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**FINANCIAL TERMS**

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

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**FINANCIAL RATIOS**

Basic earnings per share	= $\frac{\text{Profit attributable to shareholders}}{\text{Weighted average number of shares in issue during the year}}$	Total 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	= $\frac{\text{Operating profit before changes in fair value of investment properties}}{\text{Finance cost before capitalization less interest income}}$		

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## GENERAL TERMS

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

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