本集團秉持其策略，在商業上可行及有利於本集團發展之情況下與發展商或其他人士建立優質夥伴關係。

除上述所指外，本集團亦進行各種證券投資業務，如股本投資、債務投資及其他財資產品，為財資管理謀求增益。

本集團相信，投資物業之穩定租金收入，連同物業發展及買賣以及證券投資形成了多元化的現金流，使本集團能抵禦地產業務之週期性。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 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 99.20% during the Year. The high occupancy rate is attributable to the prime locations of the majority of the Group's retail properties.

The Group's attributable overall gross rental growth including the performance of non wholly-owned properties was 9.25% with rental income of HK\$1,683.1 million for the Year as compared with last year. The rental income from Hong Kong retail portion recorded steady growth of 8.58% while the non-retail portion showed an upward momentum with growth of 11.12%. Although Mainland China tourists' spending and the local consumption demand were slightly weakened, the Group's retail properties located mainly in prime shopping areas were highly praised and appreciated by tenants, therefore retail rents were generally raised. However, rental rates for certain retail business sectors have shown the sign of reaching the peak.

During the Year, the average occupancy rate of the shops of Causeway Place was approximately 85.95% excluding those disposed of.

The overall rental income of Windsor House was raised 6.71% for the Year as compared with last year. During the Year, its average occupancy rate was approximately 98.80%. Windsor House provides shoppers a cozy shopping environment with a diversified trade mix. Various marketing and promotion activities are held in Windsor House from time to time which boost shoppers' flow and thus increase tenants' business turnover. As a result, Windsor House recorded satisfactory rental growth and high occupancy rate.

As for Silvercord, the overall rental income was raised 13.97% for the Year as compared with last year. All the shops were fully let out throughout the Year. The Group disposed of the companies holding Silvercord in January 2015.

The ONE recorded 7.57% increase of its overall rental income for the Year as compared with last year. Its average occupancy rate was approximately 99.90% during the Year. In December 2014, the Group has entered into a disposal agreement to dispose the company holding The ONE. Such transaction is expected to be completed in 2015.

## 管理層討論與分析

### 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99.20%。高出租率與本集團大部分零售物業位於優質地段有關。

本集團於本年度之應佔整體租金總額（包括非全資擁有物業之表現）較去年增長9.25%，租金收入為1,683,100,000港元。香港零售部分租金收入錄得8.58%之平穩增長，而非零售部分則表現向好，增長11.12%。儘管內地訪港旅客消費及本地消費稍為減弱，由於本集團之零售物業主要位於購物旺區，深受租戶歡迎，令本集團之零售租金普遍上揚。然而，若干零售物業業務之租金價格已有見頂之跡象。

於本年度內，銅鑼灣地帶之商舖（撇除已售出之商舖）之平均出租率約為85.95%。

皇室大廈於本年度之整體租金收入較去年上升6.71%。於本年度內，其平均出租率約為98.80%。皇室大廈為購物人士提供舒適的購物環境及具多元化的商戶組合。皇室大廈不時舉辦不同的宣傳及推廣活動，提升購物人流，使租戶之營業額增加。皇室大廈因而錄得令人滿意之租金增長及高出租率。

新港中心於本年度之整體租金收入較去年上升13.97%。所有商舖於本年度全數租出。本集團已於二零一五年一月出售持有新港中心之公司。

The ONE於本年度之整體租金收入較去年錄得7.57%之升幅。其於本年度內之平均出租率約為99.90%。於二零一四年十二月，本集團訂立一份出售協議以出售持有The ONE之公司。預期該交易將於二零一五年完成。

## MANAGEMENT DISCUSSION AND ANALYSIS

(Cont'd)

### Hong Kong Property Investment (Cont'd)

Olympian City 3 (25% interest), the retail mall in The Hermitage residences in West Kowloon, all the shops were fully let out as at 31st December, 2014.

Coronation Circle (15% interest), the retail mall in The Coronation residences in West Kowloon, the average occupancy rate was approximately 64.74% during the Year.

The occupancy rate for the Group's office properties maintained at a high level throughout the Year. During the Year, the average occupancy rates of Windsor House, MassMutual Tower and Harcourt House were approximately 91.53%, 97.68% and 99.33% respectively, bringing the approximate occupancy rate of the overall office portfolio to 95.60%.

### Hong Kong Property Development

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

No. 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 40,726 square feet will be redeveloped. Superstructure work is in progress. Completion of the project is re-scheduled to the first quarter of 2016.

One South Lane is located in the Western District and enjoys close proximity to the Hong Kong University MTR Station. It will be redeveloped into a luxury residential/retail tower with a total gross floor area of around 41,318 square feet and consists of 92 residential units. Superstructure work is in progress. Completion of the project is re-scheduled to the third quarter of 2016. Since its pre-sales commenced in September 2014, 88 units were presold up to 31st December, 2014, representing 95.65% of total units.

The Group has a two-phase redevelopment project in Wanchai (87.5% interest) undertaken with the Urban Renewal Authority. All residential units of The Zenith (Phase I project) were sold. One WanChai (Phase II project with preservation of the core elements of Wanchai Market) is a residential/commercial complex development with total gross floor area of approximately 159,700 square feet which provides 237 residential units and retail properties. 236 units were sold and recognised up to 31st December, 2014, representing 99.58% of total units.

## 管理層討論與分析 (續)

### 香港物業投資 (續)

奧海城3期(佔25%權益)·位於西九龍帝峯·皇殿住宅之商場·所有商舖於二零一四年十二月三十一日全數租出。

中港薈(佔15%權益)·位於西九龍御金·國峯住宅之商場·於本年度內之平均出租率約為64.74%。

本集團辦公室物業之出租率於本年度維持於高水平。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91.53%·97.68%及99.33%·使整體辦公室物業組合出租率達約95.60%。

### 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。

肇輝臺12號位於東半山區香港傳統豪宅項目地段·位置優越·將重建為一座豪華住宅大樓·可提供總住宅樓面面積合共約40,726平方呎·現正進行上蓋建築工程。項目重訂於二零一六年第一季竣工。

南里壹號位於西區毗鄰香港大學港鐵站·將重建為一座豪華住宅/零售大樓·總樓面面積合共約41,318平方呎·由92個住宅單位組成·現正進行上蓋建築工程。項目重訂於二零一六年第三季竣工。自二零一四年九月開始預售以來·截至二零一四年十二月三十一日止已預售88個單位·相當於單位總數之95.65%。

本集團擁有一項與市區重建局合作位於灣仔合共兩期之重建項目(佔87.5%權益)·尚翹峰(第一期項目)之所有住宅單位經已售出·壹環(第二期項目涉及保留灣仔街市核心部分)為一項住宅/商業綜合發展項目·總樓面面積合共約159,700平方呎·提供237個住宅單位及零售商舖·截至二零一四年十二月三十一日止已確認售出236個單位·相當於單位總數之99.58%。

## MANAGEMENT DISCUSSION AND ANALYSIS

(Cont'd)

### Hong Kong Property Development (Cont'd)

No. 55 Conduit Road (70% interest), a residential site in Mid-Levels with site area of about 36,000 square feet which provides a total residential gross floor area of around 87,800 square feet. This site will be developed into a luxury residential project. Superstructure work is in progress. Completion of the project is scheduled for the second quarter of 2015. Launching of the project is re-scheduled to the third quarter of 2015.

The Hermitage (25% interest) is one of the Group's joint venture development projects in West Kowloon. It comprises 6 residential tower blocks and provides in aggregate 964 residential units and retail properties with a total gross floor area of around 1,095,980 square feet. As at 31st December, 2014, 99.79% of total units were sold and recognised (2 units remaining).

The Coronation (15% interest) is another joint venture development project of the Group in West Kowloon. It comprises 6 residential tower blocks and provides in aggregate 740 residential units and retail properties with a total gross floor area of around 650,600 square feet. As at 31st December, 2014, 99.86% of total units were sold and recognised (1 unit remaining).

In September 2014, the Group has been awarded the contract for the development of Kwun Tong Town Centre Project (Development Areas 2 and 3) by the Urban Renewal Authority (10% interest). The land has been handed over in December 2014. The total site area is approximately 234,160 square feet. Total gross floor area of around 1,853,561 square feet will be developed. Foundation work will be commenced in March 2015 and the whole project is expected to be completed in the first quarter of 2021.

### Mainland China Property Investment

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 approximately 99.71% for the Year.

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 approximately 78.02% and 94.05% respectively.

## 管理層討論與分析 (續)

### 香港物業發展 (續)

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36,000平方呎，提供總住宅樓面面積合共約87,800平方呎。該地盤將發展為豪華住宅項目，現正進行上蓋建築工程。項目訂於二零一五年第二季竣工，並重訂於二零一五年第三季推出。

帝峯•皇殿(佔25%權益)為本集團其中一項位於西九龍的合營發展項目。該項目由6座住宅大廈組成，提供合共964個住宅單位及零售商舖，總樓面面積合共約1,095,980平方呎。於二零一四年十二月三十一日，已確認售出之單位總數為99.79% (餘下2個單位未售出)。

御金•國峯(佔15%權益)為本集團另一項位於西九龍的合營發展項目。該項目由6座住宅大廈組成，提供合共740個住宅單位及零售商舖，總樓面面積合共約650,600平方呎。於二零一四年十二月三十一日，已確認售出之單位總數為99.86% (餘下1個單位未售出)。

於二零一四年九月，本集團獲市區重建局批予發展觀塘市中心計劃第二及第三發展區項目之合約(佔10%權益)。地皮已於二零一四年十二月交收。地盤面積合共約為234,160平方呎，將發展之總樓面面積合共約1,853,561平方呎。地基工程將於二零一五年三月展開，預期整個項目將於二零二一年第一季竣工。

### 中國內地物業投資

深圳市羅湖商業城79個零售商舖(面積合共約29,000平方呎)於本年度之平均出租率約為99.71%。

愛美高大廈位於上海市淮海中路，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。辦公及商場面積於本年度之平均出租率，分別約為78.02%及94.05%。

## MANAGEMENT DISCUSSION AND ANALYSIS

(Cont'd)

### Mainland China Property Investment (Cont'd)

Platinum (50% interest), a 20-storey Grade A office building located at Taicang Road of Huangpu District in Shanghai, has a gross floor area of about 466,464 square feet. The average occupancy rate for the Year was approximately 93.76%.

Hilton Beijing (50% interest), having 503 rooms, average occupancy rate was approximately 74.39% for the Year.

Oriental Place (50% interest), a 10-storey office building next to Hilton Beijing, average occupancy rate was approximately 93.75% for the Year.

### Mainland China Property Development

Splendid City is a residential and commercial project located at Yingbin Avenue of Jinniu District in Chengdu with a gross floor area of approximately 3.74 million square feet. It comprises two phases with 19 residential tower blocks and a 7-storey commercial building with gross floor area of approximately 272,740 square feet, namely Splendid City Commercial Building. Phase I provides 1,226 residential units with flat size ranging from gross floor area of approximately 854 square feet to 1,812 square feet. Phase II provides 1,625 residential units with flat size ranging from gross floor area of approximately 854 square feet to 1,812 square feet. As at 31st December, 2014, 1,215 units of Phase I were sold (representing 99.10% of total units) while 1,608 units of Phase II were sold (representing 98.95% of total units). As at 31st December, 2014, the average occupancy rate of Splendid City Commercial Building was approximately 83.26%.

The Metropolis is a residential project located at Yixue Lane and Tangba Street of Jinjiang District in Chengdu, with site area of approximately 194,336 square feet and corresponding gross floor area of approximately 1.65 million square feet. It will comprise 3 twin residential tower blocks and will be developed in phases. Tower 1 has been completed and provides 572 units with flat size ranging from gross floor area of approximately 704 square feet to 2,692 square feet. 471 units were sold up to 31st December, 2014 (representing 82.34% of total units). Tower 2 has been completed and provides 573 units with flat size ranging from gross floor area of approximately 735 square feet to 2,805 square feet. Launching of Tower 2 is re-scheduled to late 2015. Construction work of Tower 3 will be commenced in the fourth quarter of 2015.

## 管理層討論與分析 (續)

### 中國內地物業投資 (續)

新茂大廈 (佔50%權益)，位於上海市黃浦區太倉路，為一幢樓高20層的甲級辦公樓，建築面積約466,464平方呎。於本年度之平均出租率約為93.76%。

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約為74.39%。

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約為93.75%。

### 中國內地物業發展

華置•西錦城為位於成都市金牛區迎賓大道的商住項目，建築面積約3,740,000平方呎。該項目分兩期並由19座住宅大廈及一幢樓高7層，建築面積約272,740平方呎名為「華置•西錦城商業樓」的商業大樓組成。第一期項目提供1,226個建築面積約介乎854平方呎至1,812平方呎不等之住宅單位。第二期項目則提供1,625個建築面積約介乎854平方呎至1,812平方呎不等之住宅單位。於二零一四年十二月三十一日，第一期項目1,215個單位已售出 (佔單位總數之99.10%)，而第二期項目1,608個單位已售出 (佔單位總數之98.95%)。於二零一四年十二月三十一日，華置•西錦城商業樓之平均出租率約為83.26%。

華置•都匯華庭為位於成都市錦江區義學巷及鐘鉞街的住宅項目，地盤面積約194,336平方呎，建築面積約1,650,000平方呎。該項目將由3座雙幢式住宅大廈組成，並分階段發展。第一座已竣工，並提供572個建築面積約介乎704平方呎至2,692平方呎不等之單位。截至二零一四年十二月三十一日止，471個單位已售出 (佔單位總數之82.34%)。第二座已竣工，並提供573個建築面積約介乎735平方呎至2,805平方呎不等之單位。第二座重訂於二零一五年年底推出。第三座之建築工程將於二零一五年第四季展開。

## MANAGEMENT DISCUSSION AND ANALYSIS

(Cont'd)

### Mainland China Property Development (Cont'd)

Chinese Estates Plaza, a commercial and residential project at Tidu Street of Qingyang District in Chengdu, has a site area of about 404,110 square feet with a development scale of 3.2 million square feet. It comprises a Grade A 36-storey office building namely Chinese Estates Centre, a five-star hotel with 279 guest rooms namely The St. Regis Chengdu, a 6-storey shopping arcade with total area of approximately 917,000 square feet namely The ONE Chengdu and 4 residential tower blocks. Chinese Estates Centre has been completed and its leasing has been commenced in the second quarter of 2014 with occupancy rate of approximately 24.50% as at 31st December, 2014; The St. Regis Chengdu has been completed and its grand opening taken place in December 2014; The ONE Chengdu has been completed and will be opened within 2015; superstructure work of residential towers has been completed. Launching of the first residential tower is re-scheduled to late 2015.

The Coronation, a commercial and residential project at Huaxinjie Street of Jiangbei District in Chongqing (25% interest), has a site area of around 2,207,546 square feet and a gross floor area of approximately 11.09 million square feet. The project will be developed in four phases and Phase I will be divided into several zones. The construction work of Phase I is in progress. Completion of the first zone of Phase I is re-scheduled to the second quarter of 2015 and the entire Phase I is expected to be completed in the third quarter of 2017. The first zone of Phase I has been launched in March 2014. 535 out of 851 units launched were pre-sold up to 31st December, 2014.

### Overseas Property Investment

River Court is a Grade A freehold office building situate at 116-129 Fleet Street, London, United Kingdom. It provides a total net internal area of approximately 431,324 square feet, together with certain car parking spaces. It was fully let out as of 31st December, 2014.

## 管理層討論與分析 (續)

### 中國內地物業發展 (續)

華置廣場為位於成都市青羊區提督街的商住項目，地盤面積約404,110平方呎，發展規模約3,200,000平方呎。該項目由一幢樓高36層名為「華置中心」的甲級辦公樓、一座設有279間客房名為「成都瑞吉酒店」的五星級酒店、一個樓高6層，總面積約917,000平方呎名為「成都The ONE」的購物商場及4座住宅大廈組成。華置中心已竣工並於二零一四年第二季開始陸續獲租戶承租。於二零一四年十二月三十一日，其出租率約為24.50%。成都瑞吉酒店已竣工並於二零一四年十二月隆重開幕。成都The ONE已竣工並將於二零一五年內開幕。住宅大廈之上蓋建築工程已完成。首座住宅大廈重訂於二零一五年年底推出。

御龍天峰為位於重慶市江北區華新街街道之商住項目（佔25%權益），地盤面積約2,207,546平方呎，建築面積約11,090,000平方呎。該項目將分四期發展，第一期將劃分為數個區段。第一期之建築工程現正進行。第一期首區段重訂於二零一五年第二季完成，整個第一期項目則預期將於二零一七年第三季竣工。第一期首區段已於二零一四年三月推出。截至二零一四年十二月三十一日止，已推出851個單位並預售535個單位。

### 海外物業投資

River Court為一幢位於英國倫敦Fleet Street 116-129號之永久業權甲級寫字樓。River Court提供總室內淨面積約431,324平方呎，連同若干泊車位。於二零一四年十二月三十一日，所有單位均獲承租。



## MANAGEMENT DISCUSSION AND ANALYSIS

(Cont'd)

### Securities Investments

The Group's strategy is to maintain securities investment portfolio for treasury management.

As announced in January 2015, the Group disposed certain securities investments with realised loss of approximately HK\$110.0 million recognised in the consolidated statement of comprehensive income. Overall performance of securities investments are disclosed under Financial Operation Review of this annual report. The Group will continue to closely monitor its portfolio of securities investments to achieve satisfactory returns.

## OTHER INFORMATION AND EVENTS AFTER THE REPORTING PERIOD

### Contract for Services – Continuing Connected Transactions

On 31st October, 2014, the Group entered into a contract for services (the "Contract") with Mr. Joseph Lau, Luen-hung ("Mr. Joseph Lau"), a substantial shareholder and a controlling shareholder of the Company, whereby the Group agreed to provide to Mr. Joseph Lau leasing administration services, property management services, property administration services, asset management and maintenance services, rental services, advisory and consultancy services and other ordinary services for a term of 3 years commenced on 1st November, 2014. The Contract superseded all other existing contracts for services previously made between the Group and Mr. Joseph Lau. An announcement was made on 31st October, 2014.

As Mr. Joseph Lau, being a substantial shareholder and a controlling shareholder of the Company, is a connected person of the Company, the Contract and the transactions contemplated thereunder constituted continuing connected transactions of the Company under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

## 管理層討論與分析 (續)

### 證券投資

本集團的策略是維持證券投資組合的財資管理。

誠如二零一五年一月公布，本集團出售若干證券投資，所錄得之已變現虧損約110,000,000港元已於綜合全面收益報表中確認。證券投資的整體表現在本年報財務業務回顧內披露。本集團將繼續密切監察其證券投資組合，以取得令人滿意的回報。

## 其他資料及報告期末後事項

### 服務合約－持續關連交易

於二零一四年十月三十一日，本集團與劉鑾雄先生（「劉鑾雄先生」）（本公司之主要股東及控股股東）訂立一份服務合約（「該合約」），據此，本集團同意向劉鑾雄先生提供租務行政服務、物業管理服務、物業行政服務、資產管理及保養服務、租賃服務、諮詢及顧問服務及其他一般服務，於二零一四年十一月一日起生效，為期三年。該合約取代本集團與劉鑾雄先生先前訂立之所有其他現有服務合約。有關公布於二零一四年十月三十一日發出。

由於劉鑾雄先生為本公司之主要股東及控股股東，屬本公司之關連人士，根據香港聯合交易所有限公司證券上市規則（「上市規則」），該合約及據此進行之交易構成本公司之持續關連交易。

## OTHER INFORMATION AND EVENTS AFTER THE REPORTING PERIOD (Cont'd)

### Disposal of Subsidiaries – Major and Connected Transactions

As announced on 2nd September, 2014, the Group has on 1st September, 2014 entered into sale and purchase agreements, in relation to, inter alia, disposal of the Company's wholly-owned subsidiaries that ultimately held (i) Moon Ocean Ltd. (former owner of a piece of land in Macau) and (ii) certain floors and car parking spaces constituted part of the property known as "Silvercord" to the companies wholly-owned by Mr. Joseph Lau at the final consideration of approximately HK\$4,876.2 million and HK\$7,656.1 million respectively (the "Disposal Transactions"). The Disposal Transactions constituted major and connected transactions of the Company under the Listing Rules and were subject to the approval of the independent shareholders of the Company (the "Independent Shareholders"). The Disposal Transactions were subsequently approved by the Independent Shareholders at the special general meeting held on 10th October, 2014 and were completed in October 2014 and January 2015 respectively. Details of the Disposal Transactions were set out in the circular of the Company dated 23rd September, 2014.

### Disposal of a Subsidiary – Major and Connected Transaction

As announced on 12th December, 2014, the Group has on 12th December, 2014 entered into a sale and purchase agreement (the "Disposal Agreement"), in relation to, inter alia, disposal of a wholly-owned subsidiary of the Company that ultimately held the property known as The ONE to the company wholly-owned by Mr. Joseph Lau at a provisional consideration of approximately HK\$7,781.4 million (if the bank loan has been fully repaid prior to or upon completion of the Disposal Agreement and such repayment is fully or partially financed by additional sale loan provided after the date of the Disposal Agreement) or HK\$4,657.3 million (if the bank loan is still outstanding upon completion of the Disposal Agreement) (the "Transaction"). The Transaction constituted major and connected transaction of the Company under the Listing Rules and was subject to the approval of the Independent Shareholders. The Transaction was subsequently approved by the Independent Shareholders at the special general meeting held on 23rd January, 2015. Details of the Transaction were set out in the circular of the Company dated 7th January, 2015.

## 其他資料及報告期末後事項 (續)

### 出售附屬公司 – 主要及關連交易

誠如二零一四年九月二日發出之公布，本集團於二零一四年九月一日訂立買賣協議，內容有關（其中包括）出售最終持有(i) Moon Ocean Ltd.（為一幅位於澳門之土地之前擁有人）及(ii)稱為「新港中心」之物業當中若干樓層與車位之本公司全資擁有附屬公司予由劉鑾雄先生全資擁有之公司，最終代價分別約為4,876,200,000港元及約為7,656,100,000港元（「出售交易」）。根據上市規則，出售交易構成本公司之主要及關連交易，須待本公司獨立股東（「獨立股東」）批准。出售交易其後獲獨立股東於二零一四年十月十日舉行之股東特別大會上批准，並分別於二零一四年十月及二零一五年一月完成。有關出售交易之詳情載列於本公司日期為二零一四年九月二十三日之通函內。

### 出售附屬公司 – 主要及關連交易

誠如二零一四年十二月十二日發出之公布，本集團於二零一四年十二月十二日訂立一份買賣協議（「出售協議」），內容有關（其中包括）出售一間最終持有名為The ONE之物業之本公司全資擁有附屬公司予由劉鑾雄先生全資擁有之公司，暫定代價約為7,781,400,000港元（倘銀行貸款已於出售協議完成時或之前悉數償還且該筆還款全部或部分以出售協議日期後提供之額外銷售貸款撥付）或約為4,657,300,000港元（倘銀行貸款於出售協議完成時仍未償還）（「該交易」）。根據上市規則，該交易構成本公司之主要及關連交易，須待獨立股東批准。該交易其後獲獨立股東於二零一五年一月二十三日舉行之股東特別大會上批准。有關該交易之詳情載列於本公司日期為二零一五年一月七日之通函內。

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE ISSUES

Corporate social responsibility is becoming an important theme in the business community. The Company highlights four subject areas (workplace quality, environmental protection, operating practices and community involvement) undertaken by the Group in this part.

### Workplace Quality

The Group considers its employees as its important asset and strives to attract and retain the best people for the sustainable growth of the Group.

The Group is committed to providing a fair and competitive compensation package in the form of basic salary, incentive pay (discretionary bonus), mandatory and voluntary provident funds, and other fringe benefits, such as healthcare benefits (including medical, personal accident and employee compensation), paid leave for various purposes (including annual leave, maternity leave, paternity leave, marriage leave, sick leave, examination leave and compassionate leave), and education and training sponsorship.

Besides, employees are encouraged to have a good balance among work, health and social activities which has been supported by adopting a five-day workweek and arranging early release from work for festivals.

Moreover, the Group's annual dinner is one of its most important functions where the management and employees can meet together in a relaxed circumstance. Employees who have completed at least 10 consecutive years of services will be given long service awards in recognition of their commitment and loyalty.

The head office of the Group is located at one of the prime sites in Wanchai with easy accessibility to work with well developed traffic network throughout. The office is the self-owned and self-managed property of the Group with rather spacious working environment that affords the employees a comfortable working place with good property management. As the office is self-owned and self-managed, it avoids the frequent relocation of office which can help reduction of building wastes in short and long run.

The Group emphasizes to provide its employees a safety office for works all the time. Notices are displayed in all conspicuous positions in the workplace to highlight the action to be taken on discovering a fire.

## 環境、社會及管治事項

企業社會責任日漸成為商界的重要課題。本公司在本部分概述了由本集團實行的四個主要範疇（工作環境質素、環境保護、營運慣例及社區參與）。

### 工作環境質素

本集團認為僱員為其最重要資產，一直致力吸引並留效最佳人才，為本集團帶來可持續增長。

本集團致力提供公平及具競爭力的薪酬待遇，薪酬待遇包括基本薪酬、獎勵（表現花紅）、強制性及自願性公積金以及其他額外福利，如醫療福利（包括醫療保險、個人意外保險及僱員補償）、各種有薪假期（包括年假、產假、侍產假、婚假、病假、考試假及恩恤假）以及教育及培訓贊助。

此外，為鼓勵員工在工作、健康和社會活動各方面取得理想平衡，本集團已採納每週五天工作制，並為慶祝節日安排提早下班時間。

再者，本集團的週年晚宴是其最重要的活動之一，管理層和員工可以在輕鬆的環境下聚會。完成最少連續十年服務的員工將會獲得長期服務獎，以表揚他們的承擔和忠誠。

本集團的總部設於灣仔主要地段，交通網絡完善，方便到達工作地點。辦公室地方寬敞，為自置物業，並由本集團管理，物業管理優良，為員工提供舒適的工作場所。由於辦公室為自置物業並由本集團管理，毋須頻繁搬遷，有助降低短期和長期建築廢物。

本集團一直著重其員工時刻可在安全的辦公室工作。所有工作場所當眼位置均貼上告示，概述發現火警時應採取的行動。

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE ISSUES (Cont'd)

### Environmental Protection

The Group advocates environmental protection. The Group continued to support World Wide Fund's global and local conservation efforts. The Group played a part in its "Earth Hour" by switching off the exterior and billboard lighting of certain properties under the Group for an hour on the night of 29th March, 2014.

The Group is also committed to minimising the adverse impact that its operations may have on the environment. The Group encourages double-sided printing in office in order to save trees. The Group also convenes meetings for directors/management stay overseas by mean of telephone conference in order to minimize the carbon footprint from frequent overseas travel. The Group encourages reduction of light pollution by switching off the unnecessary lights after its office and shopping malls are closed. During 2014, traditional high energy consumption lights at shopping malls were replaced by LED lightings. Over the recent years, the Group's properties have been designed and/or constructed with green ideas and features by maximizing the use of natural renewable resources and recycled/green building material, minimizing the consumption of energy, and reducing construction and demolition waste in development projects.

The Group has undertaken a redevelopment project in Wanchai with the Urban Renewal Authority aiming to preserve the Old Wan Chai Market (the "Market"). The Market is a pre-war Bauhaus-style building constructed in 1937 and rated as a Grade III heritage building in Hong Kong. During the heritage conversion process, the Group adopted a "core elements preservation" strategy approved by local conservation bodies, which preserved the core and major components of the Market, including the entire exterior and facade, the interior structure, and part of its original appearance and successfully developed the site into a unique property development namely One WanChai, a residential/commercial complex with total gross floor area of approximately 159,700 square feet. Towering above a significant historical landmark, One WanChai is the first such redevelopment in Hong Kong and is well known as an iconic blending of heritage and modern architecture.

### Operating Practices

The Group is committed to upholding high standards of business integrity, honesty and transparency in its business dealings and to respecting the rights and interests of customers.

The Group endeavours to comply with the newly launched Residential Properties (First-hand Sales) Ordinance to protect purchasers' rights and interests all the time.

## 環境、社會及管治事項 (續)

### 環境保護

本集團提倡環境保護。本集團一直支持世界自然基金會的國際及本地保育事務。本集團參與了「地球一小時」熄燈活動，於二零一四年三月二十九日晚上關掉了本集團旗下若干物業之外牆照明及廣告版燈飾一小時。

本集團亦致力減少其業務所在可能對環境造成之不利影響。本集團鼓勵在辦公室使用雙面打印以拯救樹木。本集團亦為身處海外的董事／管理層召開電話會議，以減少頻繁外出造成的碳排放量。本集團之辦公室和商場在關門後會關閉不必要的燈光，以鼓勵減少光污染。在二零一四年，本集團旗下商場以LED（發光二極管）照明取代傳統的高耗能燈具。近年的發展項目中，本集團在設計及／或構建物業時均會加入綠色理念和元素，以最大限度地運用天然可再生資源和再生／綠色建材，盡量減少能源消耗及建築廢料。

本集團與市區重建局合作進行位於灣仔之重建項目，旨在保育舊灣仔街市（「街市」）。街市建於一九三七年屬戰前包浩斯風格建築，並被評為香港三級文物建築。在翻新古跡的過程中，本集團採用了經本地環保機構批准的「保留核心要素」策略，保留了街市的核心和主要組成部分，包括整個外觀和正面、內部結構及其本來面貌的一部分，並成功發展成名為「壹環」的獨特住宅／商業綜合發展項目，總樓面面積合共約為159,700平方呎。壹環座落於重要歷史地標之上，創下香港重建項目先河。壹環亦因設計獨特，融匯歷史古跡與現代建築而馳名。

### 營運慣例

本集團致力於其業務往來中維持高水平的商業誠信、誠實和透明度，並尊重客戶權利和利益。

本集團竭力遵守最新推出的《一手住宅物業銷售條例》，時刻保障買家權利和利益。

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE ISSUES (Cont'd)

### Community Involvement

The Group is committed to making a positive contribution to the communities in which it operates for all the time. During the Year, the Group continued to actively support meaningful activities in the community, and to encourage and promote volunteerism throughout the Group.

The Company has formed a voluntary service team since 2007. The Group together with its staff and/or voluntary service team had participated in various community programmes, charitable fundraising activities and volunteer services for helping the communities in need, suffering people and children with special needs from time to time during the Year. The Group had participated in (among others) "The Great Chefs of Hong Kong" and flag day organised by Heep Hong Society, circulation of flag bags within the Group organised by Hong Kong Alzheimer's Disease Association, "Dress Pink Day" organised by Hong Kong Cancer Fund, "Pass-it-On" organised by Hong Kong Red Cross, "Oxfam Rice Event" organised by Oxfam Hong Kong, "Olympic Day cum Olympic Day Run" organised by Sports Federation & Olympic Committee of Hong Kong, China, "Dress Casual Day" and "The Community Chest Green Day" organised by The Community Chest of Hong Kong, and "Skip-A-Meal" and "Used Book Recycling Campaign" organised by World Vision Hong Kong, for few years.

Moreover, the Group supports a barrier-free environment in the community. Certain premises of the Group (including shopping malls, commercial and residential properties) provide barrier-free access and facilities for people in need including persons with disabilities such as the provision of automatic door opening devices for the exit doors, wheelchair lending services and premises with disabled toilets.

In 2014, the Company was awarded as an "Family-Friendly Employer" in 2011 and 2013/14 and an "Distinguished Family-Friendly Employer" in 2013/14 by Family Council. The Company was also awarded as "Caring Company", being the eighth consecutive year, by The Hong Kong Council of Social Service in recognition of our good corporate citizenship.

## 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.

## 環境、社會及管治事項 (續)

### 社區參與

本集團一向致力為業務所在社區積極貢獻。於本年度，本集團繼續積極支持各類有意義之社區活動，並繼續於集團內鼓勵和提倡義務工作。

本公司自二零零七年起成立義工服務隊。本集團連同其員工及／或義工服務隊於本年度內不時參與各種社區項目、慈善籌款活動及義工服務，幫助社區內有需要或患病人士，以及需要特別照顧之兒童。本集團多年來曾參與（其中包括）由協康會舉辦之「全港廚師精英大匯演」及賣旗活動，由香港認知障礙症協會舉辦並於集團內進行的旗袋傳遞活動，由香港癌症基金會舉辦之「粉紅服飾日」，由香港紅十字會舉辦之「愛心相連大行動」，由香港樂施會舉辦之「樂施米義賣大行動」，由中國香港體育協會暨奧林匹克委員會舉辦之「奧運日暨奧運歡樂跑」，由香港公益金舉辦之「公益金便服日」和「公益綠識日」，以及由香港世界宣明會舉辦之「饑饉一餐」和「舊書回收義賣大行動」。

此外，本集團支持無障礙社區環境。本集團若干物業（包括商場、商業及住宅物業）提供無障礙通道和設施予有需要人士，包括殘疾人士，例如在出口設置自動門開啟裝置、提供輪椅借用服務及在物業裝設殘疾人士洗手間。

於二零一四年，本公司榮獲家庭議會評為二零一一及二零一三／一四年度連續兩屆「家庭友善僱主」以及二零一三／一四年度「傑出家庭友善僱主」。本公司更已連續八年獲香港社會服務聯會嘉許為「商界展關懷」機構，以肯定其良好企業公民精神。

## 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與投資者關係。

## INVESTOR RELATIONS (Cont'd)

The Company maintains a Company's website ([www.chineseestates.com](http://www.chineseestates.com)) to make the Company's information available on the internet, including the dissemination of statutory announcements and circulars etc., to facilitate its communication with shareholders and to provide important information to the investing public on corporate governance structure, policies and systems, profiles of the Directors and senior executives as well as terms of reference of Board committees.

The up-to-date information of the Group is available for public access on the Company's website. The Company encourages its shareholders to take advantage of the Company's website and welcomes suggestions from investors and shareholders, and invites them to share their views and suggestions by contacting the Company at [investor.relations@chineseestates.com](mailto:investor.relations@chineseestates.com).

Shareholders can raise their enquiries to the Board or the company secretary of the Company in writing by sending such written enquiries to the principal office of the Company in Hong Kong at 26th Floor, MassMutual Tower, 38 Gloucester Road, Wanchai, Hong Kong or by email at [investor.relations@chineseestates.com](mailto:investor.relations@chineseestates.com). Shareholders also have right to raise questions at general meetings.

## PROSPECTS

The economic environment of the United States and the European countries are showing signs of recovery. It is hoped that the recent embarking of the unprecedented quantitative easing program by the European countries will further facilitate their economic recovery. It is expected that those loose monetary measures will be maintained in the foreseeable future and the global economy will continue to recover in the times ahead.

Our well-located retail investment properties in Hong Kong consistently recorded satisfactory rental growth and high occupancy rates during the Year. Rental rates of certain retail business sectors have shown indications of reaching their peaks. The Group will continue to refine its tenant mix and actively launch marketing and promotion activities to accommodate the ever changing consumption patterns. The Group remains cautiously optimistic in the rental income growth from its retail investment properties.

## 投資者關係 (續)

本公司設有公司網頁([www.chineseestates.com](http://www.chineseestates.com))，使股東可透過互聯網取得公司資料，包括法定公布及股東通函之發放等，加強與股東之溝通，並提供重要資料予公眾投資者了解企業管治架構、政策及制度、董事及高級行政人員簡介，以及董事會轄下委員會之職權範圍。

有關本集團之最新資訊，本公司會於公司網站作出相應更新以讓公眾人士查閱。本公司鼓勵其股東善用本公司網站及歡迎投資者及股東提出意見，並誠邀彼等透過電郵[investor.relations@chineseestates.com](mailto:investor.relations@chineseestates.com)聯絡本公司，分享彼等之意見及建議。

股東可以書面方式向董事會或本公司之公司秘書作查詢，該書面查詢可送交至本公司香港主要辦事處，地址為香港灣仔告士打道38號美國萬通大廈26樓或電郵至[investor.relations@chineseestates.com](mailto:investor.relations@chineseestates.com)。股東亦有權於股東大會上作出提問。

## 展望

歐美經濟均出現復甦的跡象。歐洲國家近期推出的量化寬鬆政策有望進一步促進其經濟復甦。預期該等寬鬆貨幣措施於可見將來將繼續推行，而環球經濟將持續復甦。

本集團地理位置優越之香港零售投資物業於本年度持續錄得令人滿意之租金增長及高出租率。若干零售物業之租金表現有見頂之跡象。本集團將繼續完善其商戶組合及積極舉辦宣傳及推廣活動以適應不斷變化之消費模式。本集團對其零售投資物業的租金收入增長仍抱持謹慎樂觀態度。

## PROSPECTS (Cont'd)

Subsequent to the disposal of the companies holding Silvercord in January 2015, contribution of rental income from Silvercord to the Group in year 2015 will be significantly lowered. It is expected that the disposal of the company holding The ONE will be completed in the year ending 31st December, 2015. As a result, rental contribution from The ONE to the Group in year 2015 will be reduced to extent that there will be rental contribution only until before completion of disposal. Essentially all sale proceeds from the disposal transaction of Silvercord has been distributed as special interim dividend, and it is expected that majority of the sale proceeds from the disposal of company holding The ONE will be declared as dividend. However, there will be no material corresponding income contribution to the Group from the sale proceeds from the disposal in respect of Silvercord and the expected sale proceeds from the disposal in respect of The ONE in year 2015.

The demand for quality commercial premises in key locations in Hong Kong remained solid during the Year. The Group's office investment properties situated in prime locations recorded good leasing performance. It is expected that the Group's office investment properties will continue to lease well and will provide steady rental income.

The performance of the local residential property market improved during the Year. Amidst of stringent property-related policies by the Hong Kong Government, demand for local residential properties was strong, especially for small-to-medium sized units. The Group expects continuing demand for local housing and is optimistic in its property development business in Hong Kong.

With the recognition of the "new norm" in economic development as well as the implementation of macro-control measures to adjust the economic structure and alter the economic development trend by the Central Government, it is expected that the economy in Mainland China will maintain medium-to-high growth rate and relatively stable development within a reasonable range. As a result of the lowering of the benchmark interest rate and the required reserve ratio, the relaxation of the mortgage policy and the decrease in government intervention, the Group believes that the future development of the property market in Mainland China will become more stable and healthy.

The construction works of the Group's magnificent project in Chengdu – Chinese Estates Plaza is completing. In particular, the Grade A office building, Chinese Estates Centre, had its leasing works commenced; while the five-star hotel – The St. Regis Chengdu also had its grand opening taken place in December 2014, bringing further expansion to the hospitality business of the Group in China.

## 展望 (續)

隨著本集團於二零一五年一月出售持有新港中心的公司，新港中心為本集團帶來的租金收入將在二零一五年顯著減少。本集團預期出售持有The ONE的公司將於截至二零一五年十二月三十一日止年度內完成，因此，The ONE在二零一五年為本集團帶來的租金收入將減少至僅計算至出售完成前。有關新港中心之出售交易的絕大部分銷售所得款項已作為特別中期股息分派，預期出售持有The ONE之公司之大部分銷售所得款項亦將宣派為股息。然而，本集團於二零一五年將不會從出售新港中心之銷售所得款項及出售The ONE之預期銷售所得款項中錄得重大相應收入貢獻。

於本年度，香港主要地區之優質商用物業需求仍然殷切。本集團位於黃金地段之辦公室投資物業錄得良好之租務表現。預期本集團之辦公室投資物業之租務將持續表現良好及提供穩定之租金收入。

本地住宅物業市場之表現於本年度有所改善。儘管香港政府收緊物業相關政策，本地住宅物業（尤其是對中小型單位）之需求仍然強勁。本集團預期本地房屋需求將會持續，因而看好香港物業發展業務前景。

隨著中央政府對經濟發展“新常态”的確立，宏觀調控措施對經濟結構的調整及經濟發展動力的轉變，預計未來國內經濟將在合理區間內保持中高速增长和較為穩定的發展。隨著基準利率、存款準備金率的降低、銀行按揭貸款政策的放寬及政府行政干預的減少等各項舉措，本集團相信未來國內房地產市場的發展將變得更加平穩健康。

本集團位於成都之重大項目—華置廣場的建築工程正逐步竣工。其中名為「華置中心」之甲級辦公樓已開展其租務工作；而名為「成都瑞吉酒店」之五星級酒店更於二零一四年十二月隆重開幕，進一步擴充本集團在中國的酒店業務。



## PROSPECTS (Cont'd)

River Court, the Group's investment property in London, will continue making contributions through stable return.

In summary, the Group remains confident in its core businesses. The Group will prudently monitor the property markets of Hong Kong, Mainland China and overseas, strive to expand its land bank and investment property portfolio to further strengthen the Group's value and achieve long-term sustainable growth.

## APPRECIATION

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

**Lau, Ming-wai**

*Chairman*

Hong Kong, 19th March, 2015

## 展望 (續)

本集團旗下位於倫敦之投資物業—River Court，將繼續為本集團帶來穩定的回報。

總括而言，本集團對其核心業務充滿信心，並將審慎注視香港、中國內地以及海外之物業市場，把握機會增加土地儲備及擴大投資物業組合，從而加強本集團價值以及達致長遠可持續增長。

## 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*

**劉鳴煒**

香港，二零一五年三月十九日

