





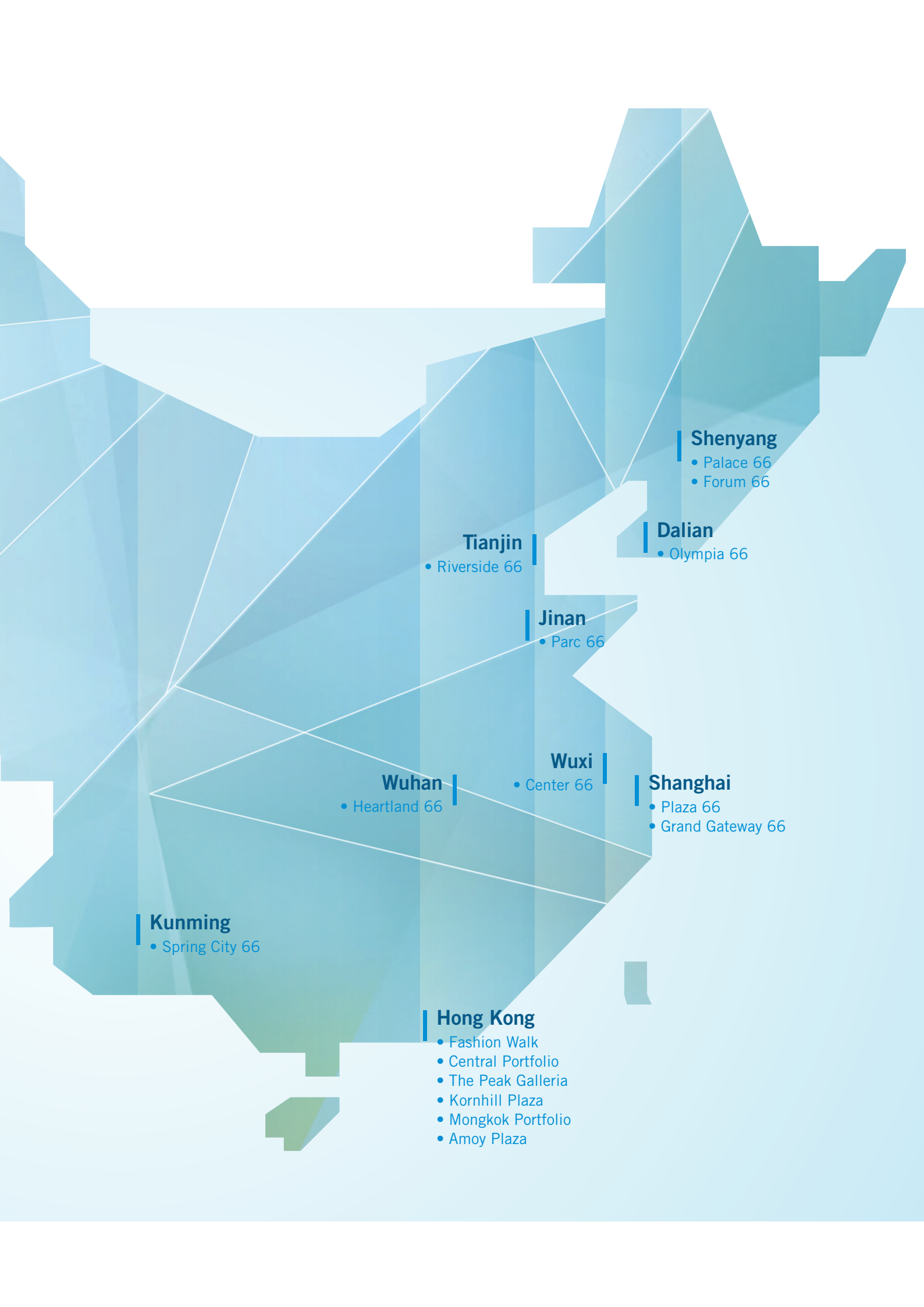
Collaboration



An individual power can be enhanced to its maximum efficiency only in collaboration with others. Hang Lung embraces people equipped with experience, skills and knowledge, and imbued with the spirit of “We As One” so that the strength of the whole is greater than the sum of its parts, and as a result everyone achieves more.

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Shenyang

- Palace 66
- Forum 66

Dalian

- Olympia 66

Tianjin

- Riverside 66

Jinan

- Parc 66

Wuxi

- Center 66

Shanghai

- Plaza 66
- Grand Gateway 66

Wuhan

- Heartland 66

Kunming

- Spring City 66

Hong Kong

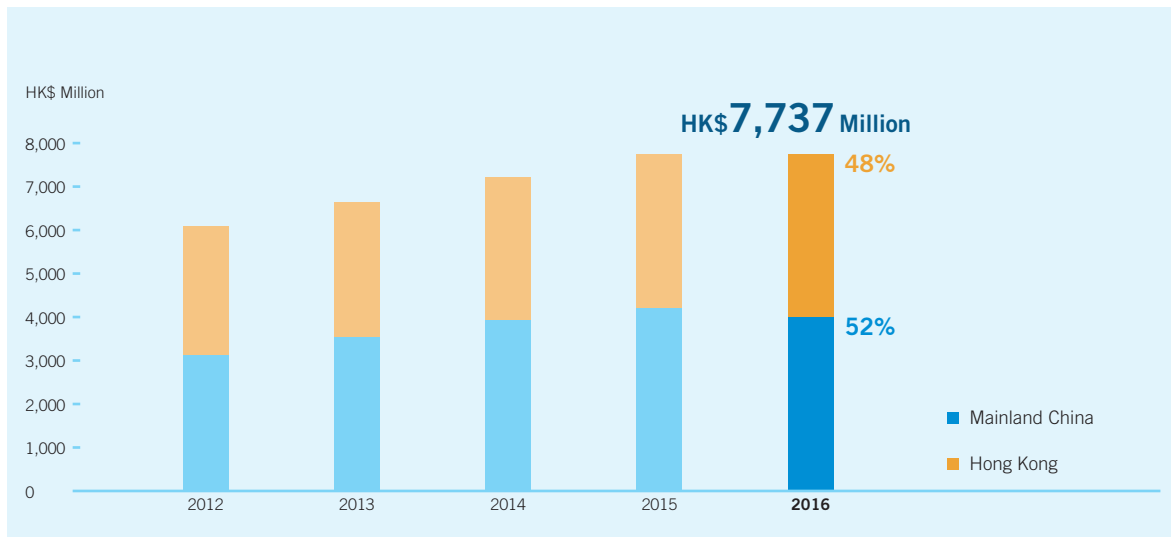
- Fashion Walk
- Central Portfolio
- The Peak Galleria
- Kornhill Plaza
- Mongkok Portfolio
- Amoy Plaza

Business Overview

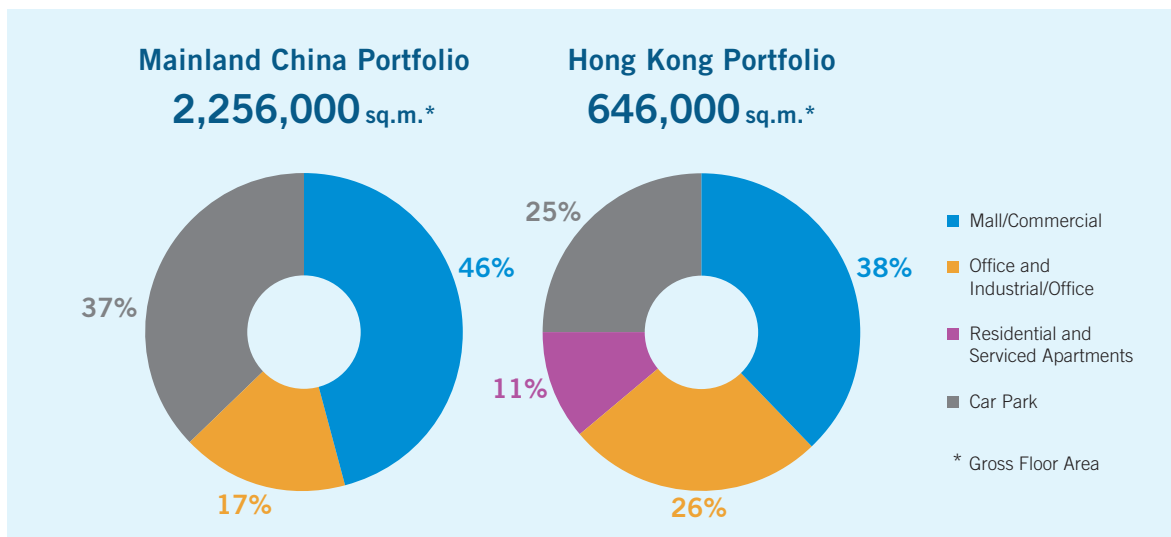
Our core property leasing business across Hong Kong and the Mainland continued to be resilient and delivered steady growth for shareholders against the backdrop of a challenging market.

Hong Kong and the Mainland have undergone a period of market correction and shifting consumer demand in 2016. Store closures, vacancies and delayed openings by major brands were commonplace even in major shopping districts in Hong Kong and Tier 1 cities on the Mainland.

PROPERTY LEASING REVENUE



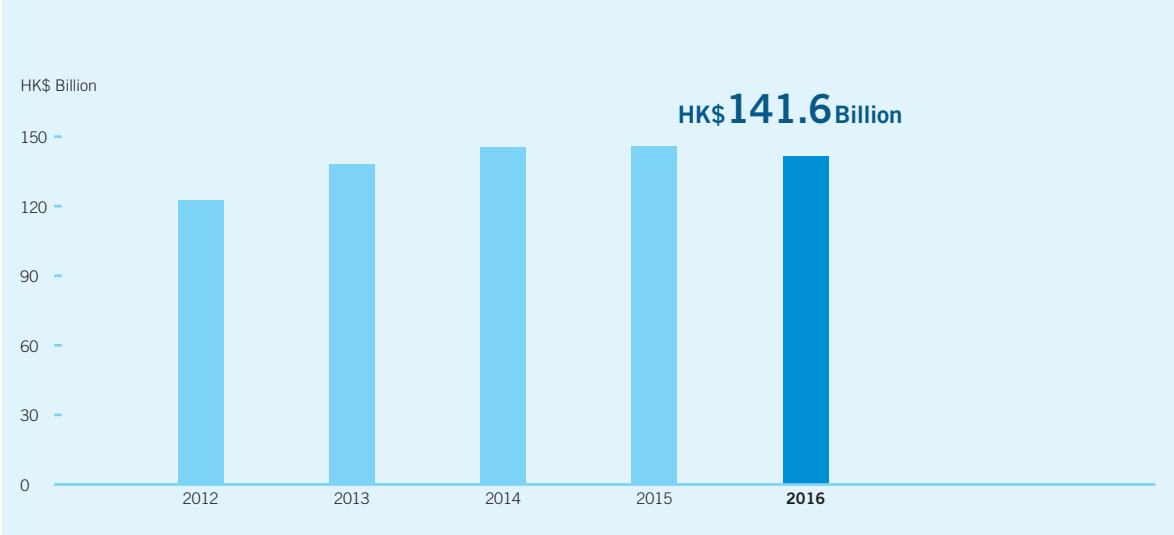
AREA OF INVESTMENT PROPERTIES



For the financial year ended December 31, 2016, total revenue from our leasing properties stayed flat at HK\$7,737 million, or up 3% when excluding the 6% RMB depreciation effect during 2016. The Hong Kong leasing portfolio recorded a rental growth of 5%, mainly benefitting from asset enhancement initiatives and tenant mix optimization. Revenue of our investment properties in mainland China, accounted for 52% of total leasing revenue, recorded a moderate growth of 1% in RMB terms, mainly attributable to contributions from new properties in Dalian and Shenyang.

Total operating profit was flat at HK\$5,710 million. Overall rental margin was 74%.

VALUATION OF INVESTMENT PROPERTIES AND INVESTMENT PROPERTIES UNDER DEVELOPMENT AS AT DECEMBER 31



AREA OF INVESTMENT PROPERTIES IN MAINLAND CHINA

