

I am pleased to present the results of the Company and its subsidiaries (the "Group") for the year ended 31st December, 2012 (the "Year") to the shareholders of the Company.

## RESULTS

Profit attributable to owners of the Company for the Year was HK\$9,794.9 million as compared to HK\$3,497.8 million for last year. The increase in profit for the Year was mainly due to (i) the increase in fair value gain on investment properties; (ii) fair value gain of bonds as opposed to a fair value loss for last year; (iii) the decrease in loss of sale of listed investments held-for-trading; and (iv) the increase in interest income from bonds. Earnings per share for the Year was HK\$5.14 (2011: HK\$1.83).

If the net gain on the major non-cash items of HK\$5,815.8 million (2011: HK\$3,283.3 million) are excluded, the Group will have a core profit attributable to owners of the Company for the Year of HK\$3,979.1 million (2011: HK\$214.5 million) and a core earnings per share of HK208.6 cents (2011: HK11.2 cents), which were both 18.6 times to those of 2011.

The major non-cash items were fair value gain on investment properties, gain on revaluation of stock of properties together with their respective deferred tax and costs of development recognised in respect of property project in Macau totaling HK\$5,815.8 million (2011: HK\$3,283.3 million).

## DIVIDEND

The board of directors of the Company (the "Directors" or the "Board") has recommended the payment of a final dividend of HK20 cents per share for the Year (the "Final Dividend") (2011: HK1 cent per share).

Subject to shareholders' approval at the forthcoming annual general meeting of the Company to be held on 23rd May, 2013 (the "2013 AGM"), dividend warrants will be posted on or about 10th June, 2013 to shareholders whose names appear on the register of members of the Company on 30th May, 2013.

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」）截至二零一二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9,794,900,000港元，而去年為3,497,800,000港元。本年度的溢利增加主要來自(i)投資物業的公平值收益增加；(ii)債券公平值收益(相對去年公平值虧損)；(iii)出售上市持作買賣投資而錄得之虧損減少；及(iv)來自債券之利息收入增加。本年度之每股盈利為5.14港元(二零一一年：1.83港元)。

如撇除主要非現金項目收益淨額5,815,800,000港元(二零一一年：3,283,300,000港元)，本集團於本年度將錄得本公司擁有人應佔核心溢利3,979,100,000港元(二零一一年：214,500,000港元)，而每股核心盈利為208.6港仙(二零一一年：11.2港仙)，兩者均為二零一一年之18.6倍。

主要非現金項目來自投資物業之公平值收益、物業存貨之重估收益連同其相關之遞延稅項及就澳門物業項目確認之發展成本共5,815,800,000港元(二零一一年：3,283,300,000港元)。

## 股息

本公司董事會（「董事」或「董事會」）建議派發本年度之末期股息每股20港仙（「末期股息」）（二零一一年：每股1港仙）。

待股東於本公司將於二零一三年五月二十三日舉行之應屆股東週年大會（「2013年股東週年大會」）上批准，股息單將於二零一三年六月十日或前後寄發予於二零一三年五月三十日名列本公司股東名冊之股東。



## CLOSURE OF REGISTER OF MEMBERS

For the purpose of ascertaining the members' eligibility to attend and vote at the 2013 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 2013 AGM:

為確定出席2013年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	16.5.2013 16:30
Closure of register of members 暫停辦理股東登記手續	20.5.2013 – 23.5.2013 (both days inclusive) (包括首尾兩天)

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

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	28.5.2013 16:30
Closure of register of members 暫停辦理股東登記手續	29.5.2013 – 30.5.2013 (both days inclusive) (包括首尾兩天)
Record date 記錄日期	30.5.2013

To be eligible to attend and vote at the 2013 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.

為符合資格出席2013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 of 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.

## 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。

## BUSINESS MODEL AND STRATEGIES (Cont'd)

The Group specialises in developing high-end and luxury residential properties in prime location 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, as the demand for housing remains very strong resulting from sustained economic growth.

The Group plans to develop 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.

## 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 98.96% during the Year. The occupancy rate achieved 99.43% if non-core properties are excluded. The high occupancy rate is attributable to the prime locations of the majority of the Group's retail properties.

## 業務模式及策略 (續)

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，持續的經濟增長致使房屋需求仍然強勁，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。

本集團計劃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。

## 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98.96%。倘撇除非核心物業，出租率則達99.43%。高出租率與本集團大部分零售物業位於優質地段有關。



## MANAGEMENT DISCUSSION AND ANALYSIS

(Cont'd)

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

The Group's overall gross rental growth was 11.70% with rental income of HK\$1,383.9 million for the Year as compared with last year. The rental income from Hong Kong retail portion showed an upward momentum with 15.36% growth while the non-retail portion maintained stable performance with rental growth of 2.18%. The increase in gross rental income is mainly attributable to the fully let out of Silvercord and high reversionary rental rate of retail properties. Retail rents were generally raised due to the increase in tenants' business turnover benefited from the continuous growth of Mainland China tourists' spending and the improved local consumption.

The average occupancy rate of the shops of Causeway Place was approximately 91.45% during the Year.

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 increased to approximately 99.29%, representing 3.27% increase over last year. 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' traffic flow and thus increases tenants' business turnover. As a result, Windsor House recorded steady rental growth and high occupancy rate.

As for Silvercord, the overall rental income was raised 31.99% for the Year as compared with last year. All the shops were fully let out throughout the Year. Benefited from the prosperous shopping atmosphere of Canton Road, Tsim Sha Tsui, as well as the introduction of several luxury and premium brands in the shopping mall, Silvercord's rental rate and property value are generally uplifted.

The tallest retail complex of its kind in Hong Kong, The ONE recorded 8.48% increase of its overall rental income for the Year as compared with last year. Its average occupancy rate was approximately 99.89% during the Year with many of the shops are popular fashion brands and well-known trademarks.

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 96.01%, 100% and 99.33% respectively, bringing the approximate occupancy rate of the overall office portfolio to 98.21%.

## 管理層討論與分析 (續)

### 香港物業投資 (續)

本集團於本年度之整體租金總額較去年增長 11.70%，租金收入為 1,383,900,000 港元。香港零售部分之租金收入表現向好，增長 15.36%，而非零售部分之表現則維持平穩，錄得 2.18% 增長。租金收入總額增加主要由於新港中心之商舖全數租出及零售物業之高回轉租金比率所致。受惠於內地訪港旅客消費持續增長及本地消費增加，租戶之營業額上升，令本集團之零售租金普遍上揚。

於本年度內，銅鑼灣地帶之商舖之平均出租率約為 91.45%。

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，其平均出租率上升至約 99.29%，較去年上升 3.27%。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，促進購物人流提升，使租戶之營業額增加。皇室大廈因而錄得平穩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 31.99%。於本年度內，所有商舖全數租出。受惠於尖沙咀廣東道購物氣氛興旺以及購物商場引入多個尊貴及高級品牌，新港中心之租金及物業價值均普遍上揚。

The ONE 為香港同類型物業中最高之綜合商場，於本年度之整體租金收入較去年錄得 8.48% 之升幅。其於本年度內之平均出租率約為 99.89%，大部分商舖為流行時裝品牌及知名商標。

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 96.01%、100% 及 99.33%，使整體辦公室物業組合出租率達約 98.21%。

## MANAGEMENT DISCUSSION AND ANALYSIS

(Cont'd)

### 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 41,020 square feet will be redeveloped. Superstructure work is in progress. Completion of the project is scheduled for mid 2013 and it is expected to be launched in the first quarter of 2014.

No. 1 South Lane and No. 34 Hill Road, is located in the Western District and enjoys close proximity to the future Hong Kong University MTR Station. It will be redeveloped into a luxury residential/retail tower with a total gross floor area of around 41,966 square feet and consists of 92 residential units. Demolition work is in progress. Completion of the project is scheduled for mid 2015 and it is expected to be launched in the third quarter of 2013.

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 with flat size ranging from gross floor area of approximately 420 square feet to 1,200 square feet and retail properties. Certificate of compliance was issued in January 2013 and the residential units are being handed over to individual purchasers. 193 units were presold up to 31st December, 2012, representing 81.43% of total units.

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. Launching of the project is scheduled for mid 2014.

The Hermitage (25% interest), is one of the Group's joint venture development projects in West Kowloon Reclamation Area. 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. Certificate of compliance was issued in March 2011 and the residential units had been handed over to individual purchasers. As at 31st December, 2012, 962 units were sold and recognised, representing 99.79% of total units.

## 管理層討論與分析 (續)

### 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41,020平方呎，現正進行上蓋建築工程。項目訂於二零一三年年中竣工，並預期將於二零一四年第一季推出。

南里1號及山道34號位於西區毗鄰將來香港大學港鐵站，將重建為一座豪華住宅／零售大樓，總樓面面積合共約41,966平方呎，由92個住宅單位組成。拆卸工程正在進行中。項目訂於二零一五年年中竣工，並預期將於二零一三年第三季推出。

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個總樓面面積約介乎420平方呎至1,200平方呎不等之住宅單位及零售商舖。滿意紙已於二零一三年一月批出，住宅單位亦正交付予個別買家。截至二零一二年十二月三十一日止已預售193個單位，相當於單位總數之81.43%。

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，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。項目訂於二零一四年年中推出。

帝峯•皇殿(佔25%權益)為本集團其中一項位於西九龍填海區的合營發展項目。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。滿意紙已於二零一一年三月批出，住宅單位亦已交付予個別買家。於二零一二年十二月三十一日，已確認售出962個單位，佔單位總數之99.79%。



## MANAGEMENT DISCUSSION AND ANALYSIS

(Cont'd)

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

The Coronation (15% interest), is another joint venture development project of the Group in West Kowloon Reclamation Area. 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. Certificate of compliance was issued in December 2012 and the residential units are being handed over to individual purchasers. 738 units (i.e. 99.73%) were presold up to 31st December, 2012.

### Macau Property Development

La Scala is a high-end residential project located in Avenida Wai Long, Taipa, Macau with a total residential gross floor area of approximately 5,786,296 square feet (excluding car park area and outdoor facilities area). It will comprise 26 residential tower blocks and will be developed in phases. Phase I development will comprise 9 residential tower blocks and provide in aggregate 899 residential units. Site formation work and the first stage excavation works for the Phase I development have been completed. Next stage construction works and the presale of the Phase I development are suspended.

### Mainland China Property Investment

The 79 retail outlets with a total area of approximately 29,000 square feet in Lowu Commercial Plaza, Shenzhen were fully let out throughout 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 99.14% and 64.86% respectively.

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 96.38%.

## 管理層討論與分析 (續)

### 香港物業發展 (續)

御金•國峯(佔15%權益)為本集團另一項位於西九龍填海區的合營發展項目。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。滿意紙已於二零一二年十二月批出，住宅單位亦正交付予個別買家。截至二零一二年十二月三十一日止已預售738個單位(即99.73%)。

### 澳門物業發展

御海•南灣為一項位於澳門氹仔偉龍馬路之高級住宅項目，總住宅樓面面積合共約5,786,296平方呎(不包括停車場範圍及室外設施範圍)。該項目將由26座住宅大廈組成，並分階段發展。第一期項目將由9座住宅大廈組成，提供合共899個住宅單位。第一期項目之地盤平整工程及首階段之挖掘工程經已完成。次階段之建築工程以及第一期項目之預售暫停。

### 中國大陸物業投資

深圳市羅湖商業城79個零售商舖(面積合共約29,000平方呎)，於本年度內全部均獲承租。

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99.14%及64.86%。

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96.38%。

## MANAGEMENT DISCUSSION AND ANALYSIS

(Cont'd)

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

Hilton Beijing (50% interest), having 503 rooms, average occupancy rate was approximately 76.38% for the Year.

Oriental Place (50% interest), a 10-storey office building next to Hilton Beijing, was fully let out during the Year.

### Mainland China Property Development

Splendid City, a residential and commercial project located at Yingbin Avenue of Jinniu District in Chengdu, has a site area of approximately 795,625 square feet and a corresponding gross floor area of approximately 3.74 million square feet. It will comprise 19 residential tower blocks with a commercial building and will be developed in two phases. Phase I of Splendid City provides in aggregate 1,226 residential units with flat size ranging from gross floor area of approximately 854 square feet to 1,812 square feet and a commercial building with gross floor area of approximately 272,740 square feet. Phase I had been completed in November 2010 and the residential units had been handed over to individual purchasers. As at 31st December, 2012, 1,212 units of Phase I were sold, representing 98.86% of total units. Phase II of Splendid City provides 1,625 residential units with flat size ranging from gross floor area of approximately 854 square feet to 1,812 square feet. It had been completed in December 2012 and some of the residential units are being handed over to individual purchasers. 281 units were sold and 486 units were presold out of 880 units launched (i.e. 87.16%) up to 31st December, 2012.

The Metropolis is a residential project located at Yixue Lane and Tangba 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. It will comprise 3 twin residential tower blocks and will be developed in phases. Tower 1 provides 572 units with flat size ranging from gross floor area of approximately 704 square feet to 2,692 square feet. Tower 1 had been completed in December 2012 and the residential units are being handed over to individual purchasers. Since its first batch sales launch of 286 units in Tower 1, 223 units (i.e. 77.97%) were sold up to 31st December, 2012. Another batch of 286 units in Tower 1 is expected to be launched in the second quarter of 2013. Final interior fitting work of Tower 2 is in progress and expected to be completed in mid 2013. Tower 3 is under planning and at design stage.

## 管理層討論與分析 (續)

### 中國大陸物業投資 (續)

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76.38%。

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，於本年度內所有單位均獲承租。

### 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商住項目，地盤面積約795,625平方呎，建築面積約3,740,000平方呎。該項目將由19座住宅大廈及一幢商業大樓組成，並分兩期發展。華置•西錦城第一期提供合共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，以及一幢建築面積約272,740平方呎之商業大樓。第一期項目已於二零一零年十一月竣工，住宅單位亦已交付予個別買家。於二零一二年十二月三十一日，第一期項目已售出1,212個單位，佔單位總數之98.86%。華置•西錦城第二期提供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。第二期項目已於二零一二年十二月竣工，若干住宅單位亦正交付予個別買家。截至二零一二年十二月三十一日止已售出281個單位並已預售486個單位(即佔880個推售單位之87.16%)。

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194,411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。第一座已於二零一二年十二月竣工，住宅單位亦正交付予個別買家。自第一座首批286個單位推售以來，截至二零一二年十二月三十一日止，已售出223個單位(即77.97%)。第一座另一批286個單位預期將於二零一三年第二季推出。第二座現正進行後期室內裝修工程，預期將於二零一三年年中竣工。第三座現正處於規劃及設計階段。



## 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 404,267 square feet with a development scale of 3.2 million square feet. It will comprise a Grade A office building, a five stars hotel, a shopping centre and 4 residential tower blocks. Superstructure construction and fit-out works are in progress. Completion of the commercial and residential portions are scheduled for end 2013 and end 2014 respectively. Residential portion is expected to be launched by the third quarter of 2013.

The 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 11.08 million square feet. Its piling work and the associated substructure work are in progress. The project will be developed in four phases and Phase I will be divided into several zones. The first zone of Phase I is scheduled to be completed in the third quarter of 2014 and the overall Phase I is expected to be completed in the third quarter of 2016.

### 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, 2012.

### Securities Investments

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

As announced in January 2013, the Group disposed certain securities investments with realised gain of approximately HK\$266.5 million recognised in the consolidated statement of comprehensive income. An unrealised gain of approximately HK\$1,307.3 million on fair value changes of listed securities investments also recorded in the consolidated statement of comprehensive income. The Group will continue to closely monitor the portfolio of the securities investments to achieve satisfactory returns.

## 管理層討論與分析 (續)

### 中國大陸物業發展 (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404,267平方呎，發展規模約3,200,000平方呎。該項目將由一幢甲級辦公樓、一座五星級酒店、一個購物中心及4座住宅大廈組成，現正進行上蓋建築及裝修工程。該項目之商業及住宅部分分別訂於二零一三年年底及二零一四年年底竣工。住宅部分預期將於二零一三年第三季完結前推出。

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11,080,000平方呎，現正進行打樁及相關地基工程。該項目將分四期發展，第一期將劃分為數個區段。第一期首區段訂於二零一四年第三季完成，整個第一期項目則預期將於二零一六年第三季竣工。

### 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。於二零一二年十二月三十一日，所有單位均獲承租。

### 證券投資

本集團的策略是維持其證券投資組合，從而達致財資管理。

誠如二零一三年一月發出之公布，本集團因出售若干證券投資，錄得已變現收益約266,500,000港元，並於綜合全面收益報表中確認。就上市證券投資之公平值變動而錄得之未變現收益約1,307,300,000港元亦記錄於綜合全面收益報表中。本集團將繼續密切監察證券投資組合以獲得滿意之回報。

## OTHER INFORMATION AND EVENTS AFTER THE REPORTING PERIOD

### Disposal of G-Prop Group – Connected Transaction

As announced on 17th June, 2012, a wholly-owned subsidiary of the Company (the "First Vendor") and a company indirectly wholly-owned by Mr. Joseph Lau, Luen-hung ("Mr. Joseph Lau") (an Executive Director, the Chairman and Chief Executive Officer, and a substantial shareholder of the Company) (the "Second Vendor") had on 16th June, 2012 entered into a sale and purchase agreement with (among other parties) an independent third party (the "Purchaser") in relation to the disposal of 1,018,380,590 shares and 493,678,883 shares owned by the First Vendor and the Second Vendor respectively in G-Prop (Holdings) Limited ("G-Prop"), the then subsidiary of the Company whose shares are listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"), representing (i) all the share interests of the First Vendor and the Second Vendor in G-Prop; and (ii) approximately 62.26% of the entire issued share capital of G-Prop (with approximately 41.93% and 20.33% held by the First Vendor and the Second Vendor respectively) as at the date of the announcement, at a total consideration of HK\$423,660,973 (of which HK\$285,338,057 was payable to the First Vendor and HK\$138,322,916 was payable to the Second Vendor). Completion of the disposal took place on 6th August, 2012. The Purchaser had also entered into the security agreement with the First Vendor on 6th August, 2012, pursuant to which 1,512,059,473 shares of G-Prop had been charged in favour of the First Vendor (the "Charged Shares"), for the purpose of securing the Purchaser's obligations to repay the total principal amount under the promissory note(s) or any part thereof. The Purchaser had fulfilled its obligations for the repayment of all promissory note(s) in December 2012 and thereafter, the Charged Shares were fully released and discharged on 17th December, 2012.

As the Second Vendor was indirectly wholly-owned by Mr. Joseph Lau, the Second Vendor, being a substantial shareholder of G-Prop, was an associate of a controller of the Company for the purpose of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"). Therefore, the disposal constituted a connected transaction for the Company for the purpose of the Listing Rules. As the applicable ratios in respect of the disposal were more than 0.1% but less than 5%, the disposal was subject to the reporting and announcement requirements and exempted from the independent shareholders' approval requirement under Chapter 14A of the Listing Rules.

## 其他資料及報告期末後事項

### 出售金匡集團 – 關連交易

誠如二零一二年六月十七日發出之公布，本公司之全資擁有附屬公司（「第一賣方」）及一間由劉鑾雄先生（「劉鑾雄先生」）（本公司之執行董事、主席兼行政總裁及主要股東）間接全資擁有之公司（「第二賣方」）與獨立第三方（「買方」）（連同其他訂約方）於二零一二年六月十六日訂立一份買賣協議，內容有關出售金匡企業有限公司（「金匡」）（當時為本公司之附屬公司，其股份於香港聯合交易所有限公司（「聯交所」）上市）之1,018,380,590股股份及493,678,883股股份，分別由第一賣方及第二賣方擁有，相當於(i)第一賣方及第二賣方於金匡擁有之全部股份權益；及(ii)於該公布日期金匡全部已發行股本約62.26%（其中約41.93%由第一賣方持有，約20.33%由第二賣方持有），總代價為423,660,973港元（其中285,338,057港元應付予第一賣方，而138,322,916港元應付予第二賣方）。出售事項已於二零一二年八月六日完成。買方亦於二零一二年八月六日與第一賣方訂立抵押協議，據此，買方將1,512,059,473股金匡股份抵押予第一賣方（「抵押股份」），以擔保買方償還期票之本金總額或其任何部分之責任。買方於二零一二年十二月已履行其償還所有期票之責任，抵押股份其後已於二零一二年十二月十七日全數解除及註銷。

由於第二賣方乃劉鑾雄先生間接全資擁有，因此就聯交所證券上市規則（「上市規則」）而言，第二賣方（金匡之主要股東）為本公司控權人之聯繫人，故根據上市規則，出售事項構成本公司一項關連交易。鑑於出售事項涉及之適用比率高於0.1%但低於5%，故此，出售事項須遵守上市規則第14A章有關申報及公布之規定，惟可獲豁免獨立股東批准之規定。



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

### Disposal of Grandday Group Limited

The Group had on 5th September, 2012 entered into a sale and purchase agreement with an independent third party, to dispose 49 shares in Grandday Group Limited ("Grandday"), representing 49% of the entire issued share capital of Grandday, which indirectly owns the property development project at the southeast exterior of Yin Xing Ken District, Yinyang Town, Qidong, Jiangsu Province, the People's Republic of China (the "PRC"), at a consideration of US\$500 million (equivalent to approximately HK\$3,878.45 million). Relevant announcement had been made on 5th September, 2012. The disposal constituted a discloseable transaction of the Company under the Listing Rules. The disposal was completed on 7th September, 2012.

### Disposal of Chi Cheung Group

As announced on 5th December, 2012, the Group had entered into a sale and purchase agreement with an independent third party (the "Agreement") in relation to the disposal of 209,931,186 shares in Chi Cheung Investment Company, Limited ("Chi Cheung"), the then subsidiary of the Company whose shares are listed on the Stock Exchange, representing (i) all the share interests of the Group in Chi Cheung; and (ii) approximately 61.96% of the entire issued share capital of Chi Cheung as at the date of the announcement, at a consideration of HK\$560,532,475 (subject to downward adjustment under the terms of the Agreement). Completion of the disposal took place on 6th February, 2013.

### Administrative Procedures for Repossession of Land in Macau by Macau Government

As set out in the Company's announcement dated 17th June, 2012, Moon Ocean Ltd., a wholly-owned subsidiary of the Company ("Moon Ocean"), received a notice of preliminary hearing dated 15th June, 2012 (the "Hearing Notice") from the Land, Public Works and Transport Bureau (the "LPWT") of the Macau Special Administrative Region of the PRC ("Macau") regarding the transfers of the rights deriving from the land concession for the five plots of land adjacent to the Macau International Airport (according to the Company's record, formerly known as Lots 1C; 2; 3; 4 and 5 (parcels 5A & 5B), Avenida Wai Long, Taipa, Macau, and registered in Macau Land Registry under Nos. 22993, 22991, 22995, 22990 and 22989 and now known as Lots 1C1; 1C2; 1C3; 2a; 2b; 2d; 3; 4a; 4b; 5a1; 5a2; 5a3; 5b1; 5b2; 5b3; 5b4; 5b5; 5b6; A3a; A3b; A4a; A4b; E1a; E1b; E2 and E3 and registered in the Macau Land Registry under No. 22989) (the "Macau Land") from five Macau companies to which the land concession was originally granted (the "Original Owners") to Moon Ocean (the "Land Transfers") and the amendment of the related land concession contracts.

## 其他資料及報告期末後事項 (續)

### 出售朝隆集團有限公司

本集團與獨立第三方於二零一二年九月五日訂立一份買賣協議，出售朝隆集團有限公司（「朝隆」）49股股份，佔朝隆全部已發行股本之49%，彼間接擁有位於中華人民共和國（「中國」）江蘇省啟東市寅陽鎮寅興墾區外側東南部之物業發展項目，代價為500,000,000美元（相當於約3,878,450,000港元）。相關公布已於二零一二年九月五日發出。根據上市規則，出售事項構成本公司一項須予披露交易。出售事項已於二零一二年九月七日完成。

### 出售至祥集團

誠如二零一二年十二月五日發出之公布，本集團與獨立第三方訂立一份買賣協議（「該協議」），內容有關出售至祥置業有限公司（「至祥」）（當時為本公司之附屬公司，其股份於聯交所上市）209,931,186股股份，相當於(i)本集團於至祥擁有之全部股份權益；及(ii)於該公布日期至祥全部已發行股本約61.96%，代價為560,532,475港元（惟可根據該協議之條款向下調整）。出售事項已於二零一三年二月六日完成。

### 澳門土地被澳門政府收回之行政程序

誠如本公司日期為二零一二年六月十七日之公布所載，本公司之全資擁有附屬公司Moon Ocean Ltd.（「Moon Ocean」），接獲由中國澳門特別行政區（「澳門」）土地工務運輸局（「土地工務運輸局」）發出日期為二零一二年六月十五日之預先聽證通知（「聽證通知」），內容有關澳門氹仔偉龍馬路接鄰澳門國際機場之五幅土地（根據本公司記錄，前稱為1C、2、3、4及5（5A及5B地塊）號地段，於澳門物業登記局之登記號碼為22993、22991、22995、22990及22989，現稱為1C1、1C2、1C3、2a、2b、2d、3、4a、4b、5a1、5a2、5a3、5b1、5b2、5b3、5b4、5b5、5b6、A3a、A3b、A4a、A4b、E1a、E1b、E2及E3號地段，於澳門物業登記局之登記號碼為22989）（「澳門土地」）之土地批給衍生權利轉讓（由五間原獲授澳門土地之土地批給之澳門公司（「原承批人」）將該土地批給衍生權利轉讓予Moon Ocean（「土地轉讓」）及相關土地批給合同之修改。

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

### Administrative Procedures for Repossession of Land in Macau by Macau Government (Cont'd)

It was stated in the Hearing Notice that (i) the Chief Executive of Macau had approved the initiation of the procedures for declaring the act of the Chief Executive of Macau in confirming the approval of the Land Transfers and the related amendments of the land concession contracts in March 2006 invalid and returning the Macau Land to the Original Owners (the "Matter"); and (ii) Moon Ocean might make written submission regarding the Matter within 15 days from the receipt of the Hearing Notice.

The Group's Macau legal adviser made the submission which set out basis for opposing the Matter on 29th June, 2012 and as set out in the Company's announcement dated 14th August, 2012, Moon Ocean received a notice from the LPWT stating that (i) the Chief Executive of Macau had declared the previous act of the Chief Executive of Macau in confirming the approval of the Land Transfers and the related amendments of the land concession contracts in March 2006 invalid (the "Decision"); and (ii) Moon Ocean might present objection to the Decision within 15 days from the gazetting of the Decision and might also appeal to the Court of Second Instance. The Decision was then published on the official bulletin of the Macau government dated 15th August, 2012.

As announced on 28th August, 2012, the Group's Macau legal adviser filed on behalf of Moon Ocean an objection to the Decision. As Moon Ocean had not received any reply from the Chief Executive of Macau regarding such objection, Moon Ocean and a purchaser of La Scala jointly lodged an appeal to the Court of Second Instance of Macau against the Decision on 14th September, 2012 as disclosed in the announcement published on the same date.

As set out in the Company's announcement dated 5th September, 2012, Moon Ocean received a notice of preliminary hearing (the "Second Hearing Notice") from the LPWT regarding certain revision of the terms of the land concession for the Macau Land and exchange of land approved by the Chief Executive of Macau in March 2011 (the "2011 Revision").

## 其他資料及報告期末後事項 (續)

### 澳門土地被澳門政府收回之行政程序 (續)

聽證通知中指出(i)澳門行政長官已批准展開程序，宣告澳門行政長官於二零零六年三月確認同意土地轉讓以及土地批給合同之相關修改的行為無效，並將澳門土地歸還予原承批人(「該事項」)；及(ii)Moon Ocean可於接獲聽證通知起計十五天內就該事項發表書面意見。

本集團之澳門法律顧問已於二零一二年六月二十九日就該事項呈交載列反對原因的意見書及誠如本公司日期為二零一二年八月十四日之公布所載，Moon Ocean接獲由土地工務運輸局發出之通知，表示(i)澳門行政長官已宣告，澳門行政長官早前於二零零六年三月確認同意土地轉讓以及土地批給合同之相關修改的行為無效(「該決定」)；及(ii)Moon Ocean可於該決定正式公布起計十五天內就該決定提出聲明異議，以及可向中級法院提出上訴。該決定其後刊登於日期為二零一二年八月十五日之《澳門政府公報》。

誠如二零一二年八月二十八日發出之公布，本集團之澳門法律顧問已代表Moon Ocean就該決定提交聲明異議。由於Moon Ocean仍未收到澳門行政長官有關該聲明異議之回覆，故Moon Ocean聯同御海·南灣之一名買方於二零一二年九月十四日就該決定向澳門中級法院提出上訴，並已於同日發出之公布內作出披露。

誠如本公司日期為二零一二年九月五日之公布所載，Moon Ocean接獲土地工務運輸局發出之預先聽證通知(「第二份聽證通知」)，內容關於澳門行政長官於二零一一年三月批准澳門土地之土地批給條款之若干修改及土地交換(「二零一一年修改」)。



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

### Administrative Procedures for Repossession of Land in Macau by Macau Government (Cont'd)

It was stated in the Second Hearing Notice that (i) the Chief Executive of Macau had approved the initiation of the procedures for declaring the act of the Chief Executive of Macau in confirming the approval of the 2011 Revision on 9th March, 2011 invalid (the "Second Matter"); and (ii) Moon Ocean might make written submission on the issues regarding the subject matter of the above procedures within 15 days from the receipt of the Second Hearing Notice.

The 2011 Revision mainly involved an increase of residential gross floor area of the Macau Land from 392,505 to 537,560 square metres and an exchange of 9 small pieces of land with a total site area of approximately 1,282 square metres initially forming part of the Macau Land for 8 small pieces of adjacent land with a total site area of approximately 5,204 square metres. Moon Ocean had paid a premium of approximately MOP642 million (equivalent to approximately HK\$624 million) in consideration of the 2011 Revision.

The Group's Macau legal adviser made the submission which set out basis for opposing the Second Matter on 19th September, 2012.

The Group continues seeking legal advice for appropriate legal actions on the above matters. The outcome of the Matter and the Second Matter are thus pending for any subsequent decision(s) of the Chief Executive of Macau or judgment(s) from the court of Macau.

In case of the Decision becoming final, the Group will seek legal advice for appropriate actions to be taken in respect of La Scala project. The Group is determined to pursue claims it may have against the Macau government and/or the Original Owners for compensation for the losses of the Group.

## 其他資料及報告期末後事項 (續)

### 澳門土地被澳門政府收回之行政程序 (續)

第二份聽證通知中指出(i)澳門行政長官已批准展開程序，宣告澳門行政長官於二零一一年三月九日確認批准二零一一年修改的行為無效(「第二事項」)；及(ii)Moon Ocean可於接獲第二份聽證通知起計十五天內就上述程序之標的事項提交書面意見。

二零一一年修改主要涉及將澳門土地之住宅樓面面積由392,505平方米增加至537,560平方米，以及將九幅最初構成澳門土地一部分、地盤總面積約1,282平方米之小型土地，交換為八幅毗鄰的地盤總面積約5,204平方米之小型土地。Moon Ocean已支付約澳門幣642,000,000元(相當於約624,000,000港元)之溢價金，作為二零一一年修改之代價。

本集團之澳門法律顧問已於二零一二年九月十九日就第二事項呈交載列反對原因的意見書。

本集團繼續就上述事項應採取之適當法律行動尋求法律意見。該事項及第二事項之結果有待澳門行政長官期後之任何決定或澳門之法院裁判。

若該決定最終成立，本集團將就御海•南灣項目應採取之適當行動尋求法律意見。本集團堅決向澳門政府及/或原承批人追索本集團可作出之任何申索，以賠償本集團因此蒙受的損失。

## COMMUNITY RELATIONS

The Group continued to support meaningful activities in the community, and to encourage and promote volunteerism throughout the Group.

During the Year, the Group had participated in, among others, the following community programmes, charitable fundraising activities and voluntary services, for helping the communities in need, suffering people and children with special needs:-

- AVS Charity Walk & Run for Volunteering of *Agency for Volunteer Service*
- Dress Casual Day, Love Teeth Day, New Territories Walk for Millions and The Community Chest Green Day of *The Community Chest of Hong Kong*
- Dress Pink Day of *Hong Kong Cancer Fund*
- Hong Kong Island Flag Day and The 21st Great Chefs of Hong Kong of *Heep Hong Society*
- Kowloon Flag Day (in-house circulation of flag bags) of *Hong Kong Alzheimer's Disease Association*
- Mai Po Nature Reserve volunteering activity of *World Wide Fund – Hong Kong*
- Olympic Day cum Olympic Day Run of *Sports Federation & Olympic Committee of Hong Kong, China*
- Oxfam Rice Sale of *Oxfam Hong Kong*
- Pass-it-On and Red Décor Day of *Hong Kong Red Cross*
- Promotion activity of *Hong Kong Spirit Ambassadors Limited*
- Used Book Recycling Campaign and Skip-A-Meal of *World Vision Hong Kong*

Moreover, the Group continued to support the Earth Hour of World Wide Fund – Hong Kong by temporarily switched off the exterior and billboard lighting of certain properties under the Group, including The ONE, MassMutual Tower, Harcourt House, Windsor House, Causeway Place and Gemstar Tower for an hour on the night of 31st March, 2012. To support global and local conservation efforts of World Wide Fund – Hong Kong, the Company also joined Corporate Membership Programme in 2012 as a Gold Member.

## 社會關係

本集團繼續支持各類有意義之社會活動，並繼續於集團內鼓勵及提倡義務工作。

於本年度內，本集團參與(其中包括)以下社區項目、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：—

- 義務工作發展局之「行義我行先」慈善步行及十公里慈善跑
- 香港公益金之公益金便服日、公益愛牙日、新界區百萬行及公益綠識日
- 香港癌症基金會之粉紅服飾日
- 協康會之港島區賣旗日及第二十一屆全港廚師精英大匯演
- 香港認知障礙症協會之九龍區賣旗日(戶內旗袋傳遞)
- 世界自然基金會香港分會之米埔自然保護區義工活動
- 中國香港體育協會暨奧林匹克委員會之奧運日暨奧運歡樂跑
- 香港樂施會之樂施米義賣大行動
- 香港紅十字會之愛心相連大行動及Fun Fun「紅」日
- 香港精神大使有限公司之宣傳推廣活動
- 香港世界宣明會之舊書回收義賣大行動及饑饉一餐

此外，本集團繼續支持世界自然基金會香港分會之地球一小時，於二零一二年三月三十一日晚上暫時關掉本集團旗下若干物業包括The ONE、美國萬通大廈、夏慤大廈、皇室大廈、銅鑼灣地帶及駿昇中心之外牆照明及廣告版燈飾一小時。為支持世界自然基金會香港分會於國際及本地保育事業出力，本公司加入它們的公司會員計劃，並於二零一二年成為黃金會員。



## COMMUNITY RELATIONS (Cont'd)

The Company was awarded as "Caring Company" in 2012/13, being the sixth 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.

The Group donated a sum of HK\$33 million to the Community Care Fund (the "Fund") which is established to provide assistance to the underprivileged in the community in 2012 and will further donate a sum of HK\$33 million to the Fund in 2013.

## 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 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.

## 社會關係 (續)

本公司於二零一二／一三年度，連續第六年獲香港社會服務聯會嘉許並頒發「商界展關懷」標誌，以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、慈善活動及義工服務。

本集團於二零一二年捐款33,000,000港元予旨在向社會上貧苦人士提供援助而成立之關愛基金(「基金」)，並將於二零一三年再向基金捐款33,000,000港元。

## 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。

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。

## PROSPECTS

As the worries on the sovereign debts position in Europe and the fiscal cliff in the United States have both eased, the global market sentiments have improved since the start of the year. In addition, with the new leaders of the Mainland China elected towards the end of last year, it is generally expected that the economy will open into a new and bright chapter. As a result of these positive signs, it is anticipated that this year, the economic growth will be better than last year for Hong Kong, providing good foothold for investments.

Our shopping malls, including The ONE, Silvercord and Windsor House, have all reported an influx of customers, bringing strong sales over the Lunar New Year. Although retail sales slowed in the second half of last year, it is greatly restored over the last two months, and is expected to grow over the coming months. Already established as landmarks for locals and tourists, we expect that our shopping malls will see strong rental income growth this year.

Meanwhile, our portfolio of offices, including MassMutual Tower, Harcourt House and Windsor House, has lifted overall occupancy to about 98%. As the overall economic environment improves, we expect that office demands will increase, benefiting our office portfolio, leading towards full occupancy and resulting in surging rental income.

Although the government may continue to increase land supplies and put forward policies to curb demand, in short to medium term, we are optimistic that under improved market and low interest rate environments, price growth for residential properties will be on the positive territory. Our residential projects, One WanChai, No. 1 South Lane and No. 34 Hill Road, No. 12 Shiu Fai Terrace and No. 55 Conduit Road are all located on Hong Kong Island, which is most sought after by buyers.

As for the Mainland China, macro-control measures on housing are becoming a persistent policy. The Group believes that the objectives of the macro-control measures put forth by the Central Government are for the benefits of the long-term sustainable growth and development of the markets. At present, residential property markets of the major cities have already staged into stable and healthy developments. As the Central Government has focused its strategies in urbanising peripheral areas, it is foreseeable that the economy will resume relatively high growth rates, leading to an optimistic outlook in mid to long run.

## 展望

歐洲主權債務狀況及美國財政懸崖之憂慮已得到舒緩，環球市場景氣自本年初起已有改善。另外，中國於去年底選出新一批領導人，預期將為經濟打開前景明朗的新一頁。鑒於此等正面跡象，預期香港本年度經濟增長將會勝於去年，為投資締造良好優勢。

本集團旗下之購物商場，包括The ONE、新港中心及皇室大廈，於農曆新年間均人流暢旺，帶來強勁銷售。儘管零售業表現於去年下半年放緩，但於過去兩個月顯著復甦，並預期於未來數月持續增長。本集團之購物商場已成為本地消費者及遊客的購物地標，預期本年度之租金收入增長強勁。

同時，本集團之辦公室物業組合，包括美國萬通大廈、夏慤大廈及皇室大廈，整體出租率上升至約98%。由於整體經濟環境好轉，預期辦公室需求增加，令本集團辦公室物業組合受惠，邁向全數租出，租金收入攀升。

儘管政府可能繼續增加土地供應，並推出政策抑制需求，但在中短期而言，於市場情況改善及低息環境下，集團對住宅物業價格上揚感到樂觀。本集團旗下之住宅項目壹環、南里1號及山道34號、肇輝臺12號及干德道55號均位於香港島，極受買家追捧。

中央政府對於內地房地產市場的宏觀調控為持續性政策。本集團相信宏觀調控政策旨在促進房地產行業的長遠持續健康發展。目前內地主要城市的房地產市場逐漸走入平穩發展階段。隨著中央政府對未來城鎮化發展策略的確立，預料國內經濟未來將會繼續保持較高的增速，就中長期而言，內地房地產市場前景仍然樂觀。

## PROSPECTS (Cont'd)

We expect to see continuing outstanding sales performance for our two projects, The Metropolis and Splendid City, in Chengdu. In addition, a new project, Chinese Estates Plaza, will also commence sales this year. As our brand name and superb building quality have already been established with home buyers and investors, we foresee a very satisfactory result will be achieved.

Overall, the Group sees a promising future in its core businesses for the year.

## 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.

**Joseph Lau, Luen-hung**

*Chairman*

Hong Kong, 4th March, 2013

## 展望 (續)

本集團預期位於成都市之兩個發展項目－華置•都匯華庭及華置•西錦城均能繼續取得卓越的銷售業績。此外，旗下另一個新發展項目－華置廣場亦將於本年度開售。由於本集團之品牌及優秀的物業品質持續獲客戶的認可及追捧，預期將會取得非常滿意的銷售業績。

總括而言，本集團對其核心業務於本年度之前景充滿信心。

## 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，二零一三年三月四日