

Glossary

FINANCIAL TERMS

Finance cost	Total of interest expense on total borrowings and other borrowing costs, net of amount capitalized
Total borrowings	Total of bank loans and other borrowings, net of unamortized other borrowing costs
Net debt	Total borrowings net of cash and deposits with banks
Net profit attributable to the shareholders	Profit for the year (after tax) less amounts attributable to non-controlling interests
Underlying net profit attributable to shareholders	Net profit attributable to the shareholders excluded changes in fair value of properties net of related deferred tax and non-controlling interests

FINANCIAL RATIOS

Basic earnings per share	$= \frac{\text{Profit attributable to shareholders}}{\text{Weighted average number of shares in issue during the year}}$	Debt to equity	$= \frac{\text{Total borrowings}}{\text{Total equity}}$
Net asset per share	$= \frac{\text{Net assets}}{\text{Weighted average number of shares in issue during the year}}$	Net debt to equity	$= \frac{\text{Net debt}}{\text{Total equity}}$
Interest cover	$= \frac{\text{Operating profit before changes in fair value of properties}}{\text{Finance cost before capitalization less interest income}}$		

GENERAL TERMS

AGM	annual general meeting of the Company
Articles of Association	the articles of association of the Company
connected transaction	has the meaning ascribed to it in the Listing Rules
Board	board of Directors of the Company
CG Code	Corporate Governance Code contained in Appendix 14 to the Listing Rules
Companies Ordinance	Companies Ordinance (Chapter 622 of the Laws of Hong Kong)
Company	Hang Lung Properties Limited
Director(s)	director(s) of the Company or otherwise as the context may require
ERM	enterprise risk management
ESG Guide	Environmental, Social and Governance Reporting Guide contained in Appendix 27 to the Listing Rules
HKEx	Hong Kong Exchanges and Clearing Limited
HKSAR	the Hong Kong Special Administrative Region of the People's Republic of China
HLGL	Hang Lung Group Limited (the ultimate listed holding company of the Company)
Listing Rules	Rules Governing the Listing of Securities on the Stock Exchange
Model Code	Model Code for Securities Transactions by Directors of Listed Issuers contained in Appendix 10 to the Listing Rules
SFO	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)
Stock Exchange	The Stock Exchange of Hong Kong Limited
UK	the United Kingdom
US or USA	the United States of America
