

Highlights of 2018 Final Results

	Note	For the year ended 31 December		Note 1	Change
		2018 HK\$ million	2017 HK\$ million		
Property sales					
– Revenue	2	16,320	23,128 (restated)		-29%
– Pre-tax profit contribution	2, 3	6,709	6,440 (restated)		+4%
Property leasing					
– Gross rental income	2	8,974	8,459		+6%
– Pre-tax net rental income	2	7,025	6,649		+6%
Profit attributable to equity shareholders					
– Underlying profit	4	19,765	19,516 (restated)		+1%
– Reported profit		31,157	30,809 (restated)		+1%
		HK\$	HK\$		
Earnings per share					
– Based on underlying profit	4, 5	4.49	4.43 (restated)		+1%
– Based on reported profit	5	7.08	7.00 (restated)		+1%
Dividends per share		1.80	1.71		+5%
Allotments of bonus shares		1 share for every 10 shares held	1 share for every 10 shares held		No change
		At 31 December 2018 HK\$	At 31 December 2017 HK\$		Change
Net asset value per share	5	71.15	66.48 (restated)		+7%
Net debt to shareholders' equity		22.4%	19.0%		+3.4 percentage points
		Million square feet	Million square feet		
Properties in Hong Kong					
Land bank (attributable floor area)					
– Properties under development	6	14.4	14.0		
– Unsold units from major launched projects		1.0	1.1		
Sub-total:		15.4	15.1		
– Completed properties (including hotels) for rental		9.3	9.4		
Total:		24.7	24.5		
New Territories land (attributable land area)					
		45.6	44.9		
Properties in Mainland China					
Land bank (attributable floor area)					
– Properties held for/under development		32.0	35.5		
– Completed stock for sale		0.4	1.0		
– Completed properties for rental		6.4	6.4		
		38.8	42.9		

Note 1: The comparative figures are restated under the adoption of Hong Kong Financial Reporting Standard 15 “Revenue from contracts with customers”, which was effective on 1 January 2018.

Note 2: This amount includes the Group's attributable share of contributions from subsidiaries, associates and joint ventures (“JVs”).

Note 3: If the fair value change of the related properties is excluded, the pre-tax underlying profit contribution for the year ended 31 December 2018 should be HK\$6,830 million (2017: HK\$6,538 million).

Note 4: Excluding the Group's attributable share of fair value change (net of tax) of the investment properties held by subsidiaries, associates and JVs.

Note 5: The earnings per share were calculated based on the weighted average number of shares as adjusted for the effect of the bonus issues under Hong Kong Accounting Standard 33, “Earnings per share”. The net asset value per share at 31 December 2018 was calculated based on the number of issued shares outstanding at 31 December 2018, whilst the net asset value per share at 31 December 2017 was calculated based on the number of issued shares outstanding at 31 December 2017 and as adjusted for the bonus issue effected in 2018.

Note 6: Including the total attributable developable area of about 4.4 million square feet from the projects in Fanling North and Wo Shang Wai, which are subject to finalisation of land premium.