Financial Statements

Independent Auditor's Report

Independent auditor's report to the members of
The Hongkong and Shanghai Hotels, Limited
(incorporated in Hong Kong with limited liability)

Opinion

We have audited the consolidated financial statements of The Hongkong and Shanghai Hotels, Limited ("the Company") and its subsidiaries (together "the Group") set out on pages 170 to 224, which comprise the consolidated statement of financial position as at 31 December 2016, the consolidated statement of profit or loss, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2016 and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

Basis for opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAs") issued by the HKICPA. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report. We are independent of the Group in accordance with the HKICPA's *Code of Ethics for Professional Accountants* ("the Code") and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole and in forming our opinion thereon and we do not provide a separate opinion on these matters.

Recoverability of the carrying value of hotel properties owned by the Group, a joint venture and associates

(Refer to note 33 and note 12 to the consolidated financial statements)

The key audit matter	How the key audit matter was addressed in our audit
The Group owns interests in various hotel properties in the world either directly or through its investments in a joint venture and associates. These hotel properties, which are stated at cost less depreciation and impairment, are significant to the Group in terms of their values. At the year end management assesses if there are any indicators of potential impairment of hotel properties. In such cases, management assesses the recoverability of the carrying value of hotel properties based on valuations prepared by an external property valuer in accordance with recognised industry standards. The valuation of hotel properties is complex and involves a significant degree of judgement and estimation, particularly given the diverse locations of the hotel properties and the particular economic and political circumstances at each location which can affect, inter alia, occupancy rates, revenue per available room and future growth rates. We identified assessing the recoverability of the carrying value of hotel properties owned by the Group and its investees as a key audit matter because of the complexity of the valuations and because of the significant judgement and estimation required and the potential for management bias in the selection of the assumptions.	Our audit procedures to assess the recoverability of the carrying value of hotel properties owned by the Group and its investees included the following: • discussing triggering events and/or indicators of potential impairment of hotel properties with management and inspecting the operating results and cash flow forecasts of the respective hotels; • where such triggering events or indicators were determined to exist: – meeting the external property valuer, independent of management, to discuss the valuations and assess the valuation methodology applied and considering the valuer's qualifications, expertise in the properties being valued, objectivity and independence; – challenging the key estimates and assumptions adopted in the valuations, including occupancy rates, revenue per available room, future growth rates and the discount rates applied, by comparing these with budgets approved by the directors, market available data for comparable properties and the current year's operating results; • performing sensitivity analyses by making adjustments to the key estimates and assumptions to assess the risk of possible management bias in the valuation exercise.

Valuation of investment properties owned by the Group and a joint venture

(Refer to note 33 and note 12 to the consolidated financial statements)

The key audit matter	How the key audit matter was addressed in our audit
The Group holds a portfolio of investment properties comprising office, residential and commercial properties in various locations around the world. These investment properties, which are stated at fair value, are significant to the Group in terms of their values. Management's assessment of the fair value of investment properties is based on valuations performed by external property valuers in accordance with recognised industry standards. These valuations are complex and involve a significant degree of judgement and estimation in respect of capitalisation rates and market rents, particularly given the number and diversity of locations and nature of the investment properties. We identified assessing the valuation of investment properties owned by the Group and a joint venture as a key audit matter because of the complexity of the valuations and because of the significant judgement and estimation required.	Our audit procedures to assess the valuation of investment properties owned by the Group and a joint venture included the following: • discussing with management their assessment of the valuations, including the key assumptions adopted and recent market developments at each location where the investment properties are situated; • meeting the external property valuers, independent of management, to discuss the valuations and assess the valuation methodologies applied and considering the valuers' qualifications, expertise in the properties being valued, objectivity and independence; • with the assistance of our property valuations specialists, challenging the key estimates and assumptions adopted in the valuations, including the capitalisation rates and market rents, by comparing the key estimates with market available data, government produced market statistics and the current year's operating results.

Information other than the consolidated financial statements and auditor's report thereon

The directors are responsible for the other information. The other information comprises all the information included in the annual report other than the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the consolidated financial statements

The directors are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA and the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

The directors are assisted by the Audit Committee in discharging their responsibilities for overseeing the Group's financial reporting process.

Auditor's responsibility for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. This report is made solely to you, as a body, in accordance with section 405 of the Hong Kong Companies Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence and, where applicable, related safeguards.

From the matters communicated with the Audit Committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Yau Ngai Lun, Alan.

KPMG
Certified Public Accountants
8th Floor, Prince's Building
10 Chater Road
Central, Hong Kong

20 March 2017

Consolidated Statement of Profit or Loss (HK$m)

	Note	Year ended 31 December 2016	2015
Revenue	3	**5,631**	5,741
Cost of inventories		**(428)**	(454)
Staff costs and related expenses		**(2,108)**	(2,063)
Rent and utilities		**(527)**	(545)
Other operating expenses		**(1,280)**	(1,239)
Operating profit before interest, taxation, depreciation and amortisation (EBITDA)		**1,288**	1,440
Depreciation and amortisation		**(464)**	(426)
Operating profit		**824**	1,014
Interest income		**37**	56
Financing charges	5	**(133)**	(124)
Net financing charges		**(96)**	(68)
Profit after net financing charges	4	**728**	946
Share of result of a joint venture	14	**20**	(71)
Share of results of associates	15	**(25)**	(23)
Increase in fair value of investment properties	12(b)	**29**	277
Profit before taxation		**752**	1,129
Taxation			
Current tax	6	**(139)**	(172)
Deferred tax	6	**54**	48
Profit for the year		**667**	1,005
Profit attributable to:			
Shareholders of the Company		**675**	1,000
Non-controlling interests		**(8)**	5
Profit for the year		**667**	1,005
Earnings per share, basic and diluted (HK$)	9	**0.43**	0.65

The notes on pages 175 to 224 form part of these Financial Statements.

Consolidated Statement of Comprehensive Income (HK$m)

	Note	Year ended 31 December 2016	2015
Profit for the year		**667**	1,005
Other comprehensive income for the year, net of tax:			
Items that may be reclassified subsequently to profit or loss:			
Exchange differences on translation of:			
– financial statements of overseas subsidiaries		**(572)**	(244)
– financial statements of joint ventures		**(63)**	(44)
– loans to an associate		**(21)**	(90)
– hotel operating rights		**(16)**	(54)
		(672)	(432)
Cash flow hedges:			
– effective portion of changes in fair values		**(2)**	(22)
– transfer from equity to profit or loss		**22**	22
		(652)	(432)
Items that will not be reclassified to profit or loss:			
Remeasurement of net defined benefit retirement obligations		**–**	2
Surplus on revaluation of land and buildings held for own use transferred to investment properties		**–**	25
Other comprehensive income	8	**(652)**	(405)
Total comprehensive income for the year		**15**	600
Total comprehensive income attributable to:			
Shareholders of the Company		**28**	612
Non–controlling interests		**(13)**	(12)
Total comprehensive income for the year		**15**	600

The notes on pages 175 to 224 form part of these Financial Statements.

Consolidated Statement of Financial Position (HK$m)

	Note	At 31 December 2016	2015
Non-current assets			
Investment properties		**33,896**	32,783
Other properties, plant and equipment		**6,816**	6,314
	12	**40,712**	39,097
Interest in joint ventures	14	**1,019**	901
Interest in associates	15	**642**	694
Hotel operating rights	16	**515**	544
Deferred tax assets	18(b)	**47**	30
		42,935	41,266
Current assets			
Inventories	19	**82**	82
Trade and other receivables	20	**655**	643
Amount due from a joint venture	30(b)	**111**	179
Cash at banks and in hand	21	**2,087**	2,919
		2,935	3,823
Current liabilities			
Trade and other payables	22	**(1,359)**	(1,214)
Interest-bearing borrowings	23	**(2)**	(186)
Derivative financial instruments	17	**(7)**	-
Current taxation	18(a)	**(26)**	(28)
		(1,394)	(1,428)
Net current assets		**1,541**	2,395
Total assets less current liabilities		**44,476**	43,661
Non-current liabilities			
Interest-bearing borrowings	23	**(6,996)**	(6,006)
Trade and other payables	22	**(229)**	(239)
Net defined benefit retirement obligations	26(a)	**(16)**	(16)
Derivative financial instruments	17	**(9)**	(39)
Deferred tax liabilities	18(b)	**(652)**	(701)
		(7,902)	(7,001)
Net assets		**36,574**	36,660
Capital and reserves			
Share capital	24	**5,005**	4,808
Reserves		**31,354**	31,619
Total equity attributable to shareholders of the Company		**36,359**	36,427
Non-controlling interests		**215**	233
Total equity		**36,574**	36,660

Approved by the Board of Directors on 20 March 2017 and signed on its behalf by:

The Hon. Sir Michael Kadoorie, Clement K. M. Kwok, Matthew Lawson, Directors

The notes on pages 175 to 224 form part of these Financial Statements.

Consolidated Statement of Changes in Equity (HK$m)

		Year ended 31 December Attributable to shareholders of the Company						
	Note	Share capital	Hedging reserve	Exchange and other reserves	Retained profits	Total	Non-controlling interests	Total equity
At 1 January 2015		4,544	(47)	325	31,079	35,901	250	36,151
Changes in equity for 2015:								
Profit for the year		–	–	–	1,000	1,000	5	1,005
Other comprehensive income	8	–	–	(388)	–	(388)	(17)	(405)
Total comprehensive income for the year		–	–	(388)	1,000	612	(12)	600
Dividends approved in respect of the previous year	10	202	–	–	(273)	(71)	–	(71)
Dividends approved in respect of the current year	10	62	–	–	(77)	(15)	–	(15)
Dividend paid to non-controlling interests		–	–	–	–	–	(5)	(5)
Balance at 31 December 2015		4,808	(47)	(63)	31,729	36,427	233	36,660
Changes in equity for 2016:								
Profit for the year		**–**	**–**	**–**	**675**	**675**	**(8)**	**667**
Other comprehensive income	8	**–**	**20**	**(667)**	**–**	**(647)**	**(5)**	**(652)**
Total comprehensive income for the year		**–**	**20**	**(667)**	**675**	**28**	**(13)**	**15**
Dividends approved in respect of the previous year	10	**155**	**–**	**–**	**(231)**	**(76)**	**–**	**(76)**
Dividends approved in respect of the current year	10	**42**	**–**	**–**	**(62)**	**(20)**	**–**	**(20)**
Dividend paid to non-controlling interests		**–**	**–**	**–**	**–**	**–**	**(5)**	**(5)**
Balance at 31 December 2016		**5,005**	**(27)**	**(730)**	**32,111**	**36,359**	**215**	**36,574**

The notes on pages 175 to 224 form part of these Financial Statements.

Consolidated Statement of Cash Flows (HK$m)

	Note	Year ended 31 December 2016	2015
Operating activities			
Profit after net financing charges		**728**	946
Adjustments for:			
Depreciation	12(a)	**451**	413
Amortisation of hotel operating rights	16	**13**	13
Interest income	4	**(37)**	(56)
Financing charges	5	**133**	124
Operating profit before changes in working capital		**1,288**	1,440
Decrease in inventories		**–**	8
Increase in trade and other receivables		**–**	(62)
Increase in trade and other payables		**24**	58
Cash generated from operations		**1,312**	1,444
Net tax (paid)/refunded:			
Hong Kong profits tax paid		**(137)**	(191)
Overseas tax refunded/(paid)		**1**	(33)
Net cash generated from operating activities		**1,176**	1,220
Investing activities			
Payment for the purchase of property, plant and equipment		**(1,131)**	(660)
Payment for the acquisition of additional interest in 1-5 Grosvenor Place		**(1,288)**	–
Payment for the acquisition of The Peninsula Tokyo's hotel building		**–**	(732)
Dividend from an associate		**5**	–
Capital injection into a joint venture		**(161)**	–
Loan repayment from a joint venture/associate		**58**	–
Net cash used in investing activities		**(2,517)**	(1,392)
Financial activities			
Drawdown of term loans		**800**	2,114
Repayment of term loans		**–**	(1,249)
Net decrease in revolving loans		**(53)**	(43)
Net withdrawal/(placement) of interest-bearing bank deposits with maturity of more than three months		**2,016**	(513)
Interest paid and other financing charges		**(138)**	(126)
Interest received		**45**	58
Dividends paid to shareholders of the Company		**(96)**	(86)
Dividends paid to holders of non-controlling interests		**(5)**	(5)
Net cash generated from financing activities		**2,569**	150
Net increase/(decrease) in cash and cash equivalents		**1,228**	(22)
Cash and cash equivalents at 1 January		**768**	839
Effect of changes in foreign exchange rates		**(41)**	(49)
Cash and cash equivalents at 31 December	21	**1,955**	768

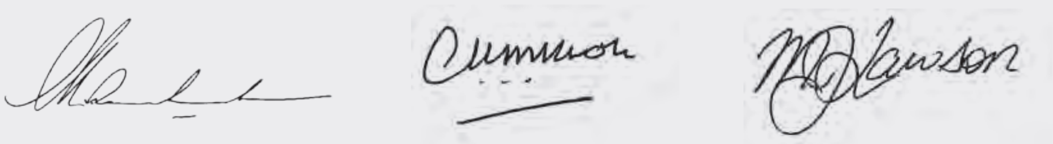
The notes on pages 175 to 224 form part of these Financial Statements.

Notes to the Financial Statements

1. Company-level statement of financial position (HK$m)

	Note	At 31 December 2016	2015
Non-current assets			
Investment in subsidiaries	13	**–**	–
Current assets			
Trade and other receivables		**13,382**	12,662
Tax recoverable		**4**	4
Cash at banks and in hand		**313**	232
		13,699	12,898
Current liabilities			
Trade and other payables		**(495)**	(67)
Net assets		**13,204**	12,831
Capital and reserves			
Share capital	24	**5,005**	4,808
Reserves	25(a)	**8,199**	8,023
Total equity		**13,204**	12,831

Approved by the Board of Directors on 20 March 2017 and signed on its behalf by:



The Hon. Sir Michael Kadoorie, Clement K. M. Kwok, Matthew Lawson, Directors

2. Statement of compliance

These Financial Statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (HKFRSs), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (HKASs) and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (HKICPA), accounting principles generally accepted in Hong Kong and the requirements of the Hong Kong Companies Ordinance. These financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. A summary of the significant accounting policies adopted by the Group are disclosed in note 33.

The HKICPA has issued certain new and revised HKFRSs that are first effective or available for early adoption for the current accounting period of the Group. Note 34 provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current and prior accounting periods reflected in these Financial Statements.

3. Revenue (HK$m)

The Company is an investment holding company; its subsidiary companies, joint ventures and associates are engaged in the ownership, management and operation of hotels, commercial properties and clubs and services.

Revenue represents the gross amount invoiced for services, goods and facilities including management fees and rental income. The amount of each significant category of revenue recognised during the year is as follows:

	2016	2015
Hotels		
– Rooms	**1,812**	1,765
– Food and beverage	**1,173**	1,168
– Shopping arcades and offices	**691**	761
– Others	**364**	379
	4,040	4,073
Commercial properties		
– Residential properties	**480**	486
– Offices	**121**	110
– Shopping arcades	**334**	341
	935	937
Clubs and Services		
– Clubs and consultancy services	**68**	182
– Peak Tram operation	**120**	122
– Others	**468**	427
	656	731
	5,631	5,741

4. Profit after net financing charges (HK$m)

Profit after net financing charges is arrived at after charging/(crediting):

	2016	2015
Amortisation	13	13
Depreciation	451	413
Auditor's remuneration:		
audit services	10	10
taxation and other services	4	3
Minimum operating lease charges for properties, including contingent rent of HK$13 million (2015: HK$14 million)	224	227
Interest income	(37)	(56)
Rentals receivable from investment properties less direct outgoings of HK$18 million (2015: HK$17 million)	(1,282)	(1,361)

5. Financing charges (HK$m)

	2016	2015
Interest on bank borrowings	94	83
Other borrowing costs	18	17
Total interest expenses on financial liabilities carried at amortised cost	112	100
Derivative financial instruments:		
– cash flow hedges, transfer from equity	24	24
– at fair value through profit or loss	–	4
	136	128
Less: Interest expense capitalised into property, plant and equipment*	(3)	(4)
	133	124

* The borrowing costs have been capitalised at a rate of 2.1% per annum in 2016 (2015: 1.8%)

6. Income tax in the consolidated statement of profit or loss (HK$m)

(a) Taxation in the consolidated statement of profit or loss represents:

	2016	2015
Current tax – Hong Kong profits tax		
Provision for the year (note 18(a))	**142**	152
Over–provision in respect of prior years	**(5)**	(3)
	137	149
Current tax – Overseas		
Net charge for the year	**2**	23
	139	172
Deferred tax		
Decrease in net deferred tax liabilities relating to revaluation of overseas investment properties	**(21)**	(20)
(Decrease)/increase in net deferred tax liabilities relating to other temporary differences	**(32)**	26
Effect of decrease in tax rates on deferred tax balances	**(1)**	(54)
	(54)	(48)
Total	**85**	124

The provision for Hong Kong profits tax for 2016 is calculated at 16.5% (2015: 16.5%) of the estimated assessable profits for the year. Taxation for overseas subsidiaries is charged at the appropriate current rates of taxation ruling in the relevant jurisdictions.

(b) Reconciliation between tax expense and accounting profit at applicable tax rates:

	2016	2015
Profit before taxation	**752**	1,129
Notional tax at the domestic income tax rate of 16.5% (2015: 16.5%)	**124**	186
Tax effect of non-deductible expenses	**4**	21
Tax effect of non-taxable income	**(12)**	(7)
Tax effect of share of losses of a joint venture and associates	**1**	17
Tax effect of fair value gain on Hong Kong investment properties	**(9)**	(58)
Tax effect of recognition of previously unrecognised tax losses	**(13)**	(25)
Tax effect of tax losses not recognised	**30**	47
Effect of different tax rates of subsidiaries operating in other jurisdictions	**(28)**	(9)
Effect of change in tax rates on deferred tax balances as at 1 January	**(1)**	(54)
Over-provision in prior years	**(12)**	(3)
Others	**1**	9
Actual tax expense	**85**	124

7. Emoluments of key management personnel (HK$000)

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Company and the Group. It comprises the Board of Directors of the Company and the Group Management Board (GMB). Members of the GMB include the Executive Directors and seven (2015: seven) senior management. The total remuneration of the key management personnel is shown below:

	2016		2015	
	Executive and Non-executive Directors	**GMB members other than Executive Directors**	Executive and Non-executive Directors	GMB members other than Executive Directors
Directors' fees	**4,703**	**–**	3,980	–
Basic compensation	**14,262**	**25,021**	14,459	24,213
Bonuses and incentives	**12,566**	**7,859**	12,075	7,160
Retirement benefits	**2,333**	**2,347**	2,374	2,264
Other benefits	**591**	**1,114**	740	1,119
	34,455	**36,341**	33,628	34,756

Further details of the remuneration of the Directors (on a named basis) and senior management, and remuneration paid to the five highest paid individuals by bands are disclosed in the "2016 Remuneration of Directors and Senior Management" section of the Remuneration Committee Report, which forms an integral part of these audited Financial Statements.

8. Other comprehensive income and the related tax effects (HK$m)

	2016			2015		
	Gross amount before tax	**Tax (expense)/ benefit**	**Net-of-tax amount**	Gross amount before tax	Tax (expense)/ benefit	Net-of-tax amount
Exchange differences on translation of:						
– financial statements of overseas subsidiaries	**(572)**	**–**	**(572)**	(244)	–	(244)
– financial statements of joint ventures	**(63)**	**–**	**(63)**	(44)	–	(44)
– loans to an associate	**(21)**	**–**	**(21)**	(90)	–	(90)
– hotel operating rights	**(16)**	**–**	**(16)**	(54)	–	(54)
	(672)	**–**	**(672)**	(432)	–	(432)
Cash flow hedges:						
– effective portion of changes in fair values	**(2)**	**–**	**(2)**	(26)	4	(22)
– transfer from equity to profit or loss	**24**	**(2)**	**22**	24	(2)	22
Remeasurement of net defined benefit retirement obligations	**–**	**–**	**–**	2	–	2
Surplus on revaluation of land and buildings held for own use transfer to investment properties	**–**	**–**	**–**	25	–	25
Other comprehensive income	**(650)**	**(2)**	**(652)**	(407)	2	(405)

9. Earnings per share

(a) Earnings per share – basic

	2016	2015
Profit attributable to shareholders of the Company (HK$m)	**675**	1,000
Weighted average number of shares in issue (million shares)	**1,554**	1,528
Earnings per share (HK$)	**0.43**	0.65

	2016 *(million shares)*	2015 *(million shares)*
Issued shares at 1 January	***1,543***	*1,517*
Effect of new shares issued and allotted to shareholders who opted to take scrip as an alternative to cash in respect of the 2015 final dividend and 2016 interim dividend	***11***	*11*
Weighted average number of shares at 31 December	***1,554***	*1,528*

(b) Earnings per share – diluted

There were no potential dilutive ordinary shares in existence during the years ended 31 December 2016 and 2015 and hence the diluted earnings per share is the same as the basic earnings per share.

10. Dividends (HK$m)

(a) Dividends payable to shareholders of the Company attributable to the year

	2016	2015
Interim dividend declared and paid of 4 HK cents per share (2015: 5 HK cents per share)	**62**	77
Final dividend proposed after the end of the reporting period of 15 HK cents per share (2015: 15 HK cents per share)	**235**	231
	297	308

The final dividend proposed after the end of the reporting period has not been recognised as a liability at the end of the reporting period.

(b) Dividends payable to shareholders of the Company attributable to the previous financial year, approved and paid during the year

	2016	2015
Final dividend in respect of the previous financial year, approved and paid during the year, of 15 HK cents per share (2015: 18 HK cents per share)	**231**	273

11. Segment reporting (HK$m)

The Group is organised on a divisional basis. In a manner consistent with the way in which information is reported internally to the Group's senior executive management for the purposes of resource allocation and performance assessment, the Group's reportable segments are as follows:

Hotels	This segment includes revenue generated from operating hotels, leasing of commercial shopping arcades and office premises located within the hotel buildings.
Commercial Properties	This segment is engaged in the leasing of commercial and office premises (other than those in hotel properties) and residential apartments, as well as operating food and beverage outlets in such premises.
Clubs and Services	This segment is engaged in the operation of golf courses, The Peak Tram, wholesaling and retailing of food and beverage products, laundry services and the provision of management and consultancy services for clubs.

No operating segments have been aggregated to form the reportable segments. Comparative figures have been restated to conform to the current year's presentation of internal report to the Group's senior executive management for the purposes of resource allocation and performance assessment.

(a) Segment results (HK$m)

The results of the Group's reportable segments for the years ended 31 December 2016 and 2015 are set out as follows:

	Hotels		Commercial Properties		Clubs and Services		Consolidated	
	2016	2015	**2016**	2015	**2016**	2015	**2016**	2015
Reportable segment revenue*	**4,040**	4,073	**935**	937	**656**	731	**5,631**	5,741
Reportable segment operating profits before interest, taxation, depreciation and amortisation (EBITDA)	**649**	777	**518**	538	**121**	125	**1,288**	1,440
Depreciation and amortisation	**(418)**	(385)	**(11)**	(9)	**(35)**	(32)	**(464)**	(426)
Segment operating profit	**231**	392	**507**	529	**86**	93	**824**	1,014

Reconciliation of segment operating profit to the profit before taxation in the consolidated statement of profit or loss is not presented, since the segment operating profit is the same as the operating profit presented in the consolidated statement of profit or loss.

* Analysis of segment revenue is disclosed in note 3

11. Segment reporting (HK$m) continued

(b) Segment assets (HK$m)

Segment assets include all tangible and current assets and hotel operating rights held directly by the respective segments. The Group's segment assets and unallocated assets as at 31 December 2016 and 2015 are set out as follows:

	Note	**2016**	2015
Reportable segment assets			
Hotels		**17,868**	17,602
Commercial properties		**23,087**	21,747
Clubs and services		**1,009**	1,017
		41,964	40,366
Unallocated assets			
Interest in joint ventures	14	**1,019**	901
Interest in associates	15	**642**	694
Deferred tax assets	18(b)	**47**	30
Amount due from a joint venture	30(b)	**111**	179
Cash at banks and in hand	21	**2,087**	2,919
Consolidated total assets		**45,870**	45,089

(c) Geographical information (HK$m)

The following table sets out information about the geographical location of (i) the Group's revenue from external customers and (ii) the Group's total specified non-current assets (excluding derivative financial instruments and deferred tax assets). The geographical location of revenue is analysed based on the location at which the services were provided or the goods were delivered. The geographical location of the specified non-current assets is based on the physical location of the asset in the case of property, plant and equipment, the location of the operation to which they are allocated in the case of hotel operating rights and the location of operations in the case of interests in joint ventures and associates.

	Revenue from external customers		Specified non-current assets	
	2016	2015	**2016**	2015
Hong Kong	**2,615**	2,749	**29,579**	29,547
Other Asia*	**1,526**	1,624	**5,224**	4,930
United States of America and Europe	**1,490**	1,368	**8,085**	6,759
	5,631	5,741	**42,888**	41,236

* Other Asia includes Mainland China, Japan, Thailand, The Philippines and Vietnam

12. Investment properties and other properties, plant and equipment (HK$m)

(a) Movements of investment properties and other properties, plant and equipment

	Freehold land	Hotel and other buildings held for own use	Plant, machinery and equipment	Sub-total	Other investment properties	Investment property held for redevelopment	Interests in leasehold land held under finance leases	Total
Cost or valuation:								
At 1 January 2015	962	6,898	4,799	12,659	30,825	1,723	1	45,208
Exchange adjustments	(53)	(190)	(87)	(330)	(138)	(85)	–	(553)
Additions	–	900	414	1,314	65	–	–	1,379
Disposals	–	(125)	(381)	(506)	–	–	–	(506)
Revaluation surplus	–	25	–	25	–	–	–	25
Transfer	(83)	(1)	(32)	(116)	116	–	–	–
Fair value adjustment	–	–	–	–	277	–	–	277
At 31 December 2015	826	7,507	4,713	13,046	31,145	1,638	1	45,830
Representing:								
Cost	826	7,507	4,713	13,046	–	–	1	13,047
Valuation – 2015	–	–	–	–	31,145	1,638	–	32,783
	826	7,507	4,713	13,046	31,145	1,638	1	45,830
At 1 January 2016	**826**	**7,507**	**4,713**	**13,046**	**31,145**	**1,638**	**1**	**45,830**
Exchange adjustments	**2**	**(17)**	**(41)**	**(56)**	**(78)**	**(344)**	**–**	**(478)**
Additions	**–**	**19**	**1,061**	**1,080**	**111**	**1,288**	**–**	**2,479**
Disposals	**–**	**(6)**	**(262)**	**(268)**	**–**	**–**	**–**	**(268)**
Transfer	**–**	**461**	**(568)**	**(107)**	**107**	**–**	**–**	**–**
Fair value adjustment	**–**	**–**	**–**	**–**	**28**	**1**	**–**	**29**
At 31 December 2016	**828**	**7,964**	**4,903**	**13,695**	**31,313**	**2,583**	**1**	**47,592**
Representing:								
Cost	**828**	**7,964**	**4,903**	**13,695**	**–**	**–**	**1**	**13,696**
Valuation – 2016	**–**	**–**	**–**	**–**	**31,313**	**2,583**	**–**	**33,896**
	828	**7,964**	**4,903**	**13,695**	**31,313**	**2,583**	**1**	**47,592**
Accumulated depreciation and impairment losses:								
At 1 January 2015	351	3,571	3,117	7,039	–	–	1	7,040
Exchange adjustments	(28)	(124)	(62)	(214)	–	–	–	(214)
Charge for the year	–	138	275	413	–	–	–	413
Written back on disposals	–	(125)	(381)	(506)	–	–	–	(506)
At 31 December 2015	323	3,460	2,949	6,732	–	–	1	6,733
At 1 January 2016	**323**	**3,460**	**2,949**	**6,732**	**–**	**–**	**1**	**6,733**
Exchange adjustments	**1**	**(29)**	**(8)**	**(36)**	**–**	**–**	**–**	**(36)**
Charge for the year	**–**	**162**	**289**	**451**	**–**	**–**	**–**	**451**
Written back on disposals	**–**	**(6)**	**(262)**	**(268)**	**–**	**–**	**–**	**(268)**
At 31 December 2016	**324**	**3,587**	**2,968**	**6,879**	**–**	**–**	**1**	**6,880**
Net book value:								
At 31 December 2016	**504**	**4,377**	**1,935**	**6,816**	**31,313**	**2,583**	**–**	**40,712**
At 31 December 2015	503	4,047	1,764	6,314	31,145	1,638	–	39,097

12. Investment properties and other properties, plant and equipment (HK$m) continued

(a) Movements of investment properties and other properties, plant and equipment continued

During 2016, the Group acquired items of investment properties and other properties, plant and equipment with a cost of HK$2,479 million, of which HK$1,288 million related to the cash consideration paid for the acquisition of additional interest in 1-5 Grosvenor Place (2015: HK$1,379 million, of which HK$732 million related to the cash consideration paid for the acquisition of The Peninsula Tokyo's hotel building). Included in the balance of other properties, plant and equipment are construction in progress of HK$486 million (2015: HK$434 million).

The Group assessed the recoverable amounts of its other properties, plant and equipment at the reporting date in accordance with the accounting policy as disclosed in note 33(i). Based on the assessment, the directors considered that no provision for or reversal of impairment was required as at 31 December 2016 and 2015.

(b) All investment properties of the Group were revalued as at 31 December 2016. The changes in fair value of the investment properties during the year were accounted for in the consolidated statement of profit or loss. The valuations were carried out by valuers independent of the Group who have staff with recent experience in the location and category of the property being valued. Discussions have been held with the valuers on the valuation assumptions and valuation results when the valuation is performed at each reporting date. Details of the valuers are as follows:

Description of investment properties	Name of valuer	Qualification of the staff of the valuer conducting the valuation
Hong Kong		
Retail shops, offices and residential apartments	Savills Valuation and Professional Services Limited (Savills)	Members of the Hong Kong Institute of Surveyors
Other Asia*		
Retail shops, offices, residential apartments and vacant land	Savills	Members of the Hong Kong Institute of Surveyors
	HVS	Members of the Singapore Institute of Surveyors and Valuers and Royal Institution of Chartered Surveyors
United States of America		
Retail shops and vacant land	HVS	Members of the Singapore Institute of Surveyors and Valuers and Royal Institution of Chartered Surveyors
Europe		
Retail shops, offices and residential apartments	HVS	Members of the Singapore Institute of Surveyors and Valuers and Royal Institution of Chartered Surveyors

* Other Asia includes Mainland China, Japan, Thailand, The Philippines and Vietnam

12. Investment properties and other properties, plant and equipment (HK$m) continued

(c) Fair value measurement of investment properties

The fair value of the Group's investment properties is mainly determined using the income capitalisation approach by applying the expected rental income with a capitalisation rate adjusted for the quality and location of the buildings. The following table summarises the valuation parameters adopted by the valuers in assessing the fair value of the Group's investment properties as at 31 December 2016:

Valuation technique	Valuation parameters	Range
Income capitalisation approach	Capitalisation rate	
	– Shopping arcades	3.8% – 6.6% (2015: 4.4% – 6.6%)
	– Offices	3.8% – 4.6% (2015: 4.1% – 4.6%)
	– Residential properties	3.0% – 3.8% (2015: 3.0% – 3.8%)
	Expected monthly market rental per square foot	
	– Shopping arcades	HK$40 – HK$1,300 (2015: HK$38 – HK$1,300)
	– Offices	HK$21 – HK$53 (2015: HK$26 – HK$50)
	– Residential properties	HK$40 – HK$73 (2015: HK$39 – HK$73)

Details of the movement of the Group's investment properties are disclosed in note 12(a) above.

The net fair value adjustment of investment properties is recognised as a non-operating item in the consolidated statement of profit or loss.

(d) Investment property held for re-development

The investment property held for re-development represents the Group's economic interest in 1-5 Grosvenor Place, London (the Property). The Group initially acquired a 50% interest in the Property on 25 July 2013. On 30 September 2016, the Group further acquired the remaining 50% interest in the Property at a total cost of HK$1,288 million, inclusive of stamp duty land tax and other transaction costs. As at 31 December 2016, the Property was held for leasing purpose and its fair value amounted to HK$2,583 million (GBP271 million) (2015: HK$1,638 million (GBP142 million)). The Property will be re-developed into a mixed used complex consisting of a Peninsula hotel and luxury residences.

(e) Investment properties leased out under operating leases

The Group leases its investment properties under operating leases. The leases typically run for an initial period of one to five years, with or without options to renew the leases after that date at which time all terms are renegotiated. Contingent rentals earned from these leases in 2016 amounted to HK$30 million (2015: HK$40 million).

All properties held under operating leases that would otherwise meet the definition of investment property are classified as investment properties. Future minimum rentals receivable under non-cancellable operating leases of these properties are disclosed in note 28(b).

12. Investment properties and other properties, plant and equipment (HK$m) continued

(f) The analysis of net book value of properties is as follows:

		2016	2015
Hong Kong	– Long term leases	**27,411**	27,356
	– Medium term lease	**1,495**	1,483
Other Asia*	– Freehold	**1,126**	1,126
	– Long term lease	**1,295**	1,271
	– Medium term lease	**1,359**	1,205
	– Short term lease	**68**	-
USA	– Freehold	**1,215**	1,155
	– Long term lease	**1,583**	1,567
Europe	– Freehold	**642**	532
	– Long term lease	**2,583**	1,638
		38,777	37,333

* Other Asia includes Mainland China, Japan, Thailand, The Philippines and Vietnam

	2016	2015
Representing:		
Land and buildings carried at fair value (investment properties)	**33,896**	32,783
Land and buildings carried at cost	**4,881**	4,550
	38,777	37,333

(g) Hotel and investment properties, all held through subsidiaries, are as follows:

	Usage
Held in Hong Kong:	
Long term leases (over 50 years):	
The Peninsula Hong Kong, Salisbury Road	Hotel and commercial rentals
The Peninsula Office Tower, 18 Middle Road	Office
The Repulse Bay, 109 Repulse Bay Road	Residential and commercial rentals
Repulse Bay Apartments, 101 Repulse Bay Road	Residential
Repulse Bay Garage, 60 Repulse Bay Road	Commercial rentals
St. John's Building, 33 Garden Road	Office
Medium term lease (between 10 and 50 years):	
The Peak Tower, 128 Peak Road	Commercial rentals
Held in Mainland China:	
Medium term lease (between 10 and 50 years):	
The Peninsula Beijing, 8 Goldfish Lane, Wangfujing, Beijing	Hotel and commercial rentals

12. Investment properties and other properties, plant and equipment (HK$m) continued

(g) Hotel and investment properties, all held through subsidiaries, are as follows: continued

	Usage
Held in Japan:	
Long term lease (over 50 years):	
The Peninsula Tokyo, 1-8-1 Yurakucho, Chiyoda-ku, Tokyo	Hotel and commercial rentals
Held in Thailand:	
Freehold:	
The Peninsula Bangkok, 333 Charoennakorn Road, Klongsan, Bangkok 10600	Hotel
Vacant land, near The Peninsula Bangkok	Undetermined
Thai Country Club, Bangna-Trad, Chachoengsao	Golf club
Land plots, Bangpakong District, Chachoengsao	Undetermined
Held in The Philippines:	
Medium term lease (between 10 and 50 years):	
The Peninsula Manila, Corner of Ayala and Makati Avenues, 1226 Makati City, Metro Manila	Hotel and commercial rentals
Held in Vietnam:	
Short term lease (less than 10 years):	
The Landmark, 5B Ton Duc Thang Street, District 1, Ho Chi Minh City	Residential and commercial rentals
Held in the United States of America:	
Freehold:	
Quail Lodge Golf Club	Golf club
Quail Lodge Resort 8205 Valley Greens Drive, Carmel, California	Resort
Vacant land, near Quail Lodge	Undetermined
The Peninsula Chicago,	
108 East Superior Street (at North Michigan Avenue), Chicago, Illinois	Hotel
Long term lease (over 50 years):	
The Peninsula New York,	
700 Fifth Avenue at 55th Street, New York	Hotel and commercial rentals
Held in France:	
Freehold:	
21 avenue Kléber, Paris	Commercial rentals
21 Rue de Longchamp, Paris	Residential
Held in the United Kingdom:	
Long term lease (over 50 years):	
1-5 Grosvenor Place, London SW1X 7YL	Residential and commercial rentals

12. Investment properties and other properties, plant and equipment (HK$m) continued

(h) The net book value of the Group's hotels and golf courses as at 31 December 2016 amounted to HK$6,225 million (2015: HK$5,853 million). To provide additional information for shareholders, the Directors commissioned an independent valuation of these properties as at 31 December 2016.

The total valuation placed on these properties amounted to HK$9,417 million (2015: HK$8,937 million) as at 31 December 2016. It is important to note that the surplus of HK$3,192 million (2015: HK$3,084 million) and the related deferred taxation and non-controlling interests, if any, have not been incorporated in the consolidated Financial Statements but are provided for additional information only.

The fair value of the Group's hotel properties and golf courses is determined based on the discounted cash flow approach by discounting a projected cash flow series associated with the properties using risk-adjusted discount rates.

The valuations were carried out by valuers independent of the Group, details of which are as follows:

Description of hotels and golf courses	Name of valuer	Qualification of the staff of the valuer conducting the valuation
Hong Kong, the United States of America and other Asia		
Hotels and golf course	HVS	Members of the Singapore Institute of Surveyors and Valuers and Royal Institution of Chartered Surveyors

13. Investment in subsidiaries

The following list contains only the particulars of subsidiaries which principally affect the results, assets or liabilities of the Group. The class of shares held is ordinary unless otherwise stated.

Name of company	Place of incorporation and operation	Particulars of issued and paid up capital	Group's effective interest	Principal activity
The Peninsula Hotel Limited	Hong Kong	2 shares	100%*	Hotel investment
The Repulse Bay Apartments Limited	Hong Kong	2 shares	100%*	Property investment
The Repulse Bay Company, Limited	Hong Kong	2 shares	100%*	Property investment
The Peak Tower Limited	Hong Kong	2 shares	100%*	Property investment
Peak Tramways Company, Limited	Hong Kong	450,000 shares	100%*	Tramway operation
St. John's Building Limited	Hong Kong	2 shares	100%*	Property investment
Peninsula Merchandising Limited	Hong Kong	2 shares	100%*	Wholesaling and retailing of merchandise
Tai Pan Laundry & Dry Cleaning Services, Limited	Hong Kong	5,000,000 shares	100%*	Laundry and dry cleaning services
HSH Financial Services Limited	Hong Kong	1 share	100%	Lending and borrowing of funds
Peninsula Clubs and Consultancy Services Limited	Hong Kong	1,000,000 shares	100%*	Club management
HSH Management Services Limited	Hong Kong	10,000 shares	100%*	Management and marketing services
Peninsula New York Hotel LLC	United States of America	Contributed capital of US$323,500,000	100%*	Hotel investment
Peninsula Chicago LLC	United States of America	Contributed capital of US$57,038,089	100%*	Hotel investment
Quail Lodge, Inc.	United States of America	10,652 shares of US$100 each	100%*	Golf club, resort and property investment

13. Investment in subsidiaries continued

Name of company	Place of incorporation and operation	Particulars of issued and paid up capital	Group's effective interest	Principal activity
Peninsula of Tokyo Limited	Japan	200 shares of JPY50,000 each	100%*	Hotel investment
The Palace Hotel Co., Ltd.	People's Republic of China	Registered capital of US$161,921,686	76.6%**	Hotel investment
Manila Peninsula Hotel, Inc.	The Philippines	111,840,386 shares of Pesos 10 each	77.36%*	Hotel investment
Siam Chaophraya Holdings Company Limited	Thailand	250,000 ordinary shares of THB2,000 each	75%*	Hotel investment
Town and Country Sport Club Company Limited	Thailand	1,250,000 ordinary shares of THB100 each Δ	75%*	Golf club and property investment
International Burotel Company Limited	Vietnam	Registered capital of US$6,866,667	70%#	Property investment
Le 21 Avenue Kléber SNC	France	1,369,000 shares of EUR1 each	100% *	Property investment
Peninsula London, LP	United Kingdom	Contributed capital of GBP1,000	100% *	Property investment and hotel development

* Indirectly held

** The Palace Hotel Co., Ltd. is a sino-foreign co-operative joint venture

\# The Group owns 50% of the economic interest of International Burotel Company Limited with a reversionary interest to the Vietnam partner at the end of the joint venture period

Δ 5,000 shares are fully paid up and the remaining 1,245,000 shares are partially paid up at THB25 each

The non-controlling interests in individual subsidiaries are considered immaterial to the Group.

14. Interest in joint ventures (HK$m)

	2016	2015
Share of net assets	**498**	380
Loans to a joint venture (note 30(b))	**521**	521
	1,019	901

14. Interest in joint ventures (HK$m) continued

(a) Details of the joint ventures, which are accounted for using the equity method in the Group's consolidated financial statements, are as follows:

Company name	Form of business structure	Place of incorporation	Particulars of issued and paid up capital	Group's effective interest	Principal activity
The Peninsula Shanghai (BVI) Limited (TPS)*	Incorporated	British Virgin Islands	US$1,000	50%	Investment holding
PIT İstanbul Otel İşletmeciliği Anonim Şirketi (PIT)**	Incorporated	Turkey	TRY130,600,000	50%	Hotel investment

* The Group's interest in TPS is held indirectly by the Company. TPS holds a 100% direct interest in Evermore Gain Limited (EGL), a company incorporated in Hong Kong, which in turn holds a 100% direct interest in The Peninsula Shanghai Waitan Hotel Company Limited (PSW). PSW is a wholly owned foreign enterprise incorporated in the People's Republic of China and is engaged in the development and operation of The Peninsula Shanghai hotel, Peninsula hotel apartments, a retail arcade and ancillary facilities. At 31 December 2016, the paid up capital of EGL and PSW amounted to HK$1 (2015: HK$1) and US$117,500,000 (2015: US$117,500,000) respectively.

** PIT was incorporated on 10 February 2016 and the Group's interest in this joint venture is held indirectly by the Company. PIT has redevelopment and operating rights in respect of a property within the Salıpazarı Port Project Area in Istanbul, Turkey. The Group, together with its joint venture partner, intend to redevelop the property into The Peninsula Istanbul. As at 31 December 2016, capital injected into PIT amounted to HK$161 million. The net assets of PIT at 31 December 2016 mainly comprised of property, plant and equipment and cash at bank and in hand of HK$132 million and HK$25 million respectively.

(b) PSW has pledged its properties inclusive of the land use rights as security for a loan facility amounting to RMB2,500 million. As at 31 December 2016, the loan drawn down amounted to HK$1,977 million (RMB1,774 million) (2015: HK$2,177 million (RMB1,823 million)). The net carrying amount of these pledged assets amounted to HK$4,300 million (RMB3,857 million) (2015: HK$4,794 million (RMB4,015 million)).

(c) Set out below is a summary of the financial information on PSW, of which the Group has a 50% share:

	2016	2015
Non-current assets	**4,256**	4,628
Cash at bank and in hand	**127**	89
Other current assets	**163**	236
Current liabilities	**(349)**	(439)
Non-current liabilities	**(3,515)**	(3,754)
Net assets	**682**	760
Income*	**827**	760
Cost of inventories and operating expenses	**(554)**	(601)
EBITDA	**273**	159
Depreciation	**(81)**	(84)
Net financing charges	**(114)**	(143)
Profit/(loss) before non-operating item	**78**	(68)
Non-operating item, net of tax**	**(38)**	(74)
Profit/(loss) for the year	**40**	(142)
The Group's share of result of PSW	**20**	(71)

* Including proceeds of HK$229 million (2015: HK$171 million) from sale of apartments.

** Being net valuation adjustment of investment properties.

15. Interest in associates (HK$m)

	2016	2015
Interest in associates	**642**	694

(a) Details of the principal unlisted associates, which are accounted for using the equity method in the Group's consolidated financial statements, are as follows:

Company name	Form of business structure	Place of incorporation and operation	Particulars of issued and paid up/contributed capital	Group's effective interest*	Principal activity
19 Holding SAS (19 Holding)**	Incorporated	France	EUR1,000	20%	Investment holding
Majestic EURL (Majestic)	Incorporated	France	EUR80,000,000	20%	Hotel investment and investment holding
Le 19 Avenue Kléber	Incorporated	France	EUR100,000	20%	Hotel operation
The Belvedere Hotel Partnership (BHP)#	Partnership	United States of America	US$46,500,000	20%	Hotel investment

* The Group's effective interest is held indirectly by the Company.

** 19 Holding was incorporated in 2016 to replace the investment holding company, Al Maha Majestic S.à r.l., which was dissolved following a restructuring of the holding structure in 2016. 19 Holding holds a 100% direct interest in Majestic which owns The Peninsula Paris.

BHP holds a 100% interest in The Peninsula Beverly Hills.

(b) Included in the balance of interest in associates are unsecured loans to 19 Holding of HK$616 million (2015: HK$678 million) which are repayable after more than one year. These loans were made pro rata to the Group's shareholding in 19 Holding and bear interest at rates related to the rates published by the French tax authorities.

(c) Majestic has pledged its hotel property as security for a loan facility amounting to EUR220 million (HK$1,802 million). As at 31 December 2016, the loan drawn down amounted to EUR220 million (HK$1,802 million) (2015: EUR220 million (HK$1,864 million)). As at 31 December 2016, the net carrying amount of these pledged assets amounted to EUR613 million (HK$5,017 million) (2015: EUR631 million (HK$5,350 million)).

(d) BHP has pledged its hotel property to an independent financial institution as security for BHP's loan facility, amounting to US$145 million (HK$1,131 million) (2015: US$145 million (HK$1,131 million)). As at 31 December 2016, the loan drawn down amounted to US$137 million (HK$1,069 million) (2015: US$140 million (HK$1,092 million). The net carrying amount of the pledged assets amounted to US$61 million (HK$476 million) (2015: US$60 million (HK$468 million)).

(e) Set out below is a summary of the aggregate financial information of the associates, of which the Group has a 20% share:

	2016	2015
Net loss from continuing operations	**(125)**	(115)
Post-tax profit or loss from discontinued operations	**–**	–
Other comprehensive income	**–**	–
Total comprehensive income	**(125)**	(115)
The Group's share of results of the associates	**(25)**	(23)

16. Hotel operating rights (HK$m)

	2016	2015
Cost		
At 1 January	**674**	727
Exchange adjustments	**(17)**	(53)
At 31 December	**657**	674
Accumulated amortisation		
At 1 January	**(130)**	(116)
Exchange adjustments	**1**	(1)
Amortisation for the year	**(13)**	(13)
At 31 December	**(142)**	(130)
Net book value	**515**	544

The amortisation charge for the year is included in "Depreciation and amortisation" in the consolidated statement of profit or loss.

Hotel operating rights represent the cost attributable to securing the Group's rights to operate The Peninsula Beverly Hills and The Peninsula Paris.

17. Derivative financial instruments (HK$m)

	2016 Liabilities	2015 Liabilities
Cash flow hedges:		
Interest rate swaps	**(15)**	(37)
At fair value through profit or loss:		
Interest rate swaps	**(1)**	(2)
	(16)	(39)
Less: Portion to be settled within one year		
Cash flow hedges:		
Interest rate swaps	**(6)**	–
At fair value through profit or loss:		
Interest rate swaps	**(1)**	–
	(7)	–
Amount to be settled after one year	**(9)**	(39)

18. Income tax in the consolidated statement of financial position (HK$m)

(a) Current taxation in the consolidated statement of financial position represents:

	2016	2015
Provision for Hong Kong profits tax for the year (note 6(a))	**142**	152
Provisional profits tax paid	**(135)**	(147)
	7	5
Tax recoverable relating to prior year	**(2)**	–
Provision for overseas taxes	**15**	11
	20	16
Represented by:		
Tax recoverable (note 20)	**(6)**	(12)
Current tax payable (included in current liabilities)	**26**	28
	20	16

(b) Deferred tax assets and liabilities recognised

The components of deferred tax (assets)/liabilities of the Group recognised in the consolidated statement of financial position and the movements during the year are as follows:

	Revaluation of investment properties	Tax allowances in excess of the related depreciation	Provisions and others	Tax losses	Cash flow hedges	Total
Deferred tax arising from:						
At 1 January 2015	562	640	(27)	(428)	(2)	745
Charged/(credited) to profit or loss	(48)	18	2	(20)	–	(48)
Charged/(credited) to reserves	(16)	(11)	–	2	(1)	(26)
At 31 December 2015 and at 1 January 2016	**498**	**647**	**(25)**	**(446)**	**(3)**	**671**
Charged/(credited) to profit or loss	**5**	**52**	**1**	**(112)**	**–**	**(54)**
Charged/(credited) to reserves	**(11)**	**(1)**	**–**	**(2)**	**2**	**(12)**
At 31 December 2016	**492**	**698**	**(24)**	**(560)**	**(1)**	**605**

Deferred tax assets and liabilities are netted off when the taxes relate to the same taxation authority and where offsetting is legally enforceable.

The following amounts, determined after appropriate offsetting, are shown separately on the consolidated statement of financial position.

	2016	2015
Deferred tax assets	**47**	30
Deferred tax liabilities	**(652)**	(701)
	(605)	(671)

18. Income tax in the consolidated statement of financial position (HK$m) continued

(b) Deferred tax assets and liabilities recognised continued

In accordance with the accounting policy set out in note 33(p), the Group has not recognised deferred tax assets totalling HK$465 million (2015: HK$437 million) in respect of certain accumulated tax losses of HK$1,392 million (2015: HK$1,306 million) as it is not probable that future taxable profits against which the losses can be utilised will be available in the relevant tax jurisdiction and entity. The expiry dates of these tax losses are as follows:

	2016	2015
After one year but within five years	**610**	588
After five years but within 20 years	**663**	627
Without expiry date	**119**	91
	1,392	1,306

The Group does not have any deferred tax liabilities arising from any undistributable profit in 2016. In 2015, deferred tax liabilities of HK$2 million arising from undistributable profit of certain subsidiaries amounting to HK$21 million has not been recognised as the Company controls the dividend policy of these subsidiaries and it is not likely that dividends will be declared by these subsidiaries in the foreseeable future.

19. Inventories (HK$m)

	2016	2015
Food and beverage and others	**82**	82

The cost of inventories recognised as expenses in the consolidated statement of profit or loss amounted to HK$428 million (2015: HK$454 million).

20. Trade and other receivables (HK$m)

	2016	2015
Trade debtors	**271**	254
Rental deposits, payments in advance and other receivables	**378**	377
Tax recoverable (note 18(a))	**6**	12
	655	643

The amount of the Group’s trade and other receivables expected to be recovered or recognised as expenses after more than one year is HK$139 million (2015: HK$86 million). All the other trade and other receivables are expected to be recovered or recognised as expenses within one year.

The Directors consider that the carrying amount of all trade and other receivables approximates their fair value.

20. Trade and other receivables (HK$m) continued

The ageing analysis of trade debtors is as follows:

	2016	2015
Current	**255**	238
Less than one month past due	**10**	10
One to three months past due	**5**	6
More than three months but less than 12 months past due	**1**	–
Amounts past due	**16**	16
	271	254

Trade debtors are normally due within 30 days from the date of billing. The Group's credit policy is set out in note 27(d).

No impairment is considered necessary for any of the trade debtors including those that are past due as they relate to a wide range of independent customers that have a good track record with the Group, with no recent history of default and are considered by the management to be fully recoverable.

21. Cash at banks and in hand (HK$m)

	2016	2015
Interest-bearing bank deposits	**1,902**	2,765
Cash at banks and in hand	**185**	154
Total cash at banks and in hand	**2,087**	2,919
Less: Bank deposits with maturity of more than three months	**(130)**	(2,146)
Bank overdrafts (note 23)	**(2)**	(5)
Cash and cash equivalents in the consolidated statement of cash flows	**1,955**	768

Cash at banks and in hand at the end of the reporting period include amounts of HK$314 million (2015: HK$932 million) held by overseas subsidiaries which are subject to regulatory and foreign exchange restrictions.

22. Trade and other payables (HK$m)

	2016	2015
Trade creditors	**148**	150
Interest payable	**7**	8
Accruals for property, plant and equipment	**145**	45
Tenants' deposits	**381**	382
Guest deposits and gift vouchers	**157**	135
Golf membership deposits	**76**	87
Other payables	**674**	646
Financial liabilities measured at amortised cost	**1,588**	1,453
Less: Non-current portion of trade and other payables	**(229)**	(239)
Current portion of trade and other payables	**1,359**	1,214

The amount of trade and other payables of the Group expected to be settled or recognised as income after more than one year is HK$310 million (2015: HK$343 million). All the other trade and other payables are expected to be settled or recognised as income within one year or are repayable on demand.

The Directors consider that the carrying amount of all trade and other payables approximates their fair value.

The ageing analysis of trade creditors is as follows:

	2016	2015
Less than three months	**144**	149
Three to six months	**2**	–
More than six months	**2**	1
	148	150

23. Interest-bearing borrowings (HK$m)

	2016	2015
Total facilities available:		
Term loans and revolving credits	**9,116**	6,956
Uncommitted facilities, including bank overdrafts	**323**	319
	9,439	7,275
Utilised at 31 December:		
Term loans and revolving credits	**7,047**	6,184
Uncommitted facilities, including bank overdrafts	**2**	53
	7,049	6,237
Less: Unamortised financing charges	**(51)**	(45)
	6,998	6,192
Represented by:		
Short-term bank loans, repayable within one year or on demand	**–**	181
Bank overdrafts, repayable on demand (note 21)	**2**	5
	2	186
Long-term bank loans, repayable:		
Between one and two years	**3,291**	–
Between two and five years	**2,423**	4,764
Over five years	**1,333**	1,287
	7,047	6,051
Less: Unamortised financing charges	**(51)**	(45)
Non-current portion of long-term bank loans	**6,996**	6,006
Total interest-bearing borrowings	**6,998**	6,192

All of the non-current interest-bearing borrowings are carried at amortised cost. The non-current portion of long-term bank loans is not expected to be settled within one year and all borrowings are unsecured.

All of the Group's banking facilities are subject to the fulfilment of covenants relating to some of the Group's statement of financial position ratios, as are commonly found in lending arrangements with financial institutions. If the Group were to breach the covenants, the drawn down facilities would become payable on demand. The Group regularly monitors its compliance with these covenants. Further details of the Group's management of liquidity risk are set out in note 27(c). As at 31 December 2016 and 2015, none of the covenants relating to drawn down facilities had been breached.

24. Share capital

	2016		2015	
	No. of shares (million)	**HK$m**	No. of shares (million)	HK$m
Ordinary shares, issued and fully paid:				
At 1 January	**1,543**	**4,808**	1,517	4,544
Shares issued under scrip dividend scheme (note)	**24**	**197**	26	264
At 31 December	**1,567**	**5,005**	1,543	4,808

In accordance with Section 135 of the Companies Ordinance, the ordinary shares of the Company do not have a par value.

All ordinary shares issued during 2016 rank pari passu in all respects with the existing shares in issue. All shareholders are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All ordinary shares rank equally with regard to the Company's residual assets.

Note
During 2016, the Company issued and allotted new shares which were fully paid under the scrip dividend scheme as follows:

	Number of shares (million)	Scrip price (HK$)	Increase in share capital (HK$m)
2015 final scrip dividend	19	8.362	155
2016 interim scrip dividend	5	7.902	42
	24		197

25. Reserves (HK$m)

The reconciliation between the opening and closing balances of each component of the Group's consolidated equity is set out in the consolidated statement of changes in equity. Details of the changes in the Company's individual components of equity between the beginning and the end of the year are set out below:

(a) Company

	Capital reserve	Retained profits	Total
At 1 January 2015	4,975	2,917	7,892
Profit for the year	–	481	481
Other comprehensive income	–	–	–
Total comprehensive income for the year	–	481	481
Dividends approved in respect of the previous year	–	(273)	(273)
Dividends approved in respect of the current year	–	(77)	(77)
At 31 December 2015	4,975	3,048	8,023
At 1 January 2016	**4,975**	**3,048**	**8,023**
Profit for the year	**–**	**469**	**469**
Other comprehensive income	**–**	**–**	**–**
Total comprehensive income for the year	**–**	**469**	**469**
Dividends approved in respect of the previous year	**–**	**(231)**	**(231)**
Dividends approved in respect of the current year	**–**	**(62)**	**(62)**
At 31 December 2016	**4,975**	**3,224**	**8,199**

25. Reserves (HK$m) continued

(b) Nature and purpose of reserves

Capital reserve

The Company's capital reserve represents the profit recognised on the intra-group transfer of properties as a result of the corporate restructuring in 1991.

Hedging reserve

The hedging reserve comprises the effective portion of the cumulative net change in the fair value of hedging instruments used in cash flow hedges, pending subsequent recognition of the hedged cash flows in accordance with the accounting policy adopted for cash flow hedges in note 33(d).

Exchange and other reserves

The exchange reserve comprises all foreign exchange differences arising from the translation of the Financial Statements of foreign operations. The reserve is dealt with in accordance with the accounting policies set out in note 33(s). Other reserves mainly comprise other comprehensive income recognised for the remeasurement of net defined benefit retirement obligations and the surplus on revaluation of land and building held for own use transfer to investment properties. The relevant accounting policies for which are set out in note 33(o) and 33(f) respectively.

(c) Distributability of reserves

At 31 December 2016, the aggregate amount of reserves available for distribution to equity shareholders of the Company, as calculated under the provisions of Part 6 of the Hong Kong Companies Ordinance, was HK$3,224 million (2015: HK$3,048 million). After the end of the reporting period, the Directors proposed a final dividend of 15 HK cents per share (2015: 15 HK cents per share), amounting to HK$235 million (2015: HK$231 million). This dividend has not been recognised as a liability at the end of the reporting period.

(d) Capital management

The Group takes a long term view of its business and consequently the planning of the use of capital. The Group's primary objectives when managing its capital are to safeguard the Group's ability to continue as a going concern, to secure access to finance at a reasonable cost relative to risk and to provide an appropriate return to shareholders. In so doing, it seeks to achieve an appropriate balance between shareholders' equity and external debt by taking into account the cost of capital and the efficiency of using the capital.

The Group regularly reviews its capital structure and actively monitors current and expected liquidity requirements to ensure its obligations and commitments are met. A proactive approach is taken to forecasting future funding requirements and, when funds are needed, market conditions are evaluated to determine the best form of finance to be secured.

In addition, the Group maintains sufficient cash reserves and adequate committed borrowing facilities from major financial institutions to ensure funds are available to meet its financial obligations and to finance its growth and development.

25. Reserves (HK$m) continued

(d) Capital management continued

The Group monitors its capital structure on the basis of its gearing ratio, which is expressed as the percentage of net borrowings (defined as interest-bearing borrowings less cash at bank and in hand) to the total of net borrowings and equity attributable to shareholders of the Company. The Group's share of net borrowings and equities of the non-consolidated entities (such as the associates and joint ventures), if any, are also taken into account. The calculations of gearing ratios before and after the non-consolidated entities as at 31 December 2016 and 2015 are as follows:

(HK$m)	2016	2015
Interest-bearing borrowings	6,998	6,192
Less: Cash at banks and in hand	(2,087)	(2,919)
Net borrowings per the statement of financial position	4,911	3,273
Share of net borrowings of non-consolidated entities	1,466	1,608
Net borrowings adjusted for non-consolidated entities	6,377	4,881
Equity attributable to shareholders of the Company per the statement of financial position	36,359	36,427
Equity plus net borrowings per the statement of financial position	41,270	39,700
Equity plus net borrowings adjusted for non-consolidated entities	42,736	41,308
Gearing ratio based on the Financial Statements	12%	8%
Gearing ratio adjusted for non-consolidated entities	15%	12%

During 2016, the Group continued to operate within its long term treasury management guidelines. Operating and investment decisions are made by making reference to the Group's long term cash flow forecasts to ensure that the guidelines are followed.

The Group is subject to covenants imposed by the lenders of the interest-bearing borrowings based on the Group's borrowings and other indebtedness, as well as the amount of equity attributable to shareholders of the Company. The Group complied with the imposed loan covenants on capital requirements for the years ended 31 December 2016 and 2015. Except for the above, neither the Company nor any of its subsidiaries are subject to externally imposed capital requirements.

26. Employee retirement benefits

(a) Defined benefit retirement obligations

The Group maintains several defined benefit retirement plans covering 587 employees (2015: 606 employees) of Quail Lodge, Inc. (QLI), a US subsidiary of the Company and Manila Peninsula Hotel, Inc. (MPHI), a Philippine subsidiary of the Company. Such plans are administered by independent trustees with the assets, if any, held separately from those of the Group.

QLI has retirement compensation agreements with certain employees which provide, among other things, that during the employees' lifetime after retirement, QLI will pay such employees retirement compensation equal to 30% of the average salaries of the final three years of employment.

QLI has not funded the above retirement compensation arrangement and the liability in respect of its obligations is fully recognised in its Financial Statements at each year end date, based on independent actuarial valuation prepared by qualified staff of Bartel Associates, LLC, who are members of the American Academy of Actuaries, using the projected unit credit method as at 31 December 2016.

26. Employee retirement benefits continued

(a) Defined benefit retirement obligations continued

In addition, MPHI operates a non-contributory defined benefit retirement plan which covers all its employees. The plan is administered by an independent trustee with the assets held separately from those of MPHI.

The above plan is funded by contributions from MPHI in accordance with an independent actuary's recommendation based on an annual actuarial valuation. The latest independent actuarial valuation of the plan was prepared by qualified staff of Actuarial Advisers, Inc., who are members of the Actuarial Society of the Philippines, using the projected unit credit method as at 31 December 2016. The actuarial valuation indicated that MPHI's obligations under the defined benefit retirement plan were 81% (2015: 80%) covered by the plan assets held by the trustee. The present value of the uncovered obligations was fully provided for as at 31 December 2016.

The amounts recognised in the Group's statement of financial position are as follows (HK$m):

	2016	2015
Present value of wholly or partly funded obligations	**46**	47
Fair value of plan assets	**(30)**	(31)
	16	16

A portion of the above liability is expected to be settled after more than one year. However, it is not practicable to segregate this amount from the amounts payable in the next twelve months, as future contributions will also relate to future services rendered and future changes in actuarial assumptions and market conditions. The Group expects to pay HK$5 million (2016: HK$5 million) in contributions to defined benefit retirement plans in 2017.

Plan assets consist of the following (HK$m):

	2016	2015
Debt instruments	**23**	24
Investment funds	**6**	3
Equity investment and others	**1**	4
	30	31

The Group's assets–liabilities matching objective is to match maturities of the plan assets to the retirement benefit obligations as they fall due.

Movements in the present value of the defined benefit obligations (HK$m):

	2016	2015
At 1 January	**47**	50
Exchange adjustments	**(2)**	(2)
Benefits paid by the plans	**(4)**	(4)
Current service cost	**4**	4
Interest cost	**2**	2
Actuarial gain	**(1)**	(3)
At 31 December	**46**	47

26. Employee retirement benefits continued

(a) Defined benefit retirement obligations continued

Movements in plan assets (HK$m):

	2016	2015
At 1 January	**31**	33
Exchange adjustments	**(2)**	(2)
Group's contributions paid to the plans	**4**	4
Benefits paid by the plans	**(4)**	(4)
Interest income	**2**	1
Return on plan assets, excluding interest income	**(1)**	(1)
At 31 December	**30**	31

Amounts recognised in "staff costs and related expenses" in the consolidated statement of profit or loss and statement of comprehensive income are as follows (HK$m):

	2016	2015
Consolidated statement of profit or loss		
Current service cost	**4**	4
Interest cost	**2**	2
Interest income	**(2)**	(1)
	4	5
Consolidated statement of comprehensive income		
Actuarial gain on:		
Remeasurement of plan assets	**1**	1
Remeasurement of defined benefit obligations	**(1)**	(3)
	–	(2)

The principal actuarial assumptions used as at 31 December 2016 are as follows:

	2016	2015
Discount rate	**from 2.25% to 6.5%**	from 2.75% to 5.06%
Future salary increases	**4%**	4%

The analysis below shows how the defined benefit obligations as at 31 December 2016 would have increased/(decreased) as a result of changes in the significant actuarial assumptions:

	Defined benefit obligations	
(HK$m)	Increase	Decrease
Discount rate (0.5% change)	(1)	1
Future salary increases (1% change)	2	(1)

The above sensitivity analysis is based on the assumption that changes in actuarial assumptions are not correlated and therefore it does not take into account the correlations between the actuarial assumptions.

26. Employee retirement benefits continued

(b) Defined contribution retirement plans

The Group has a defined contribution retirement plan covering 1,558 employees (2015: 1,565 employees), most of whom are in Hong Kong. The defined contribution retirement plan is formally established under an independent trust with the assets of the funds held separately from those of the Group by an independent trustee. The plan is registered under the Occupational Retirement Schemes Ordinance in Hong Kong and is exempted under the Mandatory Provident Fund Schemes (Exemption) Regulation. Employees covered by this plan are not required to make contributions and funds contributed by employers are fully vested with their employees immediately. The average contribution rate against employees' relevant income for the year was 13% (2015: 13%).

In addition, the Group participates in the Mandatory Provident Fund Scheme (the MPF Scheme) under the Mandatory Provident Fund Ordinance for employees employed under the jurisdiction of the Hong Kong Employment Ordinance, which is operated by an independent service provider to cover 457 employees (2015: 467 employees) in Hong Kong who are not covered by the above defined contribution retirement plan. The MPF Scheme is a defined contribution retirement plan administrated by independent trustees. Contributions at a fixed rate of 5% of the employees' relevant income, subject to a cap of monthly relevant income of HK$30,000 per employee, are made to the Scheme by both the employer and the employee and vest immediately.

The Group also operates several defined contribution retirement plans, including union pension schemes for its overseas subsidiaries covering 2,211 employees (2015: 2,236 employees) in other Asian countries and the United States of America, in accordance with the respective applicable labour regulations.

Total contributions to all of the above defined contribution retirement plans made by the Group amounted to HK$110 million (2015: HK$111 million) and was charged to the statement of profit or loss during the year.

27. Financial risk management and fair values

The Group is exposed to foreign exchange, interest rate, liquidity and credit risks in its normal course of business. The Group's exposure to these risks, as well as various techniques and derivative financial instruments used to manage these risks, are described below.

(a) Foreign exchange risk

The Group manages its foreign exchange exposure with a view to protecting its net assets and profitability against adverse fluctuations in exchange rates. The Company reports its results in Hong Kong Dollars. In the light of the Hong Kong Dollar peg, the Group does not hedge United States Dollar exposures and it aims to preserve its value in Hong Kong Dollar and/or United States Dollar terms.

Foreign exchange risk may arise in sale and purchase transactions which give rise to receivables, payables and cash balances that are denominated in a currency other than the functional currency of the operations to which the transactions relate. The currencies giving rise to this risk are primarily United States Dollars, Euros, Great Britain Pounds, Renminbi, Japanese Yen, Thai Baht and Philippine Pesos.

Forecast transactions

In respect of committed future transactions and highly probable forecast transactions, the Group usually hedges most of the estimated foreign currency transaction exposures if the foreign exchange risk of these exposures is considered to be significant. The Group mainly uses forward exchange contracts to hedge this type of foreign exchange risk and classifies these contracts as cash flow hedges.

27. Financial risk management and fair values continued

(a) Foreign exchange risk continued

Recognised assets and liabilities

The Group has foreign currency monetary assets and liabilities that are denominated in a currency other than the functional currency of the operations to which they relate. Exchange differences arising on settling or translating these foreign currency monetary items at rates different from those at dates of transactions giving rise to these monetary items are recognised in the statement of profit or loss.

The Group usually hedges most of the foreign exchange exposures arising from significant foreign currency monetary assets and liabilities, including foreign currency borrowings. The Group mainly uses cross currency swaps, foreign exchange swaps or forward exchange contracts to hedge this type of foreign exchange risk and classifies these derivative financial instruments as cash flow hedges or at fair value through profit or loss, depending on whether the future foreign currency cash flows are fixed or not.

Changes in the fair value of these cash flow hedges or derivative financial instruments at fair value through profit or loss are recognised in the hedging reserve or the statement of profit or loss respectively.

All of the Group's borrowings are denominated in the functional currency of the operations to which they relate. Given this, it is not expected that there will be any significant currency risk associated with the Group's borrowings.

Net investment in foreign subsidiaries

At 31 December 2016 and 2015, the Group did not hedge any net investment in foreign subsidiaries.

Exposure to foreign exchange risk

The following table details the Group's exposure at the end of the reporting period to currency risk arising from recognised assets or liabilities denominated in a currency other than the functional currency of the entity to which they relate. The amounts of the exposure are shown in original currency. Differences resulting from the translation of the Financial Statements of the foreign operations into the Group's presentation currency and exposures arising from inter-company balances which are denominated in a foreign currency and is considered to be in the nature of investment in the subsidiary, joint venture and associates are excluded.

	2016				2015			
(million)	**United States Dollars**	**Euro**	**Great Britain Pounds**	**Philippine Pesos**	United States Dollars	Euro	Great Britain Pounds	Philippine Pesos
Trade and other receivables	**27**	**2**	**–**	**–**	23	1	1	–
Cash at banks and in hand	**44**	**1**	**19**	**5**	37	1	–	4
Trade and other payables	**(18)**	**–**	**–**	**–**	(11)	–	(1)	–
Net exposure arising from recognised assets and liabilities	**53**	**3**	**19**	**5**	49	2	–	4

Based on the sensitivity analysis performed as at 31 December 2016, it was estimated that a increase/decrease of 10% in foreign exchange rate in respect of financial instruments denominated in currency other than the functional currencies, with all other variables held constant, would not have significant impact on the Group's post-tax profits and other components of equity.

27. Financial risk management and fair values continued

(b) Interest rate risk

The Group's interest rate risk arises primarily from borrowings. Borrowings bearing floating interest rates that are reset on a regular basis as market interest rates change expose the Group to cash flow interest rate risk. As the borrowing costs are subject to market fluctuations in interest rates, the Group adopts a policy to fix interest rates of 40% to 70% of the exposure, with a long term target of 50%, mainly by way of interest rate swaps or other derivative financial instruments.

At 31 December 2016, the Group had interest rate swaps that are classified as cash flow hedges with a total notional contract amount of HK$1,649 million (2015: HK$1,650 million) maturing over the next two years (2015: three years). Changes in fair value of these swaps accounted for as cash flow hedges are recognised in the hedging reserve. The Group locked in the following ranges of fixed rates by the swaps at 31 December 2016:

	31 December 2016	31 December 2015
Hong Kong Dollars	**1.5% to 1.6%**	1.5% to 1.6%
Japanese Yen	**2.1%**	2.1%
Euros	**1.2%**	1.2%

The net fair value of all the swaps entered into by the Group at 31 December 2016 was as follows (HK$m):

	2016	2015
Cash flow hedges (note 17)	**(15)**	(37)
At fair value through profit or loss (note 17)	**(1)**	(2)
	(16)	(39)

The following table details the profile of the Group's borrowings at the end of the reporting period, after taking into account the effect of interest rate swaps designated as cash flow hedging instruments.

	2016		2015	
	Effective interest rate	**HK$m**	Effective interest rate	HK$m
Fixed rate borrowings:				
Bank loans	**2.2%**	**4,712**	2.3%	3,857
Floating rate borrowings:				
Bank loans	**2.1%**	**2,286**	1.4%	2,335
Total interest-bearing borrowings		**6,998**		6,192
Fixed rate borrowings as a percentage of total borrowings		**67%**		62%

27. Financial risk management and fair values continued

(b) Interest rate risk continued

On the other hand, as at 31 December 2016 and 2015, the Group had short term bank deposits. Since these deposits are placed for short term liquidity purposes, the Group has no intention to lock in their interest rates for the long term. In addition, the Group grants interest-bearing loans to a joint venture, which are subject to interest rate risk. The interest rate profile of these bank deposits and loans at the end of the reporting period, after taking into account the effect of interest rate swaps designated as cash flow hedging instruments is summarised as follows:

	2016		2015	
	Effective interest rate	**HK$m**	Effective interest rate	HK$m
Fixed rate instruments:				
Amount due from a joint venture	**3.3%**	**111**	3.4%	179
Floating rate instruments:				
Bank deposits	**1.1%**	**1,902**	1.5%	2,765
Total interest-bearing financial assets		**2,013**		2,944

Sensitivity analysis

The following table indicates the approximate changes in the Group's profit after taxation (and retained profits) and other components of consolidated equity in response to reasonably possible changes in the interest rates, with all other variables held constant, to which the Group has significant exposure at the end of the reporting period. As at 31 December 2016 and 2015, the effects were attributable to changes in interest income and expense relating to floating rate financial instruments and gains or losses resulting from changes in the fair value of derivative financial instruments.

	2016			2015		
	Increase/(decrease) in			Increase/(decrease) in		
	Interest rates (basis points)	**Profit after taxation and retained profits (HK$m)**	**Other components of equity (HK$m)**	Interest rates (basis points)	Profit after taxation and retained profits (HK$m)	Other components of equity (HK$m)
Renminbi	**100**	**2**	**–**	100	7	–
	(100)	**(2)**	**–**	(100)	(7)	–
Thai Baht	**100**	**(3)**	**–**	100	(2)	–
	(100)	**3**	**–**	(100)	2	–
Japanese Yen	**50**	**(1)**	**1**	50	(2)	3
	(50)	**1**	**(1)**	(50)	2	(3)
Philippine Pesos	**200**	**–**	**–**	200	–	–
	(200)	**–**	**–**	(200)	–	–
HK Dollars	**100**	**(2)**	**15**	100	2	24
	(100)	**2**	**(16)**	(100)	(2)	(24)
US Dollars	**100**	**1**	**–**	100	1	–
	(100)	**(1)**	**–**	(100)	(1)	–
Euros	**100**	**(1)**	**5**	100	(1)	9
	(100)	**1**	**(5)**	(100)	1	(9)
GBP	**100**	**2**	**–**	100	–	–
	(100)	**(2)**	**–**	(100)	–	–

27. Financial risk management and fair values continued

(b) Interest rate risk continued

Sensitivity analysis continued

The sensitivity analysis above indicates the instantaneous change in the Group's profit after taxation (and retained profits) and other components of consolidated equity that would have arisen, assuming that the change in interest rates had occurred at the end of the reporting period and had been applied to re-measure those financial instruments held by the Group and which expose the Group to fair value interest rate risk at the end of the reporting period. In respect of exposure to cash flow interest rate risk arising from the floating rate non-derivative financial instruments (which include bank borrowings and deposits) held by the Group at the end of the reporting period, the impact on the Group's profit after taxation (and retained profits) and other components of consolidated equity is estimated as an annualised impact on interest expense or income of such changes in interest rates. The analysis has been performed on the same basis as for 2015.

(c) Liquidity risk

Borrowings and cash management, including short term investment of surplus cash, are arranged centrally to cover expected cash requirements. The Group's policy is to regularly monitor current and expected liquidity requirements and compliance with loan covenants to ensure that it maintains sufficient cash reserves and adequate committed borrowing facilities from major financial institutions to meet its obligations and commitments in the short and longer term.

At 31 December 2016, total available borrowing facilities amounted to HK$9,439 million (2015: HK$7,275 million), of which HK$7,049 million (2015: HK$6,237 million) was drawn down. Undrawn committed facilities, in the form of revolving credit and term loan facilities, totalled HK$2,069 million (2015: HK$772 million).

The following table details the remaining contractual maturities at the end of the reporting period of the Group's non-derivative financial liabilities and derivative financial liabilities, which are based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on rates current at the end of the reporting period) and the earliest date the Group can be required to pay:

	2016						2015					
		Contractual undiscounted cash outflow/(inflow)						Contractual undiscounted cash outflow/(inflow)				
(HK$m)	**Statement of financial position carrying amount**	**Total**	**Within 1 year or on demand**	**More than 1 year but less than 2 years**	**More than 2 years but less than 5 years**	**More than 5 years**	Statement of financial position carrying amount	Total	Within 1 year or on demand	More than 1 year but less than 2 years	More than 2 years but less than 5 years	More than 5 years
Trade creditors	**148**	**148**	**148**	**–**	**–**	**–**	150	150	150	–	–	–
Interest payable	**7**	**7**	**7**	**–**	**–**	**–**	8	8	8	–	–	–
Accruals for property, plant and equipment	**145**	**145**	**145**	**–**	**–**	**–**	45	45	45	–	–	–
Tenants' deposits	**381**	**381**	**161**	**133**	**81**	**6**	382	382	156	134	86	6
Guest deposits and gift vouchers	**157**	**157**	**157**	**–**	**–**	**–**	135	135	135	–	–	–
Golf membership deposits	**76**	**76**	**–**	**–**	**–**	**76**	87	87	–	–	–	87
Other payables	**674**	**674**	**674**	**–**	**–**	**–**	646	646	646	–	–	–
Interest-bearing borrowings	**6,998**	**7,405**	**119**	**3,396**	**2,548**	**1,342**	6,192	6,577	275	88	4,905	1,309
Interest rate swaps (net settled)	**16**	**30**	**20**	**10**	**–**	**–**	39	65	26	24	15	–
Current taxation	**26**	**26**	**26**	**–**	**–**	**–**	28	28	28	–	–	–
	8,628	**9,049**	**1,457**	**3,539**	**2,629**	**1,424**	7,712	8,123	1,469	246	5,006	1,402

27. Financial risk management and fair values continued

(d) Credit risk

The Group's credit risk is primarily attributable to bank deposits, trade and other receivables and derivative financial instruments and is monitored on an ongoing basis.

To minimise credit exposure for bank deposits and derivative financial instruments, the Group transacts with financial institutions with good credit ratings and diversifies its exposure to various financial institutions in accordance with Group guidelines. All bank deposits are subject to a single counterparty exposure limit and a composite counterparty exposure limit. The credit ratings of the financial institutions are closely monitored throughout the lives of the transactions.

At 31 December 2016, cash at banks and in hand amounted to HK$2,087 million (2015: HK$2,919 million), of which HK$1,625 million (2015: HK$2,522 million) was placed as time deposits with financial institutions with credit ratings of no less than BBB (issued by Standard & Poor's Rating Services (S&P)) or Baa2 (issued by Moody's Investors Services, Inc.(Moody's)) and there was no significant concentration risk to any single counterparty.

For derivative financial instruments, the credit ratings of the financial institutions were no less than A (S&P) or A1 (Moody's).

The Group maintains a defined credit policy to ensure that credit is given only to customers with an appropriate credit history. Credit evaluations are performed for all significant customers. These evaluations focus on the customer's past history of making payments when due and current ability to pay and take into account information specific to the customer as well as pertaining to the economic environment in which the customer operates. Credit limits are set for customers based on their credit worthiness and past history. Trade receivables are normally due within 30 days from the date of billing. In respect of the Group's rental income from operating leases, rentals are normally received in advance and sufficient rental deposits are held to cover potential exposure to credit risk. Other than this, as such, the Group normally does not obtain collateral from its customers. The ageing of trade debtors at 31 December 2016 is summarised in note 20.

The Group's exposure to credit risk is influenced mainly by individual characteristics of each customer rather than the industry or country in which the customers operate; therefore, it is considered that there is no concentration of credit risk as the Group has no significant exposure to individual customers given the large number of customers.

The maximum exposure to credit risk is represented by the carrying amount of each financial asset, including the derivative financial instruments, in the statement of financial position after deducting any impairment allowance. The Group does not provide any other guarantee which would expose the Group to any material credit risk.

27. Financial risk management and fair values continued

(e) Fair values

(i) Financial instruments carried at fair value

HKFRS 13, *Fair value measurement* requires disclosure of the fair value of the Group's financial instruments measured at the end of the reporting period on a recurring basis, categorised into the three-level fair value hierarchy. The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

- Level 1 valuations: Fair value measured using only Level 1 inputs i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date.
- Level 2 valuations: Fair value measured using Level 2 inputs i.e. observable inputs which fail to meet Level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data are not available.
- Level 3 valuations: Fair value measured using significant unobservable inputs.

All derivative financial instruments carried at fair value are categorised as falling under Level 2 of the fair value hierarchy.

(ii) Fair values of financial instruments carried at other than fair value

Financial instruments are carried at amounts not materially different from their fair values as at 31 December 2016. Advances to the joint venture are unsecured, interest free and have no fixed repayment terms. Given these terms, it is not meaningful to disclose the fair values. The Group has no intention of disposing these loans.

(f) Estimation of fair values

The following summarises the major methods and assumptions used in estimating the fair values of financial instruments.

Derivative financial instruments

Forward foreign exchange contracts and foreign exchange swaps are either marked to market using listed market prices, or by discounting the contractual forward price and deducting the current spot rate. The fair values of interest rate swaps and cross currency interest rate swaps are the estimated amount that the Group would receive or pay to terminate the swaps at the end of the reporting period, taking into account current interest rates, foreign exchange rates and the current creditworthiness of the swap counterparties.

When discounted cash flow techniques are used, estimated future cash flows are based on the management's best estimates and the discount rate is a market related rate for a similar instrument at the end of the reporting period. Where other pricing models are used, inputs are based on market related data at the end of the reporting period.

The Group used the following discount rates for determining fair value of derivative financial instruments.

	31 December 2016	31 December 2015
Hong Kong Dollars	**0.7% to 1.9%**	0.2% to 1.7%
Japanese Yen	**0% to 0.1%**	0 % to 0.1%
Euros	**-0.3% to -0.2%**	-0.2% to 0.1%

28. Commitments (HK$m)

(a) Capital commitments outstanding as at 31 December 2016 not provided for in the Financial Statements were as follows:

	2016			2015		
	Contracted for	**Authorised but not contracted for**	**Total**	Contracted for	Authorised but not contracted for	Total
Capital commitments in respect of existing properties and new projects	**849**	**7,782**	**8,631**	798	2,164	2,962
The Group's share of capital commitments of joint ventures and associates	**517**	**598**	**1,115**	1	17	18
	1,366	**8,380**	**9,746**	799	2,181	2,980

The Group's capital commitments include the capital expenditure for the renovation of The Peninsula Beijing, 21 avenue Kléber and the major upgrade project to be undertaken by The Peak Tram as well as the development costs to be incurred for The Peninsula London and The Peninsula Yangon projects.

Furthermore, the Group has a 50% interest in a proposed joint development of a luxury hotel property within the Salıpazarı Port Project Area in Istanbul, Turkey and the Group's share of development cost in respect of this project is included in the share of capital commitments of joint ventures.

The significant movements reflect the inclusion of the capital commitments in respect of the hotel projects in London, Yangon and Istanbul as the conditions precedent of these projects were fully satisfied during 2016.

(b) At 31 December 2016, the total future minimum lease payments under non-cancellable operating leases of the Group in respect of land and buildings are as follows:

	Receivable		Payable	
	2016	2015	**2016**	2015
Within one year	**(939)**	(1,058)	**142**	125
After one year but within five years	**(1,004)**	(1,242)	**471**	442
After five years	**(920)**	(1,050)	**12,699**	6,742
	(2,863)	(3,350)	**13,312**	7,309

The Group's hotels in Beijing, Tokyo, Manila and New York are subject to certain land lease arrangements. The original lease terms of these hotels range from 33 to 99 years. The annual lease payment in respect of the Group's hotel in Beijing is fixed whereas those relating to the hotels in Tokyo and New York are subject to future adjustments, as defined in the lease agreements, and the annual lease payment of the hotel in Manila is determined based on a percentage of the hotel's revenue.

28. Commitments (HK$m) continued

Following the completion of the acquisition of the 50% remaining interest in 1-5 Grosvenor Place, London and the restructuring of the joint venture arrangements in respect of the London project to a landlord and tenant relationship on 30 September 2016, the Group is committed to paying annual base rent and turnover rent to Grosvenor Estate Belgravia commencing on 1 January 2022 until the end of the lease on 22 February 2162. The base rent is subject to annual adjustment based on consumer price index and certain re-set mechanisms every 20 years whereas the turnover rent is determined by reference to the hotel's revenue.

In addition, the Group is the lessee in respect of a number of properties under operating leases. These leases typically run for an initial period of two to four years, with an option to renew the lease upon expiry when all terms are renegotiated. None of these leases include contingent rentals.

29. Contingent liabilities (HK$m)

The Directors consider there being no material contingent liabilities for the Group at 31 December 2016 and 2015.

30. Material related party transactions

Other than the Directors' remuneration and the loans advanced to an associate as disclosed in note 15, material related party transactions are set out as follows:

(a) Under a three-year tenancy agreement which commenced on 1 April 2013, a wholly owned subsidiary of the Company, HSH Management Services Limited (HMS), leased the 7th and 8th floors of St. George's Building, 2 Ice House Street, Central, Hong Kong at a market rent of HK$1,540,452 per month plus a monthly service charge of HK$182,224 from Kadoorie Estates Limited (KEL), which is the agent of the registered owner which is controlled by one of the substantial shareholders of the Company. Furthermore, HMS leased office premises on the 4th floor of St. George's Building at a market rent of HK$111,690 per month plus a monthly service charge of HK$13,211 from KEL for two years and seven months commencing on 1 September 2013. With effect from 1 January 2016, the monthly service charges for the 7th and 8th floors of St. George's Building and the office premises on the 4th floor of St. George's Building were revised to HK$216,039 and HK$15,663 respectively.

The above two leases were renewed for three years on 1 April 2016 at a total market rent of HK$1,775,000 per month plus service charges of HK$231,702 per month. The rent and service charges incurred in 2016 amounted to HK$23 million (2015: HK$21 million). These tenancy agreements fall under the Listing Rules as continuing connected transactions. The Company has complied with the disclosure requirements governing continuing connected transaction under the Listing Rules. Further details of these continuing connected transactions are disclosed in the Directors' Report.

(b) Unsecured and interest free shareholder's loans amounting to US$66.85 million (HK$521 million) (2015: US$66.85 million (HK$521 million)) were granted by Peninsula International Investment Holdings Limited (PIIHL), a wholly owned subsidiary of the Company, to The Peninsula Shanghai (BVI) Limited (TPS), a 50% joint venture of the Group. The loans were provided in proportion to PIIHL's shareholding in TPS and are unsecured, interest free and have no fixed terms of repayment. TPS owns a 100% interest in Evermore Gain Limited (EGL) which in turn holds a 100% interest in The Peninsula Shanghai Waitan Hotel Company Limited (PSW), a foreign owned enterprise incorporated in the People's Republic of China, engaged in the operation of The Peninsula Shanghai Complex. As at 31 December 2016, shareholder's loans amounting to US$58.75 million (HK$458 million) (2015: US$58.75 million (HK$458 million)) had been contributed as capital of PSW through EGL.

In addition, pursuant to a tripartite entrustment loan agreement dated 12 December 2011 entered into among The Palace Hotel Co., Ltd. (TPH), a sino-foreign co-operative joint venture established in the People's Republic of China, which holds a 100% interest in The Peninsula Beijing, PSW and a PRC branch of an international bank (the agent bank), entrustment loans totalling RMB150 million were on-lent by TPH to PSW via the agent bank. As at 31 December 2016, the balance of entrustment loans amounted to RMB100 million (HK$111 million) (2015: RMB150 million (HK$179 million)). The remaining balance of entrustment loans bears an annual interest of 3.3% and is repayable on 14 June 2017. The interest was fixed by reference to the deposit rate published by The People's Bank of China on the day on which the draw down was made plus a margin of 200 basis points.

31. Non-adjusting post reporting period events

After the end of the reporting period, the Directors proposed a final dividend, the details of which are disclosed in note 10.

32. Key sources of estimation uncertainty

Notes 26(a) and 27 contain information about the assumptions and their risk factors relating to defined benefit retirement obligations and financial instruments. Other key sources of estimation uncertainty are as follows:

(a) Valuation of investment properties

Investment properties are included in the statement of financial position at their open market value, which is assessed semi-annually by independent qualified valuers, after taking into consideration the net income allowing for reversionary potential. The assumptions adopted in the property valuations are based on the market conditions existing at the end of the reporting period, with reference to current market sales prices and the appropriate capitalisation rate.

(b) Estimated useful lives of properties, plant and equipment

The Group estimates the useful lives of its properties, plant and equipment based on the periods over which the assets are expected to be available for use. The Group reviews annually their estimated useful lives, based on factors that include asset utilisation, internal technical evaluation, technological changes as well as environmental and anticipated use of the assets tempered by related industry benchmark information. It is possible that future results of operations could be materially affected by changes in these estimates brought about by changes in factors mentioned. A reduction in the estimated useful lives of properties, plant and equipment would increase depreciation charges and decrease non-current assets.

(c) Asset impairment

The Group assesses the impairment of assets in accordance with the accounting policy set out in note 33(i). The factors that the Group considers important in identifying indications of impairment and in assessing the impairment include the following:

- significant under-performance relative to expected historical or projected future operating results; and
- significant negative industry or economic trends.

(d) Deferred tax assets

The Group reviews the carrying amounts of deferred taxes at the end of each reporting period and reduces deferred tax assets to the extent that it is no longer probable that sufficient taxable income will be available to allow all or part of the deferred tax assets to be utilised. However, there is no assurance that the Group will generate sufficient taxable income to allow all or part of its deferred tax assets to be utilised.

33. Significant accounting policies

(a) Basis of preparation of the Financial Statements

The consolidated Financial Statements for the year ended 31 December 2016 comprise the Company and its subsidiaries (together referred to as the Group) and the Group's interest in associates and joint ventures.

The measurement basis used in the preparation of the Financial Statements is the historical cost basis except that the following assets and liabilities are stated at their fair value as explained in the accounting policies set out below:

i) investment properties (see note 33(f)); and

ii) derivative financial instruments (see note 33(d))

Non-current assets and disposal groups held for sale are stated at the lower of carrying amount and fair value less costs to sell.

The preparation of Financial Statements in conformity with HKFRS requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Judgements made by management in the application of HKFRSs that may have a significant effect on the Financial Statements and major sources of estimation uncertainty are discussed in note 32.

(b) Subsidiaries and non-controlling interests

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. When assessing whether the Group has power, only substantive rights (held by the Group and other parties) are considered.

An investment in a subsidiary is consolidated into the consolidated Financial Statements from the date that control commences until the date that control ceases. Intra-group balances, transactions and cash flows and any unrealised profits arising from intra-group transactions are eliminated in full in preparing the consolidated Financial Statements. Unrealised losses resulting from intra-group transactions are eliminated in the same way as unrealised gains but only to the extent that there is no evidence of impairment.

Non-controlling interests represent the equity in a subsidiary not attributable directly or indirectly to the Company, and in respect of which the Group has not agreed any additional terms with the holders of those interests which would result in the Group as a whole having a contractual obligation in respect of those interests that meets the definition of a financial liability. For each business combination, the Group can elect to measure any non-controlling interests either at fair value or at their proportionate share of the subsidiary's net identifiable assets.

Non-controlling interests are presented in the consolidated statement of financial position within equity, separately from equity attributable to the shareholders of the Company. Non-controlling interests in the results of the Group are presented on the face of the consolidated statement of profit or loss and the consolidated statement of comprehensive income as an allocation of the total profit or loss and total comprehensive income for the year between non-controlling interests and the shareholders of the Company.

33. Significant accounting policies continued

(b) Subsidiaries and non-controlling interests continued

Changes in the Group's interests in a subsidiary that do not result in a loss of control are accounted for as equity transactions, whereby adjustments are made to the amounts of controlling and non-controlling interests within consolidated equity to reflect the change in relative interests, but no adjustments are made to goodwill and no gain or loss is recognised.

When the Group loses control of a subsidiary, it is accounted for as a disposal of the entire interest in that subsidiary, with a resulting gain or loss being recognised in profit or loss. Any interest retained in that former subsidiary at the date when control is lost is recognised at fair value and this amount is regarded as the fair value on initial recognition of a financial asset or, when appropriate, the cost on initial recognition of an investment in an associate or joint venture (see note 33(c)).

In the Company's statement of financial position, an investment in a subsidiary is stated at cost less impairment losses (see note 33(i)), unless the investment is classified as held for sale.

(c) Associates and joint ventures

An associate is an entity in which the Group has significant influence, but not control or joint control, over its management, including participation in the financial and operating policy decisions.

A joint venture is an arrangement whereby the Group or Company and other parties contractually agree to share control of the arrangement, and have rights to the net assets of the arrangement.

An investment in an associate or a joint venture is accounted for in the consolidated Financial Statements under the equity method and is initially recorded at cost, adjusted for any excess of the Group's share of the acquisition-date fair values of the investee's identifiable net assets over the cost of the investment (if any). Thereafter, the investment is adjusted for the post acquisition change in the Group's share of the investee's net assets and any impairment loss relating to the investment (see note 33(i)). Any acquisition-date excess over costs, the Group's share of the post-acquisition, post-tax results of the investees and any impairment losses for the year are recognised in the consolidated statement of profit or loss, whereas the Group's share of the post-acquisition post-tax items of the investees' other comprehensive income is recognised in the consolidated statement of comprehensive income.

When the Group's share of losses exceeds its interest in the associates or the joint venture, the Group's interest is reduced to nil and recognition of further losses is discontinued except to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the investee. For this purpose, the Group's interest is the carrying amount of the investment under the equity method, together with the Group's long-term interests that, in substance, form part of the Group's net investment in the associate or the joint venture.

Unrealised profits and losses resulting from transactions between the Group and its associates and joint ventures are eliminated to the extent of the Group's interest in the investee, except where unrealised losses provide evidence of an impairment of the asset transferred, in which case they are recognised immediately in profit or loss.

When the group ceases to have significant influence over an associate or joint control over a joint venture, it is accounted for as a disposal of the entire interest in that investee, with a resulting gain or loss being recognised in profit or loss. Any interest retained in that former investee at the date when significant influence or joint control is lost is recognised at fair value and this amount is regarded as the fair value on initial recognition of a financial asset or, when appropriate, the cost on initial recognition of a financial asset.

33. Significant accounting policies continued

(d) Derivative financial instruments

Derivative financial instruments are recognised initially at fair value. At the end of each reporting period the fair value is remeasured. The gain or loss on remeasurement to fair value is recognised immediately in profit or loss, except where the derivatives qualify as cash flow hedges.

Cash flow hedges

Where a derivative financial instrument is designated as a hedge of the variability in cash flows of a recognised asset or liability or a highly probable forecast transaction or the foreign currency risk of a committed future transaction, the effective portion of any gains or losses on remeasurement of the derivative financial instrument to fair value is recognised in other comprehensive income and accumulated separately in equity in the hedging reserve. The associated gain or loss is reclassified from equity to profit or loss in the same period or periods during which the hedged transaction affects profit or loss. The ineffective portion of any gain or loss is recognised immediately in profit or loss.

When a hedging instrument expires or is sold, terminated or exercised, or the entity revokes designation of the hedge relationship but the hedged forecast transaction is still expected to occur, the cumulative gain or loss at that point remains in equity until the transaction occurs and it is recognised in accordance with the above policy. If the hedged transaction is no longer expected to take place, the cumulative unrealised gain or loss is reclassified from equity to profit or loss immediately.

(e) Properties, plant and equipment

Hotel and other properties held for own use (including buildings held for own use which are situated on leasehold land classified as held under operating leases) and plant and equipment are stated in the statement of financial position at cost less accumulated depreciation and impairment losses (see note 33(i)).

The cost of self-constructed items of properties, plant and equipment includes the cost of materials, direct labour, the initial estimate, where relevant, of the costs of dismantling and removing the items and restoring the site on which they are located and an appropriate proportion of production overheads and borrowing costs (see note 33(t)).

Depreciation is calculated to write off the carrying values of items of properties, plant and equipment, less their estimated residual values, if any, on a straight line basis over the shorter of the unexpired period of the land lease and the anticipated remaining useful lives of the assets. The useful lives which have been adopted are summarised as follows:

- leasehold land classified as held under finance leases is depreciated over the unexpired term of lease

• hotel buildings	75 to 150 years
• other buildings	50 years
• golf courses	100 years
• external wall finishes, windows, roofing and glazing works	10 to 40 years
• major plant and machinery	15 to 25 years
• furniture, fixtures and equipment	3 to 20 years
• operating equipment	3 to 5 years
• motor vehicles	5 to 10 years

No depreciation is provided on freehold land as it is deemed to have an indefinite life.

Where parts of an item of properties, plant and equipment have different useful lives, the cost of the item is allocated on a reasonable basis between the parts and each part is depreciated separately. Both the useful life of an asset and its residual value, if any, are reviewed annually.

33. Significant accounting policies continued

(f) Investment properties

Investment properties are land and/or buildings which are owned or held under a leasehold interest (see note 33(h)) to earn rental income and/or for capital appreciation. These include land held for currently undetermined future use and property that is being constructed or developed for future use as investment property.

Investment properties are stated in the statement of financial position at fair value, unless they are still in the course of construction or development at the reporting date and their fair value cannot be reliably determined at that time. Any gain or loss arising from a change in fair value or from the retirement or disposal of an investment property is recognised in profit or loss. Rental income from investment properties is accounted for as described in note 33(r).

When the Group holds a property interest under an operating lease to earn rental income and/or for capital appreciation, the interest is classified and accounted for as an investment property on a property-by-property basis. Any such property interest which has been classified as an investment property is accounted for as if it were held under a finance lease (see note 33(h)) and the same accounting policies are applied to that interest as are applied to other investment properties leased under finance leases. Lease payments are accounted for as described in note 33(h).

If a property occupied by the Group as an owner-occupied property becomes an investment property, the Group accounts for such property as described in note 33(e) up to the date of change in use, and any difference at the date between the carrying amount and the fair value of the property is accounted for as movements in the asset revaluation reserve. On disposal of a revalued assets, the relevant portion of the asset revaluation reserve realised in respect of previous valuation is transferred to retained profits as a movement in reserves.

(g) Hotel operating rights

Costs incurred for securing the Group's rights to operate hotels are capitalised and are stated in the statement of financial position at cost less accumulated amortisation and impairment losses (see note 33(i)).

Amortisation of the operating rights is charged to profit or loss on a straight-line basis over the terms of the relevant operating periods.

(h) Leased assets

Classification of assets leased to the Group
Assets that are held by the Group under leases which transfer to the Group substantially all the risks and rewards of ownership are classified as being held under finance leases. Leases which do not transfer substantially all the risks and rewards of ownership to the Group are classified as operating leases, with the following exceptions:

- property held under operating leases that would otherwise meet the definition of an investment property is classified as investment property on a property-by-property basis and, if classified as investment property, is accounted for as if held under a finance lease (see note 33(f)); and

- land held for own use under an operating lease, the fair value of which cannot be measured separately from the fair value of a building situated thereon at the inception of the lease, is accounted for as being held under a finance lease, unless the building is also clearly held under an operating lease. For these purposes, the inception of the lease is the time that the lease was first entered into by the Group, or taken over from the previous lessee.

Operating lease charges
Where the Group has the use of assets held under operating leases, payments made under the leases are charged to profit or loss in equal instalments over the accounting periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased asset. Lease incentives received are recognised in profit or loss as an integral part of the aggregate net lease payments made. Contingent rentals are charged to profit or loss in the accounting period in which they are incurred.

33. Significant accounting policies continued

(i) Impairment of assets

(i) Impairment of financial assets

Investments in equity securities (other than investment in subsidiaries in the Company's statement of financial position) and other current and non-current receivables that are stated at cost or amortised cost or are classified as available-for-sale securities are reviewed at the end of each reporting period to determine whether there is objective evidence of impairment.

Objective evidence of impairment includes observable data that comes to the attention of the group about one or more of the following loss events:

- significant financial difficulty of the debtor;
- a breach of contract, such as a default or delinquency in interest or principal payments;
- it becoming probable that the debtor will enter bankruptcy or other financial reorganisation;
- significant changes in the technological, market, economic or legal environment that have an adverse effect on the debtor; and
- a significant or prolonged decline in the fair value of an investment in an equity instrument below its cost.

If any such evidence exists, an impairment loss is determined and recognised as follows:

- For investments in associates and joint ventures accounted for under the equity method (see note 33(c)), the impairment loss is measured by comparing the recoverable amount of the investment as a whole with its carrying amount in accordance with note 33(i)(ii). The impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount in accordance with note 33(i)(ii).
- For unquoted equity instruments carried at cost, the impairment loss is measured as the difference between the carrying amount of the financial asset and the estimated future cash flows, discounted at the current market rate of return for a similar financial asset where the effect of discounting is material. Impairment losses for unquoted equity instruments carried at cost are not reversed.
- For trade and other current receivables and other financial assets carried at amortised cost, the impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the current market rate of return for a similar financial asset. An impairment loss for trade and other receivables carried at amortised cost is calculated as the difference between the financial asset's carrying amount and the present value of the estimated future cash flows discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition of the asset), where the effect of discounting is material.

  If in a subsequent period the amount of an impairment loss decreases and the decrease can be linked objectively to an event occurring after the impairment loss was recognised, the impairment loss is reversed through profit or loss. A reversal of an impairment loss shall not result in the asset's carrying amount exceeding that which would have been determined had no impairment loss been recognised in prior years.

33. Significant accounting policies continued

(i) Impairment of assets continued

(ii) Impairment of other assets

Internal and external sources of information are reviewed at the end of each reporting period to identify indications that the non-financial assets may be impaired or an impairment loss previously recognised no longer exists or may have decreased. If any such indication exists, the asset's recoverable amount is estimated.

The recoverable amount of an asset is the greater of its fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. An impairment loss is recognised in profit or loss if the carrying amount of an asset, or the cash-generating unit to which it belongs, exceeds its recoverable amount, except that the carrying value of an asset will not be reduced below its individual fair value less costs to sell, or value in use, if determinable.

An impairment loss is reversed to profit or loss if the recoverable amount of an asset, or the cash-generating unit to which it belongs, exceeds its carrying amount. A reversal of an impairment loss is limited to the asset's carrying amount that would have been determined had no impairment loss been recognised in prior years.

(iii) Interim financial reporting and impairment

Impairment losses recognised in an interim period in respect of unquoted equity instruments carried at cost are not reversed in a subsequent period. This is the case even if no loss, or a smaller loss, would have been recognised had the impairment been assessed only at the end of the financial year to which the interim period relates.

(j) Inventories

Land lots for sale and other inventories are carried at the lower of cost and net realisable value.

Cost is calculated using the weighted average cost formula and comprises all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale. The amount of any write-down of inventories to net realisable value and all losses of inventories are recognised as an expense in the period the write-down or loss occurs.

(k) Trade debtors and other receivables

Trade debtors and other receivables are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate less allowance for impairment of doubtful debts (see note 33(i)), except where they are interest-free loans made to related parties without any fixed repayment terms or the effect of discounting would be immaterial. In such cases, they are stated at cost less allowance for impairment of doubtful debts (see note 33(i)).

(l) Interest-bearing borrowings

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost with any difference between the amount initially recognised and redemption value being recognised in profit or loss over the period of the borrowings, together with any interest and fees payable, using the effective interest method.

33. Significant accounting policies continued

(m) Trade and other payables

Trade and other payables are initially recognised at fair value. Except for financial guarantee liabilities measured in accordance with note 33(q), trade and other payables are subsequently stated at amortised cost unless the effect of discounting would be immaterial, in which case they are stated at cost.

(n) Cash and cash equivalents

Cash and cash equivalents comprise cash at banks and in hand, demand deposits with banks and other financial institutions and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition.

(o) Employee benefits

Short term employee benefits and contributions to defined contribution retirement plans
Salaries, annual bonuses, paid annual leave, contributions to defined contribution retirement plans and the cost of non-monetary benefits are accrued in the year in which the associated services are rendered by employees. Where payment or settlement is deferred and the effect would be material, these amounts are stated at their present values.

Defined benefit retirement plan obligations
The Group's net obligation in respect of defined benefit retirement plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in return for their service in the current and prior periods; that benefit is discounted to determine the present value and the fair value of any plan assets is deducted. The calculation is performed by a qualified actuary using the projected unit credit method. When the calculation results in a benefit to the Group, the recognised asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan.

Service cost and net interest expense (income) on the net defined liability (asset) are recognised in profit or loss and allocated by nature as part of "staff costs and related expenses". Current service cost is measured as the increase in the present value of the defined benefit obligation resulting from employee service in the current period. When the benefits of a plan are changed, or when a plan is curtailed, the portion of the changed benefit related to past service by employees, or the gain or loss on curtailment, is recognised as an expense in profit or loss at the earlier of when the plan amendment or curtailment occurs and when related restructuring costs or termination benefits are recognised. Net interest expense (income) for the period is determined by applying the discount rate used to measure the defined benefit obligation at the beginning of the reporting period to the net defined benefit liability (asset). The discount rate is the yield at the end of the reporting period on high quality corporate bonds that have maturity dates approximating the terms of the Group's obligations.

Remeasurements arising from defined benefit retirement plans are recognised in other comprehensive income and reflected immediately in other reserves. Remeasurements comprise actuarial gains and losses, the return on plan assets (excluding amounts included in net interest on the net defined benefit liability (asset)) and any change in the effect of the asset ceiling (excluding amounts included in net interest on the net defined benefit liability (asset)).

Termination benefits
Termination benefits are recognised when and only when, the Group demonstrably commits itself to terminate employment or to provide benefits as a result of voluntary redundancy by having a detailed formal plan which is without realistic possibility of withdrawal.

33. Significant accounting policies continued

(p) Income tax

Income tax for the year comprises current tax and movements in deferred tax assets and liabilities and are recognised in profit or loss except to the extent that they relate to items recognised in other comprehensive income or directly in equity, in which case the relevant amounts of tax are recognised in other comprehensive income or directly in equity respectively.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the end of the reporting period and any adjustment to tax payable in respect of previous years.

Deferred tax assets and liabilities arise from deductible and taxable temporary differences respectively, being the differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred tax assets also arise from unused tax losses and unused tax credits.

Apart from certain limited exceptions, all deferred tax liabilities and all deferred tax assets, to the extent that it is probable that future taxable profits will be available against which the assets can be utilised, are recognised. Future taxable profits that may support the recognition of deferred tax assets arising from deductible temporary differences include those that will arise from the reversal of existing taxable temporary differences, provided those differences relate to the same taxation authority and the same taxable entity and are expected to reverse either in the same period as the expected reversal of the deductible temporary difference or in periods into which a tax loss arising from the deferred tax asset can be carried back or forward. The same criteria are adopted when determining whether existing taxable temporary differences support the recognition of deferred tax assets arising from unused tax losses and credits, that is, those differences are taken into account if they relate to the same taxation authority and the same taxable entity, and are expected to reverse in a period, or periods, in which the tax loss or credit can be utilised.

The limited exceptions to recognition of deferred tax assets and liabilities are those temporary differences arising from goodwill not deductible for tax purposes, the initial recognition of assets or liabilities that affect neither accounting nor taxable profit (provided they are not part of a business combination) and temporary differences relating to investments in subsidiaries to the extent that, in the case of taxable differences, the Group controls the timing of the reversal and it is probable that the differences will not reverse in the foreseeable future, or in the case of deductible differences, unless it is probable that they will reverse in the future.

Where investment properties are carried at their fair value in accordance with the accounting policy set out in note 33(f), the amount of deferred tax recognised is measured using the tax rates that would apply on sale of those assets at their carrying value at the reporting date unless the property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the property over time, rather than through sale. In all other cases, the amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the end of the reporting period. Deferred tax assets and liabilities are not discounted.

The carrying amount of a deferred tax asset is reviewed at the end of each reporting period and is reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow the related tax benefit to be utilised. Any such reduction is reversed to the extent that it becomes probable that sufficient taxable profits will be available.

Current tax balances and deferred tax balances and movements therein, are presented separately from each other and are not offset.

33. Significant accounting policies continued

(q) Provisions, contingent liabilities and financial guarantees issued

Provisions are recognised for liabilities of uncertain timing or amount when the Group or Company has a legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditure expected to settle the obligation.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events, are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

Where the Group issues a financial guarantee, where material, the fair value of the guarantee (being the transaction price, unless the fair value can otherwise be reliably estimated) is initially recognised as deferred income within trade and other payables. The amount of the guarantee initially recognised as deferred income is amortised in profit or loss over the term of the guarantee as income from financial guarantees issued.

(r) Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. Provided it is probable that the economic benefits will flow to the Group or Company and the revenue and costs, if applicable, can be measured reliably, revenue is recognised in profit or loss as follows:

Hotel and golf club operations
Revenue is recognised on a basis that reflects the timing, nature and value when the relevant services are provided.

Sale of goods and wholesaling
Revenue is recognised when goods are delivered which is taken to be the point in time when the customer has accepted the goods and the related risks and rewards of ownership of the goods. Revenue excludes value added tax or other sales taxes and is after deduction of any trade discounts.

Rental income from operating leases
Rental income receivable under operating leases is recognised in profit or loss in equal instalments over the periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the use of the leased asset. Lease incentives granted are recognised in profit or loss as an integral part of the aggregate net lease payments receivable. Contingent rentals are recognised as income in the accounting period in which they are earned.

Interest income
Interest income is recognised as it accrues using the effective interest method.

33. Significant accounting policies continued

(s) Translation of foreign currencies

Foreign currency transactions during the year are translated at the foreign exchange rates ruling at the transaction dates. Monetary assets and liabilities and non-monetary assets and liabilities that are stated at fair values and are denominated in foreign currencies, are translated at the foreign exchange rates ruling at the end of the reporting period. Exchange gains and losses are recognised in profit or loss. Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the foreign exchange rates ruling at the transaction dates.

The results of foreign operations are translated into Hong Kong dollars at the exchange rates approximating the foreign exchange rates ruling at the dates of the transactions. Statement of financial position items are translated into Hong Kong dollars at the closing foreign exchange rates at the end of the reporting period. The resulting exchange differences are recognised in other comprehensive income and accumulated separately in equity in the exchange reserve.

On disposal of a foreign operation, the cumulative amount of the exchange differences relating to that foreign operation is reclassified from equity to profit or loss when the profit or loss on disposal is recognised.

(t) Borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset which necessarily takes a substantial period of time to become ready for its intended use or sale are capitalised as part of the cost of that asset. Other borrowing costs are expensed in the period in which they are incurred.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or complete.

(u) Related parties

(1) A person, or a close member of that person’s family, is related to the Group if that person:

- i) has control or joint control over the Group;
- ii) has significant influence over the Group; or
- iii) is a member of the key management personnel of the Group or the Group’s Parent.

33. Significant accounting policies continued

(u) Related parties continued

(2) An entity is related to the Group if any of the following conditions applies:

i) The entity and the Group are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).

ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is member).

iii) Both entities are joint ventures of the same third party.

iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.

v) The entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group.

vi) The entity is controlled or jointly controlled by a person identified in (1).

vii) The entity identified in (1)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).

viii) The entity, or any member of a group of which it is a part, provides key management personnel services to the group or to the group's parent.

Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity.

(v) Segment reporting

Operating segments and the amounts of each segment item reported in the Financial Statements are identified from the financial information provided regularly to the Group's most senior executive management for the purpose of allocating resources to, and assessing the performance of, the Group's various lines of business and geographical locations.

Individually material operating segments are not aggregated for financial reporting purposes unless the segments have similar economic characteristics and are similar in respect of the nature of products and services, the nature of production processes, the type or class of customers, the methods used to distribute the products or provide the services, and the nature of the regulatory environment. Operating segments which are not individually material may be aggregated if they share a majority of these criteria.

34. Changes in accounting policies and disclosures

The HKICPA has issued a number of amendments to HKFRSs that are first effective for the current accounting period of the Group. None of these new developments have had a material effect on the Group's results and financial position for the current period or that of the prior periods.

The Group has not applied any new standards or interpretations that are not yet effective for the current accounting year.

35. Possible impact of amendments, new standards and interpretations issued but not yet effective for the year ended 31 December 2016

Up to the date of issue of these Financial Statements, the HKICPA has issued a number of amendments and new standards which are not yet effective for the year ended 31 December 2016 and which have not been adopted in these Financial Statements. These include the following which may be relevant to the Group:

	Effective for accounting periods beginning on or after
Amendments to HKAS 7, *Statement of cash flows: Disclosure initiative*	1 January 2017
Amendments to HKAS 12, *Income taxes: Recognition of deferred tax assets for unrealised losses*	1 January 2017
HKFRS 9, *Financial instruments*	1 January 2018
HKFRS 15, *Revenue from contracts with customers*	1 January 2018
Amendments to HKFRS 2, *Share-based payment: Classification and measurement of share-based payment transactions*	1 January 2018
HKFRS 16, *Leases*	1 January 2019

The Group is in the process of making an assessment of what the impact of these amendments and new standards is expected to be in the period of initial application. So far the Group has identified the adoption of HKFRS 16 may have a significant impact on the consolidated financial statements and the details are set out below.

As the Group has not completed its assessment, further impacts may be identified in due course and will be taken into consideration when determining whether to adopt any of these new requirements before their effective date and which transitional approach to take, where there are alternative approaches allowed under the new standards.

HKFRS 16, Leases

As disclosed in note 33(h), currently the Group classifies leases into finance leases and operating leases and accounts for the lease arrangements differently, depending on the classification of the lease.

HKFRS 16 specifies that lessees should account for all leases in a similar way to the current finance lease accounting. The adoption of HKFRS 16 will primarily affect the Group’s accounting as a lessee of the leases for certain hotel properties which are currently classified as operating leases. The application of the new accounting model is expected to lead to an increase in both assets and liabilities and to impact on the timing of the expense recognition in the statement of profit or loss over the period of the lease. As disclosed in note 28(b), at 31 December 2016 the Group’s future minimum lease payments under non-cancellable operating leases amounted to HK$13,312 million. It is expected that a majority of the future minimum lease payments will need to be recognised as lease liabilities, with corresponding right-of-use assets, once HKFRS 16 is adopted. The Group will need to perform a more detailed analysis to determine the amounts of the new assets and liabilities arising from operating lease commitments on adoption of HKFRS 16.