

Annual Report 2014/2015
Strategic Report

Expanding horizons, exploring new opportunities



The Link Real Estate
Investment Trust

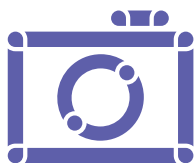
Stock code: 823



Expanding horizons, exploring new opportunities

The Link Real Estate Investment Trust is the first REIT listed on the Stock Exchange, and is a constituent of the Hang Seng Index. We are Asia's largest REIT and also one of the world's largest retail focused REITs in terms of market capitalisation.

In this report, we will discuss our progress along the path we outlined in previous years. We have a clear direction and have made significant strides over the past year towards achieving our vision of being a world-class real estate investor and manager serving and improving the lives of those around us.



Vision

To be a world class real estate investor and manager serving and improving the lives of those around us.

Mission

Building relationships with our stakeholders through

Providing value and quality service:

Investing and renewing physical assets while nurturing our internal talent and progressing well-being initiatives.

Partnering with local communities:

Assisting the communities surrounding our properties to ensure vibrant and sustainable improvement.

Delivering sustainable growth:

Consistently fine-tuning our infrastructure, financial mechanisms and internal processes to deliver a prudent strategy for long-term development.

Values

Managing and operating our business with Respect, Excellence, Integrity and Teamwork.



Newly created public space of H.A.N.D.S



WHAT'S NEW THIS YEAR

In our second Integrated Annual Report, the focus has been on illustrating how our strategic focus has been enhanced by expanding our growth drivers, and is supported by our corporate resources and core competencies to deliver long-term sustainable growth.

In this report, we have introduced a “Strategic Report”, which summarises our business strategies and outlines our objectives to achieve our vision, added a new “Risk Management” section which examines the short, medium and long-term material challenges to our business operations, and included a “Financial Review” which focuses on financial performance in the year under review.

Other statutory compliance disclosures and consolidated financial statements are included in our *Governance, Disclosures and Financial Statements* book, which can be accessed using the QR code below:



H.A.N.D.S after asset enhancement



WHY INTEGRATED REPORTING

Since 2013/2014, The Link's Integrated Annual Report combines our financial and corporate sustainability reporting. We highlight the interactions among the financial, environmental, social and governance factors and underline their influence on our long-term sustainable development. Reporting this way allows us to present a comprehensive, but concise, overview of how we create value for different stakeholders.

 See page 6-7

CONTENTS

Strategic Report

Introduction	Inside front
Performance Highlights	2
Portfolio in Brief	4
How We Create Value	6
Lok Fu Story	8
Chairman's Statement	12
Operating Landscape	14
Chief Executive Officer's Report	18
Mapping Our Business	22
Strategic Priorities	24
Extending Growth	26
Delivering on Our Strategic Priorities	28
Financial Review	42
Risk Management	44
Corporate Governance	50
Definitions and Glossary Terms	52
Investor Information	55
Corporate Information	Inside back

SUSTAINABILITY

Corporate sustainability is a vital bedrock underlying our business success. To demonstrate how sustainability is embedded into the core of our business, we have included icons throughout the report to illustrate the integration of different aspects of our corporate sustainability framework with our operations.

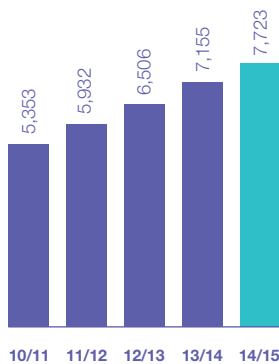
 See page 6, 22-23

-  Economy
-  Tenant
-  Staff
-  Community
-  Asset/Brand
-  Corporate Governance
-  Environment

Performance Highlights

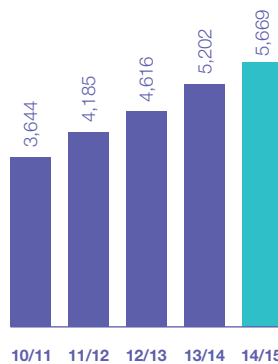
REVENUE (HK\$'M)

7,723 +7.9%



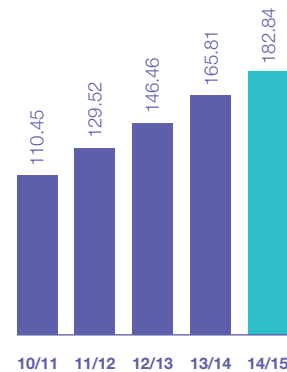
NET PROPERTY INCOME (HK\$'M)

5,669 +9.0%



DISTRIBUTION PER UNIT (HK cents)

182.84 +10.3%



Energy consumption Reduction since 2010

24.6%



Community

Amount The Link Together Initiatives donated for charitable causes

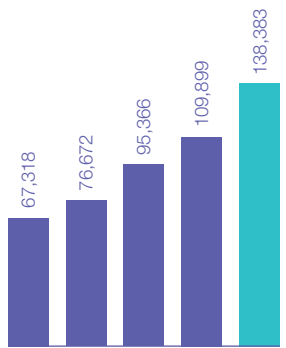
HK\$7.5M



The Link's business value is determined not only by our financial achievements, but also by our non-financial contributions. Our performance indicators are based on our sustainability framework, our environmental stewardship priorities and from extensive engagement with our tenants, shoppers, staff, local communities and investors. As a result, we have implemented strategies that conserve our resources, ensure that we are a responsible employer and contribute towards building a thriving community – all of which lead to delivering sustainable returns. Together, our financial and non-financial performance indicators provide a holistic view of the long-term sustainable value The Link delivers.

VALUATION
(HK\$'M)

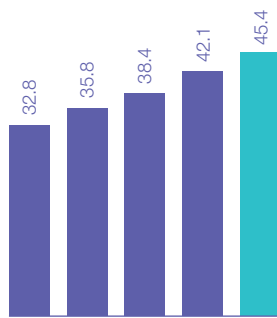
138,383 +25.9%



Mar 11 Mar 12 Mar 13 Mar 14 Mar 15

AVERAGE MONTHLY UNIT RENT
(HK\$ per square foot)

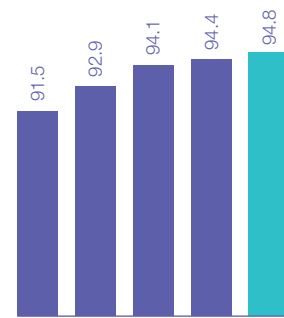
45.4 +7.8%



Mar 11 Mar 12 Mar 13 Mar 14 Mar 15

OCCUPANCY
(%)

94.8 +0.4%



Mar 11 Mar 12 Mar 13 Mar 14 Mar 15

Tenant gross sales
Year-on-year

+6.0%



Employee unit purchase plan
Number of participants

463

Mystery shopper score

87/100



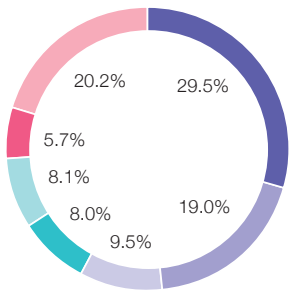
Enhancement projects
completed to date

39

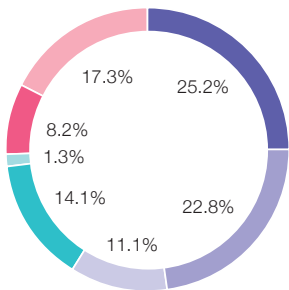
Portfolio in Brief

Our portfolio includes shopping centres, fresh markets, cooked food stalls and car parks distributed throughout Hong Kong. We also have a commercial development project in Kowloon East, Hong Kong and a shopping centre in Beijing.

TRADE MIX BY LEASED IFA
(as at 31 March 2015)



TRADE MIX BY MONTHLY RENT
(as at 31 March 2015)



- Food and beverage
- Supermarkets and foodstuff
- Services
- Markets/Cooked food stalls
- Education/Welfare, office and ancillary
- Personal care, medicine, optical, books and stationery
- Others*

* Includes clothing, department stores, electrical and household products, leisure and entertainment and valuable goods.



11M sq ft*
TOTAL INTERNAL FLOOR AREA



76,000*
CAR PARK SPACES



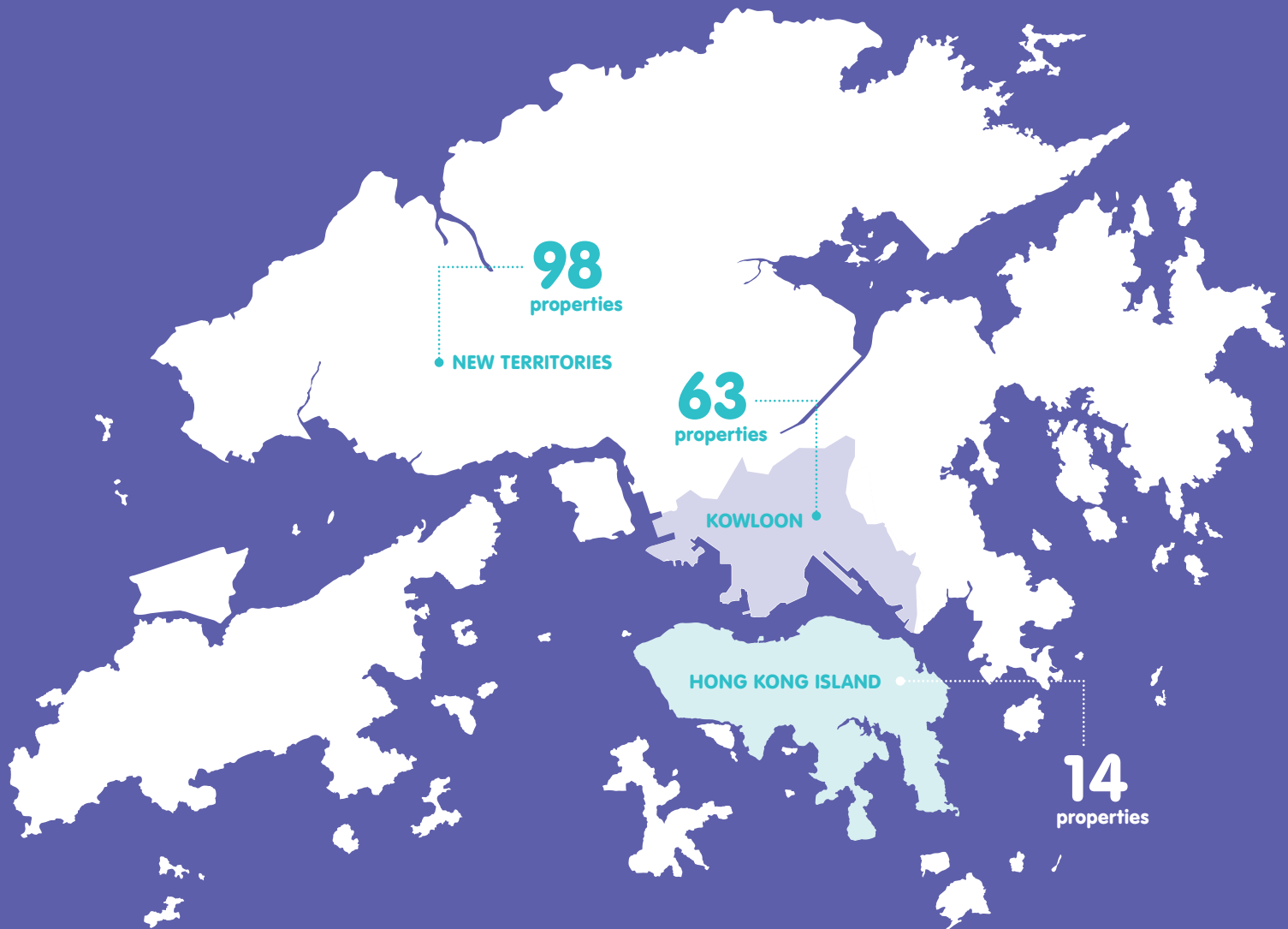
884,000 sq ft*
MAXIMUM GROSS FLOOR AREA UNDER DEVELOPMENT

OUR LOCATIONS



** Acquisition of EC Mall in Beijing was completed on 1 April 2015.

175 PROPERTIES ACROSS HONG KONG

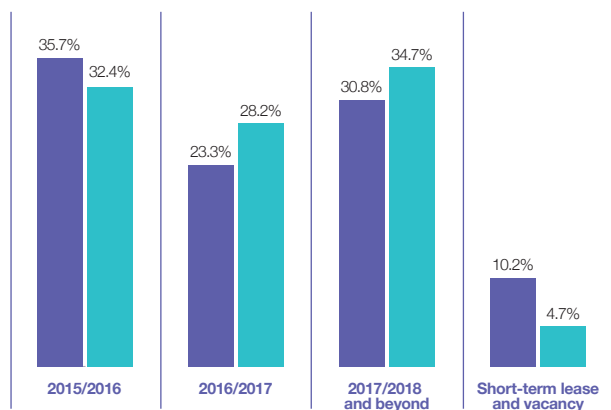


* Being approximate figure as at 31 March 2015.

PORTFOLIO LEASE EXPIRY PROFILE

(as at 31 March 2015)

- as % of total IFA
- as % of monthly base rent



SHOPPING CENTRES

As at 31 March 2015:

Occupancy	94.8%
Average monthly unit rent (HK\$ psf)	45.4
Valuation (HK\$'M)	107,326

For the year ended 31 March 2015:

Revenue (HK\$'M)	6,064
------------------	-------

CAR PARKS

As at 31 March 2015:

Utilisation	94.1%
Valuation (HK\$'M)	25,177

For the year ended 31 March 2015:

Income per bay per month (HK\$)	1,767
Revenue (HK\$'M)	1,659

How We Create Value

Business value is created through the process of allocating capital and resources to generate optimal returns coupled with building strong relationships with different stakeholders. Seven key resources and relationships form our corporate sustainability framework, which ensures we consider multiple perspectives when business decisions are undertaken.

These seven areas provide the structure to deliver our strategic priorities and help guide our environmental, social and governance contributions. We have taken steps to demonstrate how they are integrated throughout our business model, embedded in our risk management and how they help to create strong financial returns.

 See page 22-23 & page 47-49



Economy

These are the economic and financial resources we use to grow our business



Staff

The skills and competencies of our staff enable us to create value by building our corporate expertise to deliver our business objectives



Community

We build strong relationships with the community including people living near our shopping centres, government, non-governmental organisations, vendors and service providers



Environment

We are committed to conserving and protecting our natural resources while minimising our impact on the environment



Tenant

Our tenants are central to our business, and when they do well, our business does well



Corporate Governance

Our entire business is underscored by our commitment to promoting transparency, accountability and proactive risk management



Asset/Brand

Efficiently managing the properties we own and building a strong and reputable brand name allows us to work closely with different stakeholders



LOOKING BEYOND THE FINANCIAL STATEMENTS

Environmental, Social and Governance Leadership: Value Beyond the Numbers

The International Integrated Reporting Council's <IR> Framework provides a platform to communicate to stakeholders how businesses create value beyond the financial statements. We believe firmly that when the community flourishes, so too does our business. Therefore, it is essential that we understand and quantify our environmental and social impacts on the communities in which we operate.

Looking at impacts beyond the financial numbers ultimately supports our vision and helps us make better business decisions. Our experience with the Lok Fu revitalisation demonstrates the benefits for ourselves and the community in the short, medium and long term. Revitalisation of this shopping centre and fresh market draws new visitors and shoppers from other districts and keeps small local businesses thriving.

[See page 8-11](#)

In parallel to the other benchmark standards we have committed to, we are evolving a quantifiable approach to measure social and environmental outcomes beyond the financial statements. We are looking at alternatives that aggregate the year-on-year performance of initiatives we are measuring without diminishing their individual value. We are also working with a third party to gain independent assurance on our approach and to validate our results.

[See page 11](#)

AWARDS & RECOGNITION

ASIAN EXCELLENCE RECOGNITION AWARDS 2014 – Corporate Governance Asia

Asia's Best CEO (Investor relations)
Asia's Best CFO (Investor relations)
Best Environmental Responsibility
Best Investor Relations

CORPORATE GOVERNANCE ASIA RECOGNITION AWARDS 2014 – Corporate Governance Asia

Asia's Best Icon on Corporate
Governance
Asian Corporate Director Recognition
Award

2014 HKMA BEST ANNUAL
REPORTS AWARDS – The Hong Kong
Management Association
Bronze Award

WUWM MARKET AWARDS 2014 –
World Union of Wholesale Markets
Gold Award (Tin Shui Market)

2014 HONG KONG AWARDS FOR
INDUSTRIES: Customer Service –
Hong Kong Retail Management
Association
Grand Award (Lok Fu Market)

BEST CORPORATE GOVERNANCE
DISCLOSURE AWARDS 2014 – Hong
Kong Institute of Certified Public
Accountants
Platinum Award

ASIAN COMPANY SECRETARY
AND COMPLIANCE OFFICER
RECOGNITION AWARDS 2014 –
Corporate Governance Asia

FTSE4Good INDEX SERIES – FTSE
Second Consecutive Year of Inclusion

DOW JONES SUSTAINABILITY ASIA
PACIFIC INDEX 2014/2015 –
Dow Jones Sustainability Index
Second Consecutive Year of Inclusion

GLOBAL REAL ESTATE SUSTAINABILITY
BENCHMARK
Green Star

Lok Fu Story – A Blueprint for Growth

The success of Lok Fu Plaza and Market is a demonstration of our ability to create and deliver value through the careful planning and execution of our asset enhancement and management of properties. Using the lens of our sustainability framework as guidance, we deliver innovative leasing management that improves business for our tenants and establishes a social hub that integrates our properties with the community.

This special section provides a glimpse into the journey we took to reposition and revitalise Lok Fu Plaza and Market, to transform what was an aging property into an attractive and modern destination that serves the local community and draws shoppers from other districts. This experience has established a working blueprint for generating long-term sustainable growth for our portfolio.

BUILT BETWEEN

**1983 &
1991**

**ASSET ENHANCEMENT
COMPLETED BETWEEN**

**2008 &
2013**

INTERNAL FLOOR AREA

391,000 SQ FT

(APPROX)

Façade of Lok Fu Plaza main entrance



TOTAL ASSET
ENHANCEMENT INVESTMENT

HK\$546m

INCREASE IN VALUATION
SINCE IPO

>200%

**LOK FU TODAY:
A HIGH PERFORMANCE ASSET**

Surrounded by residential buildings, we see Lok Fu as an extension of the living rooms of those residing around us: a place where residents are proud of and people want to meet, shop, and eat at. This thinking has been influential in guiding our approach to why and how we revitalised Lok Fu to reach its full potential. It is the driver and reason for our focus on ensuring that our long-term strategies have positive social, environmental and economic impacts that result in a thriving community.

To capture this vision, we began by assessing the demographics, public infrastructure, lifestyle trends and social mobility of Lok Fu as well as of neighbouring districts. This was supplemented by understanding the community aspirations for retail choice, public space and community culture. These data and studies underlined the foundation for our revitalisation strategy.

Revitalisation of the property was completed in phases over a five-year span between 2008 and 2013, during which marked improvements were made to “hardware” complemented by enhancements in “software”.

**HARDWARE:
THE PROPERTY**

Our focus was on creating a destination where people – especially retailers – want to be, a place that offers a new retail experience to the community. We achieved this by introducing more daylighting, enhancing barrier free access, adding modern amenities and improving linkages with public transportation. Shopper traffic flows were optimised by reconfiguring retail layout and space. We introduced and developed public spaces including the Atrium and Lok Fu Terrace, providing quality locations for social gatherings and events.

Our award winning fresh market was enhanced by adopting “low-rise stall” design and an open, non-linear floor plan to improve storefront visuals. Air-conditioning was added for tenant and shopper comfort. More importantly, by adding direct connectivity, the fresh market now achieves synergy with the shopping centre.



Improved shopping ambience after renovation



10-14%

INCREASE IN AVERAGE SHOPPER SPENDING

12

EVENTS AND ACTIVITIES ORGANISED AT LOK FU PLAZA AND MARKET



Lok Fu Bazaar

**SOFTWARE:
OUR PEOPLE AND SERVICES**

We have developed our expertise to both manage an improved Lok Fu by delivering high quality service to shoppers and tenants as well as find the right offering of synergistic retailers that meet the needs and demands of the local community.

Our team of dedicated onsite managers have intimate knowledge and understanding of the property and surrounding community. This has led to better cost control, a stronger brand presence, and more importantly, stronger trust with our shoppers and tenants.

Our innovative leasing management continues to improve the retail trade mix and tenant focused benefits. The Link Tenant Academy, mobile retail kiosks that test potential product demand and on-going customer promotions are examples of free value added benefits offered to our tenants to enhance their businesses. These are supplemented by hosting community and social events such as the Disney Channel's 10th Anniversary and our annual Lok Fu Halloween Haunted House, making Lok Fu an exciting destination that retailers want to be a part of. As a result, we have been able to attract internationally renowned tenants to Lok Fu.

Whilst we have made significant improvements to Lok Fu, we are cognizant of the importance of preserving local history and culture. Lok Fu Bazaar was specially created to keep long-term small tenants that have operated in the district for over 30 years. This bazaar has become another local attraction drawing shoppers from other districts.

LEVERAGING STRENGTH FOR FUTURE VALUE

The combination of repositioning, refurbishment and internal skills development to manage a modern shopping complex are the foundational strengths for future growth opportunities. The success of Lok Fu demonstrates these strengths and establishes the blueprint for future enhancement of our properties across Hong Kong. Importantly, it brings valuable experience and know-how when implementing our capabilities in the development and re-development of properties.

Lok Fu Market





Lok Fu Plaza interior after asset enhancement

OTHER FINDINGS INCLUDE:



QUANTIFYING OUR VALUE CREATION: BEYOND OUR FINANCIAL STATEMENTS

As an extension of the living room, we also have an impact on uplifting the standard and quality of life for those around us. Some of the long-term community benefits our enhancement works offer include: creating new jobs during and after enhancement works, providing shoppers with more retail choice and improving accessibility. Quantifying these socio-economic contributions of our shopping centres is just as important as measuring financial performance. Only by taking into account both of these measurements can we demonstrate the overall effectiveness of our business.

We commissioned KPMG Hong Kong to conduct a socio-economic impact assessment of our operations at Lok Fu based on KPMG's True Value methodology. The study considered economic value generated by our shopping centre, benefits to local government, economic impact on the community and perceived changes in community quality of life. The study found that every HK\$1.00 we invested in Lok Fu Plaza and Market, generates between HK\$2.10-\$4.10 and HK\$1.80-\$6.70 in annual socio-economic benefits, respectively.

A survey of shoppers and residents revealed that after asset enhancement:

- Lok Fu catered to an expanded catchment area
- Nearby residents have a strong social dependence on the property, which now provides better public areas enabling social networking and community development
- Induced shoppers are from a younger demographic
- Shoppers are staying longer and spending more

The outcome of this initial study enable us to measure and understand the overall contribution of our shopping centres and allow us to identify priority areas for improvement in future asset enhancements. By quantifying our socio-economic impacts at Lok Fu we are establishing a platform to ensure that the communities we operate in increasingly benefit from our business operations. As a business that is committed to improving the lives of those around us, we will continue to develop this platform to demonstrate that The Link is a financially and socially responsible investment.

Chairman's Statement

In line with the approach I have taken for the last two years, my comments in this statement should be placed in the context of our Business Purpose Statement set out on our website. What do we do? Why do we do it? How do we do it? All businesses need to answer these questions and to be able to explain their answers to investors. This year, our answers need to take account of the significant strategic steps we took during the financial year.

“
Our objective is to generate steadily growing returns to Unitholders through the continuous enhancement of the assets we manage.
”

WHAT DO WE DO?

Since our IPO, the assets we manage have been predominantly retail centres, wholly in Hong Kong, and have excluded development activity. Having last year secured Unitholders' support for the broadening of our mandate to include assets outside Hong Kong, we made our first investment in Mainland China in April 2015 with the purchase of EC Mall in Beijing. Also, following the SFC's amendments to the REIT Code, and with our Unitholders' support, we added a development site to our portfolio of assets. In joint-venture with Nan Fung Development Limited, we submitted the winning bid for a parcel of land in Kowloon East for a commercial development which will be predominantly offices.

This broadening of our investing activities has two targets. First we need to diversify our portfolio. While we continue to extract value from the assets injected at IPO, these assets, while geographically spread across Hong Kong, operate in a similar risk environment. We can diversify that risk by adding both a more significant office component, and a prudent number of assets outside Hong Kong, while disposing of some of our smaller assets.

The second target of these initiatives is to provide growth drivers of a different type from our legacy assets. We believe the steps we have taken in the office segment in Kowloon East, and EC Mall in the heart of Beijing's university area, will help us achieve this.

WHY DO WE DO IT?

As we broaden our investment portfolio, it is crucial that we keep focused on a clear skill set. We cannot, and should not, aim to do too many things in too many places, simply because they fall under a property label. Our objective is to generate steadily growing returns to Unitholders, through the continuous enhancement of the assets we manage. This means focusing on the experience of people using our centres and not simply on the hardware. People shop and work as communities. If we design, operate and maintain our commercial assets in the right way, we can play an important role in enhancing the quality and enjoyment of community life. As we make changes to our asset mix, we will hold true to these objectives.

HOW DO WE DO IT?

I have spoken before of the important role of “software” in our business: the development of our staff; our relationship with our contractors; our support for tenants in promoting their business success; and our efforts to help the communities around our centres thrive. This year, let me also emphasise the hardware aspect. This goes beyond the quality of maintenance and enhancement work, though this is the most visible feature of what we do. Successful commercial centres link communities of people. They provide the “glue” that connects people. Achieving this depends on combining every facet of our business: design, construction quality, people flow, use of space, the way in which we help our tenants present their stores, the attitudes of our staff, the public activities we arrange, and many more elements. Our programme of enhancement to our fresh markets, which has begun to rejuvenate a number of our centres, provides a



Most important of all, we remain mindful of the value investors place on the steady growth of our distributions. Our overriding business objective is to provide consistent low volatility growth.



good example of this. If we get this right, we can inject new life and activity into our community centres. This approach to adding value links back to my comments under the heading “What Do We Do?”. When we buy assets, or dispose of them, we will test those decisions against whether the asset provides opportunities for us to supply that “community glue” or not.

With this touchstone to guide our decisions as we enhance the mix of our assets, we will ensure that asset diversity does not come at the expense of business focus.

HOW ARE WE DOING?

The acid test of whether we are getting this focus right is our financial performance. If a business is not generating profits for its investors, it is not adding value for the community either. If customers will not pay you a price that exceeds your costs, resources are being wasted. I am therefore pleased to report that steady growth of our revenue and net property income continued for the ninth year with increases of 7.9% and 9.0% respectively.

I noted at the half year the emphasis we place on testing our performance against international and not solely domestic benchmarks. With that in mind we were pleased to receive recognition for our work on our fresh markets including the Hong Kong Awards for Industries: Customer Service Grand Award and the World Union of Wholesale Markets Market Award – Gold Award.

GOVERNANCE

It is crucial to get the balance right between providing executive management full scope to drive the business, and ensuring strategic oversight on behalf of our Unitholders from the Board.

We are fortunate in having the services of what I believe is the best balanced Board of Directors in Hong Kong from the perspective of their business experience, professional expertise, personal enthusiasm for our business and active contribution to Board discussions. Last year saw the retirements of Mr Stanley KO Kam Chuen and Dr Patrick FUNG Yuk Bun. Mrs Eva CHENG LI Kam Fun also stepped down from the Board since new business commitments meant she could no longer commit the time needed to fulfil her role at The Link. My thanks and appreciation go to each of them for the professional diligence and personal commitment with which they have contributed to the development of our business.

We were delighted to welcome Mr Peter TSE Pak Wing and Ms Nancy TSE Sau Ling as Independent Non-Executive Directors of the Manager during the year. Their background and experience further enhances the diversity of our Board.

Governance goes beyond the boardroom of course. It is essential for success in business to bring a team together who can collaborate constructively towards common objectives at all levels, including our contracted staff. On behalf of the Board, I would like to express my thanks to all those who are contributing to The Link’s success in building value for Unitholders and for the communities who use our assets. As we grow, that value creation is the objective of all of us in The Link team.

NICHOLAS ROBERT SALLNOW-SMITH
Chairman

THE LINK MANAGEMENT LIMITED
AS MANAGER OF THE LINK REAL ESTATE
INVESTMENT TRUST

10 June 2015

Operating Landscape

The Link continued to place a strong focus on the management of our property assets and the creation of value for our Unitholders amid emerging softness in the market during the year under review.



HONG KONG

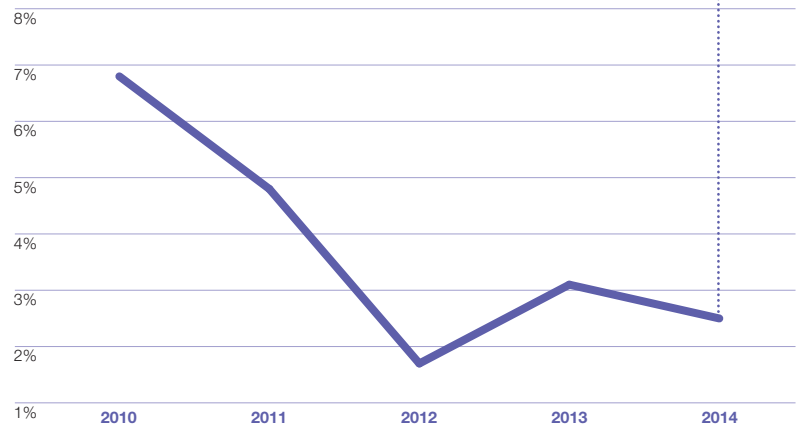
HONG KONG ECONOMY

Gross domestic product growth in Hong Kong during 2014 was 2.5% (compared to 3.1% in 2013) and is expected to grow at a slower pace in 2015.

Local economic fundamentals remain intact supported by a strong labour market. Private consumption expenditure weakened, though the proposed public housing rental subsidy in the government's 2015 Budgetary Proposal is expected to support domestic consumption.

GROSS DOMESTIC PRODUCT GROWTH

+2.5% YoY



Source: Hong Kong Census and Statistics Department

HONG KONG RETAIL SALES

Overall retail sales value growth in 2014 experienced a sharp slowdown. However, median household income growth remained strong and unemployment rate low, sustaining a steady growth in non-discretionary retail sales.



Median household income growth remained strong and unemployment rate low, sustaining a steady growth in non-discretionary retail sales.



HONG KONG RETAIL RENTAL

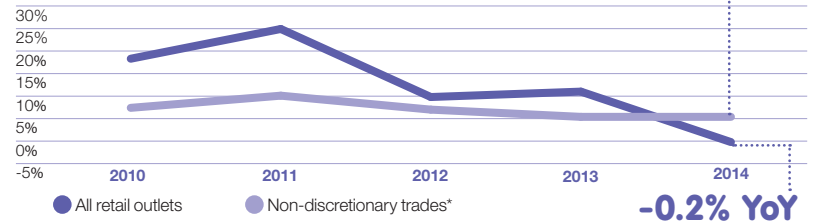
Retail rents grew in 2014, though sluggish retail sales began to negatively impact rental levels of prime shops in the first quarter of 2015. Supported by expansion of major retailers, shopping malls in decentralised locations are expected to fare well in relative terms.

TOURIST ARRIVAL

The growth rate of tourist arrival in 2014 was similar to that in 2013, but started to show signs of a slowdown in the first quarter of 2015. Changes in consumption patterns of mainland tourists will have a large impact on discretionary retail sales, whilst a steady local demand in non-discretionary segments is expected to continue.

RETAIL SALES VALUE TREND

(Year-on-year % change)

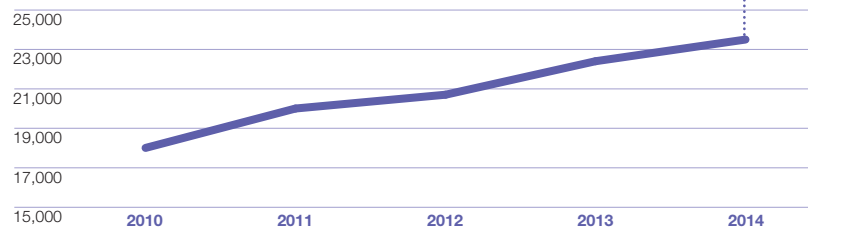


* Non-discretionary trades include supermarkets and foodstuff

Source: Hong Kong Census and Statistics Department

MEDIAN MONTHLY HOUSEHOLD INCOME*

(HK\$)

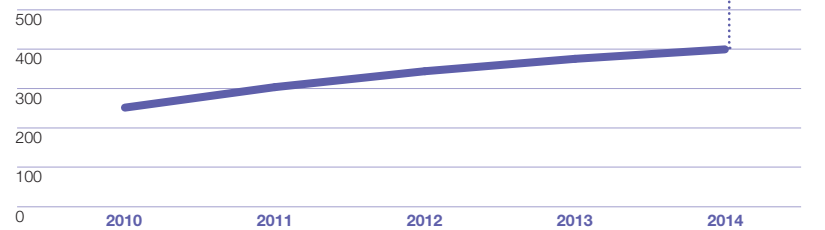


* Including bonus

Source: Hong Kong Census and Statistics Department

OVERALL SHOPPING CENTRE RENTAL INDEX

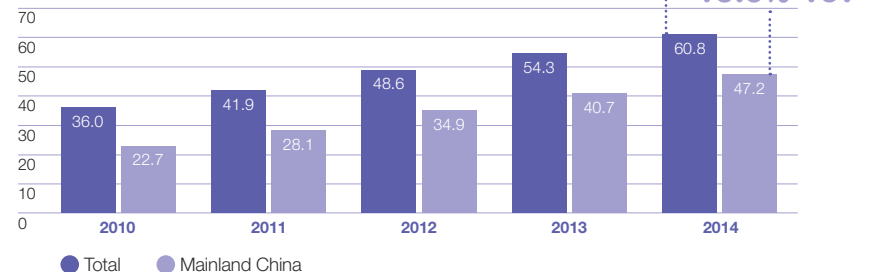
Index base: 1Q03 = 100



Source: Savills

TOURIST ARRIVAL

(Million)



Source: Hong Kong Tourism Board

HONG KONG CAR PARK

Private car registrations continued to increase in 2014, at a similar growth rate as recorded in 2013. Strong currency exchange rates and reduced oil price since 2013 have led to a low consumer price index for vehicle prices and fuel costs. With little to no growth in parking space supply due to the government's tightened parking provision in new private housing, the car park market is expected to stay robust.

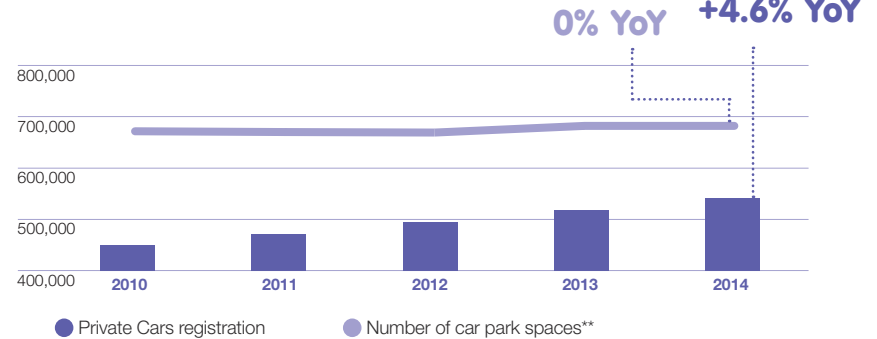
HONG KONG OPERATING COSTS

Operating costs continued to rise in 2014. The increase in labour costs and electricity tariff is expected to remain a source of pressure on businesses to focus on cost containment.

HONG KONG OFFICE

Vacancy rates decreased overall in 2014. Core areas including Central, Causeway Bay, and Tsim Sha Tsui, all saw mild increases in rent levels, and are expected to grow moderately as supply remains tight. Refurbishment of industrial buildings in Kowloon East intensified supply competition, though vacancy rates managed to stay flat on a year-on-year basis. Overall in Hong Kong, Grade-A office stock continues to be limited, and companies' cost cautious sentiment is expected to support good absorption of new supply in non-core areas.

CAR REGISTRATION AND CAR PARK SPACES*

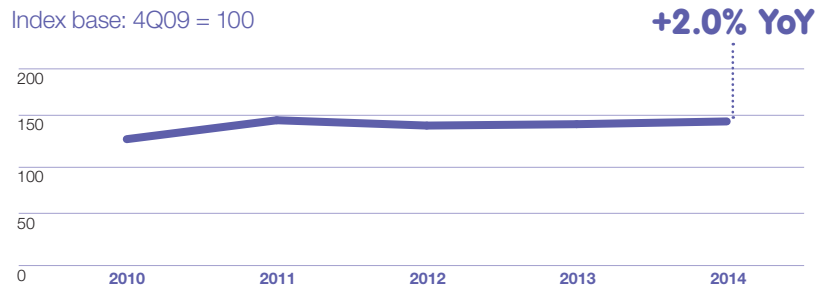


* Car park spaces include off-street parking but exclude Government multi-storey car parks
 ** Data as at April of each calendar year

Source: Hong Kong Transport Department

OVERALL OFFICE RENTAL INDEX

Index base: 4Q09 = 100



Source: Jones Lang LaSalle

BEIJING ECONOMY AND RETAIL SALES

Gross domestic product growth in Beijing in 2014 was 7.3%, which was in line with other tier-1 cities and the national aggregate level. Growth is expected to continue to trend downwards in 2015. Retail sales of consumer goods increased by 8.6% year-on-year in 2014 – also low compared to previous years, though a solid rate given the city’s maturing stage of development and negative impact from national trends.

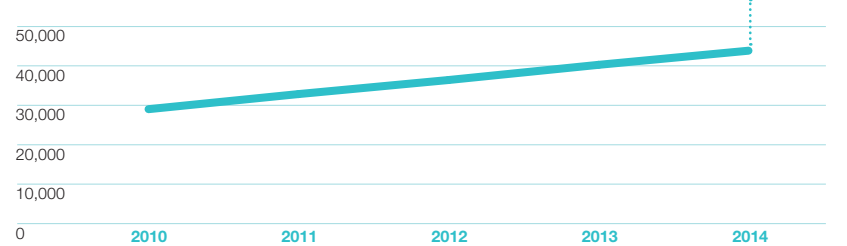
However the city’s disposable income of urban households and private consumption continued to increase at strong rates. The proportion of the population earning over RMB50,000 annually surpassed 22% in 2014 and is expected to increase further in 2015, nurturing a solid base of middle class consumers. Online retail sales exceeded one-tenth of total retail sales of consumer goods nationally in 2014. This further reinforces the importance of food and beverages and other experience-based trade mix categories, as well as retailers’ omni-channel strategy, on business performance.

BEIJING RETAIL RENTAL

Demand for retail space was strong in 2014 despite the largest amount of supply coming onto the market since 2010. Rent levels showed a subdued growth, though core areas including Zhongguancun recorded solid levels of increase.

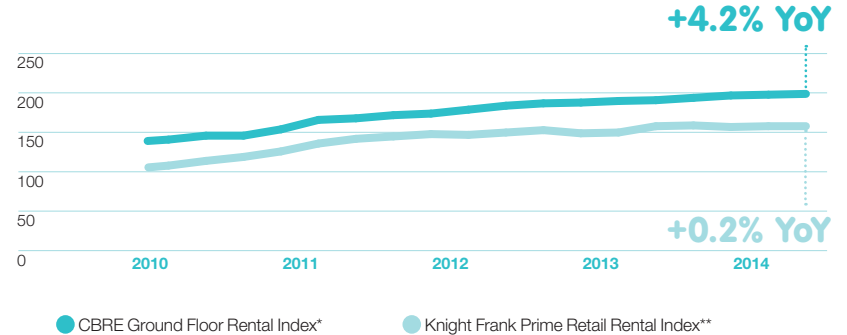
“
The proportion of population earning over RMB50,000 surpassed 22% in 2014 and is expected to increase further in 2015, nurturing a solid base of middle class consumers.
 ”

ANNUAL DISPOSABLE INCOME OF URBAN HOUSEHOLDS PER CAPITA (RMB)



Source: Beijing Statistical Information Net

RETAIL RENTAL INDEX



* Ground Floor Rental Index tracks the rental trend of ground floor units in shopping malls. (Index base: 1Q03 = 100)
 ** Prime Rental Index tracks the rental trend of prime retail properties. (Index base: 1Q10 = 100)

Source: CBRE, Knight Frank

Chief Executive Officer's Report

It has been five years since we first articulated our corporate vision of being a world class real estate investor and manager, serving and improving the lives of those around us. This guiding principle has seen us steadily improving our business by keeping a long-term perspective while maintaining a disciplined approach to managing and upgrading our portfolio.

“**Our commitment to delivering high quality service as measured by the improvements in our mystery shopper programme score has led us to attract globally renowned brands into our portfolio.**”

In line with this, among our priorities is enhancing the resilience of our business to continue delivering strong and sustainable growth. To do so, we have consolidated our efforts on four strategic business priorities which we will continue to focus on over the coming years:

- Building a more productive and quality portfolio to grow income and increase capital value;
- Establishing a prudent and flexible capital structure to take advantage of new investment opportunities;
- Developing our talents to ensure the consistency and quality of service we deliver; and
- Helping our tenants and communities grow while delighting shoppers.

Pursuing these strategies has led to an extremely busy and productive year. In addition to the Kowloon East commercial development and expansion into Mainland China already outlined by our Chairman, we acquired Lions Rise Mall in the Wong Tai Sin district and completed four asset enhancements including H.A.N.D.S, our newest flagship property in Tuen Mun. We worked diligently to secure new and renewed leases, reduced the number of long vacant shops and added new schemes to our energy management programme to reduce costs and operate our properties more efficiently.

These activities have resulted in robust financial results. In comparison to last year, we have grown our revenue by 7.9% to HK\$7,723 million and the net assets per unit attributable to Unitholders increased by 23.6% to HK\$51.53. For 2014/2015, we have announced a distribution per unit of HK182.84 cents, a year-on-year increase of 10.3%.

This year was a challenging year for Hong Kong, marked by rising political tension, threat of a slowing Hong Kong economy, drop in visitor growth from Mainland China and rising labour costs. However, in spite of these challenges, we were still able to deliver stable performance for our Unitholders. We are confident that our business is resilient and it is further testament confirming that our focus on non-discretionary mid-market retail properties is a sound approach. We will continue to rely on our proven asset management expertise to create value for Unitholders and those around us.

“
Our business is resilient and it is further testament confirming that our focus on non-discretionary mid-market retail properties is a sound approach.
 ”

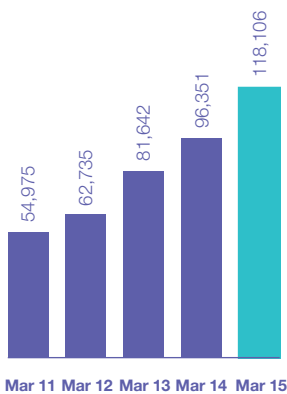


DISTRIBUTION PER UNIT

HK182.84 cents

AN INCREASE OF 10.3% YOY

NET ASSETS ATTRIBUTABLE TO UNITHOLDERS (HK\$'M)



BUILDING ON OUR CORE TO ENHANCE RESILIENCE

The efforts we made in previous years to modify our investment mandate came to fruition in this financial year as we expanded our growth drivers to include asset disposal, property development and property re-development.

Our property development project in Kowloon East is in collaboration with Nan Fung Development Limited, a trusted partner we have dealt with in the past. By being involved earlier in the property life cycle, and with the intention of building to hold and manage the property, we have more input in the design of the building to ensure efficient operations right from the start.

On 1 April 2015, the acquisition of EC Mall in Beijing marked our inaugural venture into investing in and managing properties outside of Hong Kong. The nearly 764,000 square foot gross floor area retail and car park property is located in a premier demographic market characterised by young professionals and a

growing middle class. With sought-after local and international brands, the introduction of this strong performing asset in such a dynamic trade area is a tremendous benefit to our portfolio. The opportunity to acquire an asset of this calibre is rare, and we are well positioned to leverage The Link’s value creation capabilities to maximise this asset’s potential.

Operating within a prudent and flexible capital structure is vital to support our business. We maintained a strong financial position, underscored by gearing being at 11.9%. Adding to this, we disposed of nine properties for a total consideration of HK\$2,956 million. The proceeds have been used to fund acquisitions, for general working capital and unit buybacks to offset the impact on DPU by the disposals.

“
Our Sustainability Framework ensures that our entire business operations – including interactions throughout our value chain – are sustainable.
 ”

SOLID FOUNDATION FOR SUSTAINABLE GROWTH

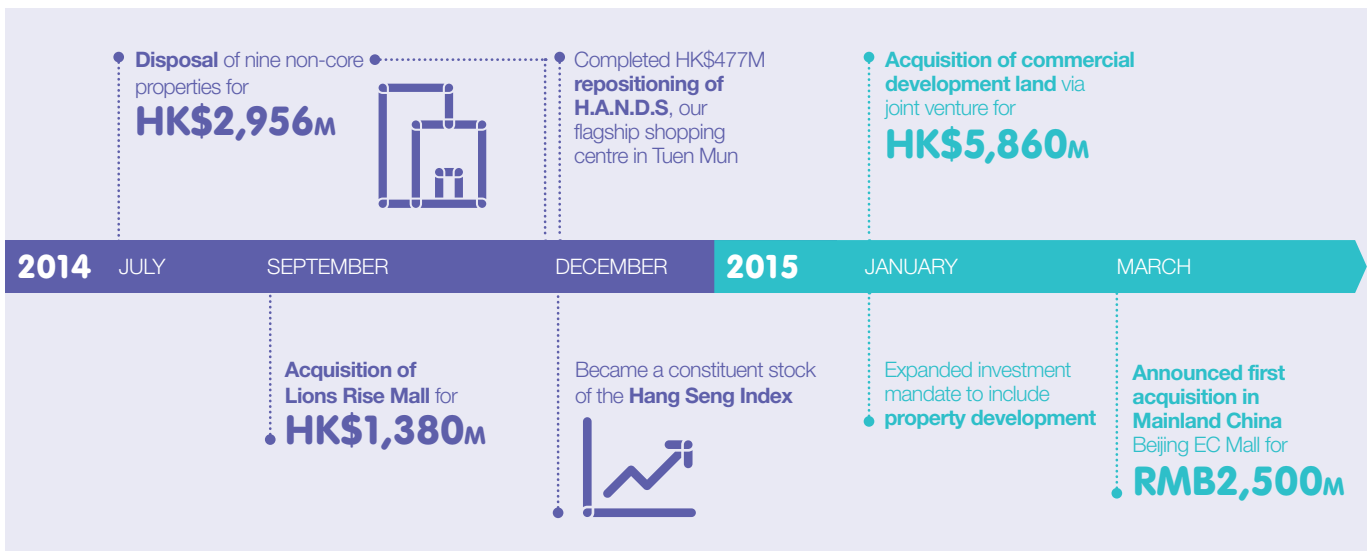
As we move forward by prudently expanding our horizons and exploring new opportunities, we do so from a strong financial footing and well-developed set of asset management expertise. Complementing our intimate understanding of managing Hong Kong retail properties is a detailed knowledge of the critical elements of support that contribute to the growth and success of our tenants. This includes managing vibrant and inviting shopping centres, to offering the right amenities, to having staff dedicated to delivering quality service.

We are cognizant of the importance of investing in and developing our staff so that they are fully engaged and focused on what lies ahead for us to achieve in the coming year. Our Employee Unit Purchase Plan remains set in place, offering staff a tangible correlation between their input and the success of our business. As we expand into new markets, we provide the necessary training to equip our staff with the right knowledge and skills to be successful.

WE WORK SUSTAINABLY TO CREATE VALUE FOR US, OUR TENANTS, THE COMMUNITIES AND UNITHOLDERS

As an Advanced Level responding signatory of the UN Global Compact, we are committed to meeting global benchmarks and remaining at the forefront of corporate environmental and sustainability performance. Aligning our tenants, contractors and service providers with our corporate sustainability framework is critical as we move to address long range issues such as climate change, waste management and our impact on communities. Our Tenant Academy and annual Service Provider Conference are two such platforms to increase our interaction with our stakeholders and is a step towards ensuring people and organisations choose to do business with us.

Key Achievements



OUTLOOK

Hong Kong's economic fundamentals remain intact as reflected in its rising household income from favourable employment conditions. In the year ahead, given that weak Asian currencies have led to changes in tourist travelling and consumption patterns, we expect Hong Kong's economy to grow moderately and tourist arrival may increase at a slower pace, resulting in a normalisation in retail sales growth. However, our Hong Kong portfolio is less vulnerable to the slowing economy given the defensive nature of our income which is based on non-discretionary spending and stable tenant fundamentals. We expect our Hong Kong portfolio, located in sub-urban and residential districts catering for daily necessities, will benefit from steady growth of domestic consumption.

While there have been signs of improvement in developed economies, the pace of recovery remains uncertain. The rise in U.S. interest rates will probably be mild and is not expected to occur until late 2015. As for Mainland China, the government is focusing on quality of growth amidst a slowdown in the overall economy. Stimulus measures are expected to continue to drive domestic consumption which is conducive to retail sales growth. We see rising household wealth and an increasing number of middle-class consumers, particularly in tier-one cities, as the drivers for future opportunity supporting The Link's strategy to seek investment opportunities in tier-one cities in Mainland China.

As we move into the new financial year, we remain confident that The Link is in a strong position to deliver the high level of performance we demand from ourselves, and which the community and Unitholders have come to expect from us. Organic growth of our Hong Kong business is expected to continue, driven by our continuous efforts to upgrade our shopping environment through asset management and asset enhancement. We will also strive to capitalise on the additional flexibility from the new growth drivers to add properties at various stages of the property life cycle to diversify and enhance our portfolio mix.

Looking forward, with the expanded business model and a strong capital structure, we are well positioned to capture multiple growth opportunities which will all contribute to DPU growth at different times in the coming years.

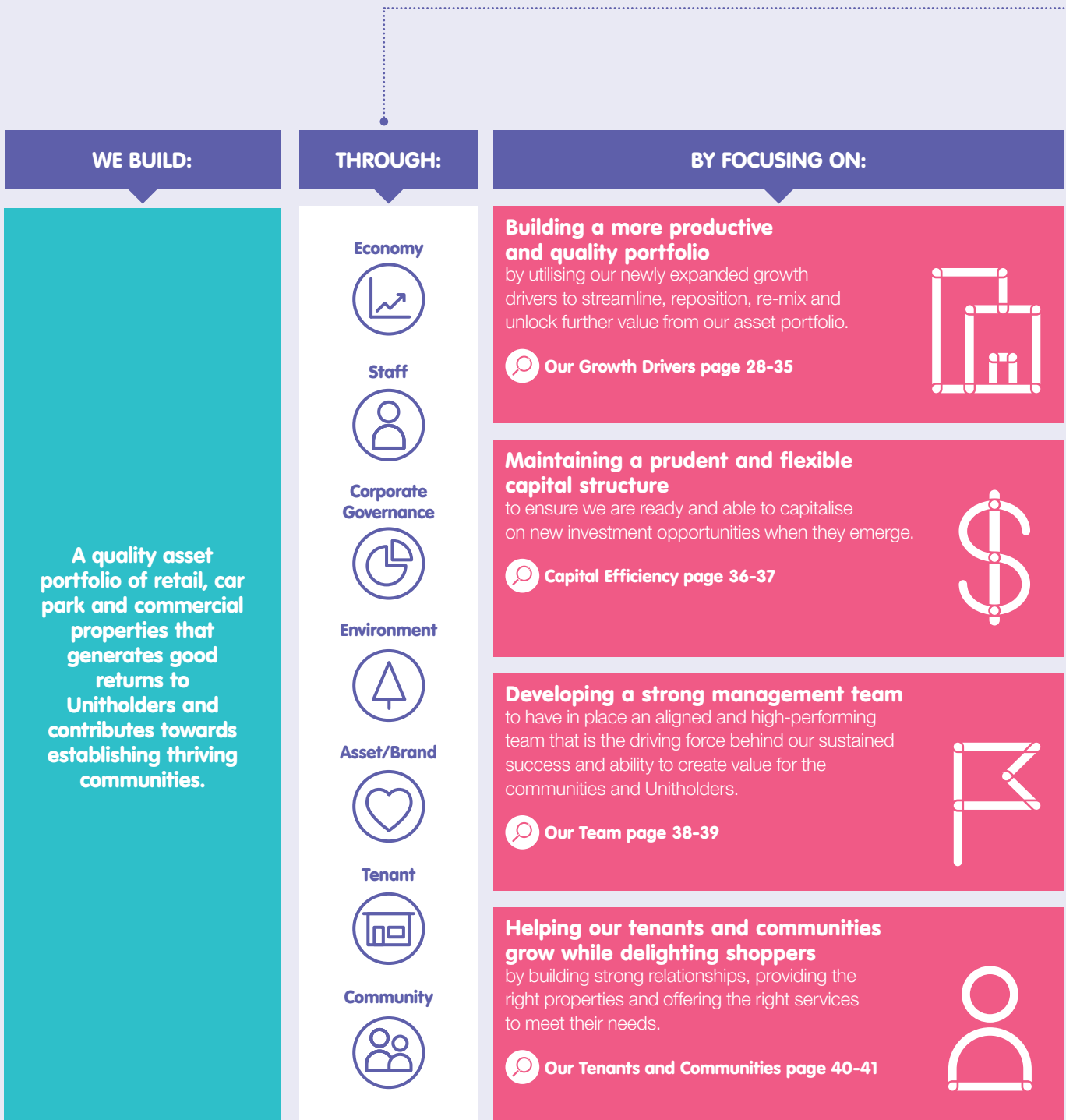
GEORGE KWOK LUNG HONGCHOY

Chief Executive Officer

THE LINK MANAGEMENT LIMITED AS MANAGER OF THE LINK REAL ESTATE INVESTMENT TRUST

10 June 2015

Mapping our Business



SUSTAINABILITY FRAMEWORK

Our business operates through the lens of our sustainability framework in which decisions are made and initiatives are developed and monitored.

This ensures the sustainability of our business is part of our corporate strategy and this thinking is integrated throughout our everyday operations, and is underscored through our commitment to the ten universally recognised principles of the UN Global Compact. Our sustainability reporting is aligned to the G4 guidelines of the Global Reporting Initiative. A comprehensive overview of the GRI indicators and our UNGC Communication on Progress (corresponding to Advanced Level) are available in our *Governance*,

Disclosures and Financial Statements book. Further details of our corporate sustainability performance are available online.

As a result of our efforts, in 2014/2015, The Link once again qualified for inclusion in major sustainability indices including Dow Jones Sustainability Asia-Pacific Index, FTSE4Good and CDP which assess companies on their environmental, social and governance performance.

Access our corporate sustainability website:



WHICH ENSURES:	TO DELIVER:	WHILE CREATING VALUE:
<p>Commercial viability</p>	<p>Growing total Unitholder returns</p>	<p>Economic</p> <ul style="list-style-type: none"> • We continue to deliver growing DPU for our Unitholders • We have invested over HK\$4 billion since IPO on improving the community through asset enhancement • Our expanded investment mandate allows us to capture growth, to generate further economic returns for investors and the community
<p>Business agility and opportunity management</p>	<p>Sustainable organisational development</p>	<p>Social</p> <ul style="list-style-type: none"> • We promote community connectivity by building and enhancing walkways, escalators, elevators and bridges • Provide revitalised retail environments that offer new lifestyle choices
<p>Engaged stakeholders</p>	<p>Strong management team and thriving communities</p>	<p>Environmental</p> <ul style="list-style-type: none"> • Since 2010, we have reduced our CO₂ equivalent emissions by 24.6% • A comprehensive waste management pilot programme has been implemented • We have mitigation and adaptation policies in place to address climate change risks

Strategic Priorities

1

Building a more productive and quality portfolio

by utilising our newly expanded growth drivers to streamline, reposition, re-mix and unlock further value from our asset portfolio.



2

Maintaining a prudent and flexible capital structure

to ensure we are ready and able to capitalise on new investment opportunities when they emerge.



3

Developing a strong management team

to have in place an aligned and high-performing team that is the driving force behind our sustained success and ability to create value for the communities and Unitholders.



4

Helping our tenants and communities grow while delighting shoppers





by building strong relationships, providing the right properties and offering the right services to meet their needs.



2014/2015 PROGRESS

- Increased revenue by 7.9%
 - Added a new property into our Hong Kong portfolio
 - Announced the acquisition of a property in Beijing
 - Acquired land for commercial development
 - Completed four asset enhancement projects for HK\$667 million and commenced four new projects
 - Sold nine properties at a premium of 32.8% above March 2014 valuation
-
- Maintained A/Stable and A2/Stable credit ratings
 - Issued US\$500 million 10-year 3.6% note
 - Retained low gearing ratio at 11.9%
 - Completed buyback of approximately 21 million units
 - Maintained fixed rate debt to gross debt ratio at 59%
-
- Reduced staff attrition to 16.6%
 - Delivered sharing and training sessions on Mainland China business knowledge
 - Launched Happy Staff programme to foster and strengthen corporate culture
-
- Introduced 55 new tenants into our portfolio
 - Delivered 12 Tenant Academy sessions, attended by approximately 3,000 participants
 - Improved our Mystery Shopper Programme Score by 1 point
 - Organised 60 public events and promotions at shopping centres

These strategic priorities reflect our approach on how we serve and improve the lives of those around us, our view of how we believe the market will evolve, what will be most appealing to our tenants and shoppers and how we leverage on our existing and developing capabilities.

FUTURE PRIORITIES	KEY ISSUES	KPIs
<ul style="list-style-type: none"> • Continue to grow under our expanded investment mandate • Improve financial return to Unitholders • Review the portfolio for potential re-development • Upgrade trade mix • Enhance property conditions • Improve portfolio standard 	<ul style="list-style-type: none"> • Ensure we provide the best environments for tenants and shoppers to do business • Reduce risk by diversifying our portfolio • Position properties to ensure sustainable income generation • Be selective in choosing which properties to enhance <p> See page 28-35</p>	<ul style="list-style-type: none"> • Composite reversion rate • Occupancy rate • Operational costs • Mystery Shopper Programme Score
<ul style="list-style-type: none"> • Maintain capital efficiencies through prudent capital recycling • Maintain or improve our credit ratings • Obtain new financing/refinancing at competitive rates • Mitigate impact of potential rise in interest rate 	<ul style="list-style-type: none"> • Need to balance long-term strategy against weighted average cost of capital, regulatory compliance and risk of extreme market volatility • Manage cost of financing/refinancing to support business growth <p> See page 36-37</p>	<ul style="list-style-type: none"> • Cost of borrowings • Credit ratings
<ul style="list-style-type: none"> • Rollout work-life balance programme • Review benefit provisions to provide more flexibility and varieties for staff • Enhance skill set of management level staff through new training programmes • Develop and enhance team diversity • Enhance risk management governance 	<ul style="list-style-type: none"> • Recruit and retain talent with the right capabilities to ensure we meet targets and maintain high performance <p> See page 38-39</p>	<ul style="list-style-type: none"> • Staff attrition • Training hours
<ul style="list-style-type: none"> • Launch a neighbourhood development scheme to engage with district leaders • Develop customer experience management programme • Enhance our Tenants Intelligence and Expansion Scheme and Tenant Academy 	<ul style="list-style-type: none"> • Ensure properties are an integral part of community life • Develop tenant resilience to weather volatile business environment • Build and maintain trust with our tenants, shoppers and communities <p> See page 40-41</p>	<ul style="list-style-type: none"> • Beneficiaries of The Link Together Initiatives • Number of The Link Tenant Academy events

Extending Growth

Maximising Unitholders' investment return while creating value for the community is contingent on implementing a business model with a long-term view to ensure commercial viability, agility and engaged stakeholders.

In the past, the growth of our business focused solely on Asset Management, Asset Enhancement, and Asset Acquisition. Moving forward, our battery of growth drivers has evolved and expanded to include Asset Disposal, Property Development and Property Re-development.

These new endeavours are natural extensions of our core growth drivers, and provide us with access to create value along the entire property life cycle. Together, our expanded set of growth drivers will enable us to build a productive and quality portfolio.



KOWLOON EAST COMMERCIAL DEVELOPMENT

Following the recent relaxation to the REIT Code and the expansion of The Link's investment mandate to permit property development and related activities, we successfully bid on a government tender, acquiring a plot of land for commercial development located at the heart of the HKSAR Government's strategic "Energizing Kowloon East" plan. It is our first venture into the office sector since Unitholders' approval in July 2012. This is complementary to our existing portfolio, enabling us to diversify our business.

 See page 34

SITE AREA

74,000 SQ FT
(APPROX)

TOTAL DEVELOPMENT COSTS

HK\$11,000M
(APPROX)

MAXIMUM GROSS FLOOR AREA

884,000 SQ FT
(APPROX)

ESTIMATED COMPLETION DATE

June 2020



"Energizing Kowloon East" master plan

“**This is a valuable opportunity to add to our existing strategy and create value by being involved earlier in the property life cycle.**”



Façade of Beijing EC Mall

EC MALL IN BEIJING

EC Mall in Beijing, was introduced into our portfolio on 1 April 2015. Acquiring the five-year-old shopping centre, strategically located with good transportation and network connection, marks our first step into a new geographical market. EC Mall contributes to our strategy of long-term investment in real estate assets that are sustainable and income generating.

“**EC Mall marks our first acquisition in Mainland China and provides immediate income contribution.**”

PROPERTY CONSIDERATION

RMB2,500M

GROSS FLOOR AREA

764,000 SQ FT
(APPROX)

Delivering on Our Strategic Priorities

In this section we provide details of each of our four strategic priorities, covering the main activities undertaken during the year and the progress we have achieved to create value through them.

Our leasing strategy covers a range of activities including:

- Implementing the right tenant mix for each of our properties;
- Performing routine rental reviews against tenant performance;
- Identifying and working with strong and reputable tenants; and
- Building a trusted brand reputation to attract new retailers.

This strategy is supported by close monitoring and analysis of changes in district demographics and shopper preferences. Augmenting this is our proactive marketing approach which drives footfall, raises brand awareness and encourages shopper loyalty.

With property management, our priorities remain focused on:

- Delivering high-quality and efficient service;
- Ensuring our properties are barrier-free accessible;
- Improving our relationships with tenants and service providers; and
- Enhancing property operational efficiency with respect to electricity, water and waste.

Performance Retail Leasing

2014/2015 marked another productive year for our leasing team with composite reversion rate at 22.0% and a 7.2% year-on-year retail rental growth. Occupancy rate for the portfolio as at 31 March 2015 reached 94.8%.

During the year, our rental revenue rose through a more efficient allocation of shop floor space that introduced new shop areas and retail choices by creating themed trade zones. This year, much effort was made to enrich shoppers' choices and

BUSINESS STRATEGIC FOCUS 1:

Building a More Productive and Quality Portfolio



KPI

94.8%

OCCUPANCY

Our ability to provide sustainable financial growth for our Unitholders is contingent on improving the productivity and quality of our portfolio.

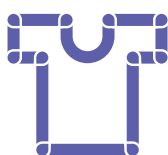
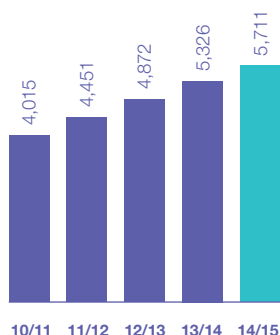
ASSET MANAGEMENT

The management of our retail and car park facilities has evolved to be our strength and expertise. Over the years, we have established a track record of increasing revenue complemented by the effective control of property operating costs. Through scalable innovation, we continue to leverage this competitive advantage.

SUSTAINABILITY FRAMEWORK



RETAIL RENTALS (HK\$'M)



55

NEW TENANTS
INTRODUCED

Operational Statistics of the Retail Portfolio

	Occupancy rate		Composite reversion rate		% of total IFA ⁽¹⁾
	As at 31 March 2015 %	As at 31 March 2014 %	Year ended 31 March 2015 %	Year ended 31 March 2014 %	As at 31 March 2015 %
Shops	96.5	96.6	23.3	25.8	82.4
Markets/Cooked food stalls	86.4	82.4	12.0	25.1	8.7
Education/Welfare, Office and Ancillary	87.2	86.3	20.0	14.1	8.9
Total	94.8	94.4	22.0	25.7	100.0

Note:
(1) Total excluding self use office.

enhance tenant base diversity. We introduced startup businesses and new tenant groups into our portfolio. We supported existing tenants to expand to other properties in our portfolio while maintaining the percentage of small tenants that characterises the uniqueness of our shopping centres.

In parallel, we rolled out a variety of marketing campaigns to support our tenants' sales growth and strengthen our community engagement. Our marketing team delivered 60 events and programmes during the year, generating tenant sales through redemption campaigns and incentives.

Performance of our properties as ranked by retail valuation validates our leasing strategy. Our top 10 properties, the majority of which had undergone asset enhancement, contributed 25.1% of the portfolio's retail rentals, while all continued to demonstrate year-on-year improvement in average monthly unit rent.

Retail Portfolio Breakdown

Properties ⁽¹⁾	Retail properties valuation	Retail rentals	Average monthly unit rent per leased IFA ⁽²⁾		Occupancy rate ⁽²⁾	
	As at 31 March 2015 HK\$'M	Year ended 31 March 2015 HK\$'M	As at 31 March 2015 HK\$ psf	As at 31 March 2014 HK\$ psf	As at 31 March 2015 %	As at 31 March 2014 %
1-10	28,453	1,433	64.5	60.5	98.4	98.7
11-50	50,892	2,627	49.8	46.1	95.5	95.8
51-100	24,118	1,360	34.6	32.1	92.8	91.7
Remaining	3,863	233	23.3	22.2	92.1	89.6
Properties disposed	—	58	—	—	—	—
Total	107,326	5,711	45.4	42.5	94.8	94.4

Notes:
(1) Property ranked by retail valuation as at 31 March 2015.
(2) Figures exclude nine properties disposed of in July and December 2014.

With over 30% of leases (both by total IFA and by monthly base rent) expiring in the coming year, we are reviewing our strategy and working

closely with tenants to ensure their success and loyalty.

Portfolio Lease Expiry Profile

(as at 31 March 2015)

	As % of total IFA %	As % of monthly base rent %
2015/2016	35.7	32.4
2016/2017	23.3	28.2
2017/2018 and Beyond	30.8	34.7
Short-term Lease and Vacancy	10.2	4.7
Total	100.0	100.0

Car Parks

Being one of the largest car park owners in Hong Kong, we benefit from the strong demand in parking spaces due to growth in registered private cars as well as the HKSAR Government's policy to tighten parking provision at new private housing. The increased demand, coupled with our enhanced shopping centres, have

underpinned the strong performance of our car park business throughout the year. The utilisation rate of our car parks increased to 94.1% as at 31 March 2015 from 88.1% at 31 March 2014. Individual car park income per space per month increased by 12.8% to HK\$1,767.

Key Car Park Performance Indicators

	Year ended 31 March 2015	Year ended 31 March 2014
Utilisation of car park space (%)	94.1	88.1
Car park income per space per month (HK\$)	1,767	1,566
Net property income margin (%)	70.3	69.1
Average valuation per space (HK\$'000)	330	235

With a view to improve performance, we enhanced customer services and operations. We incurred capital expenditures to upgrade the car park facilities such as tailgating system, patrol management and directional signage at various properties. The 10-year car park refurbishment programme started since 2013 has also been progressing well with a total investment of approximately HK\$400 million.

Property Management

Ongoing property management efforts put operational costs under control to be close to, if not lower than, inflation for five consecutive years. Our extensive building management

system and the strategic Link Energy Management Programme reduced our annual energy consumption by 1.7% in 2014/2015. This is the fifth consecutive year of reducing our annual energy consumption, moving us closer to our 2020 target of 30% reduction as compared with our consumption level in 2010.

Satisfaction over the quality of services and amenities in our properties is measured and monitored through our mystery shopper programme, which is independently assessed by the Hong Kong Quality Assurance Agency. We have made steady improvement each year with this KPI.

KPI

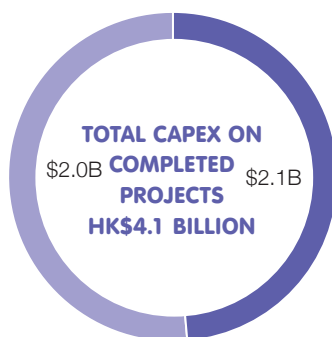
15.3% to 21.5%

RETURN ON INVESTMENT FOR ENHANCEMENT PROJECTS COMPLETED DURING THE YEAR

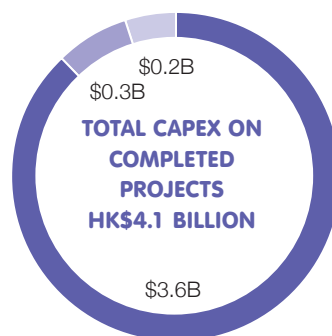
SUSTAINABILITY FRAMEWORK



ENHANCEMENT PROJECTS BY CATEGORY



- Refurbishment
- Repositioning



- Top 50 Properties
- Beyond Top 50 Properties
- Fresh Markets Properties

ASSET ENHANCEMENT

Asset enhancement revitalises and renovates our existing property portfolio and is based on four objectives:

- Enhancing shopping centre performance;
- Capitalising on changing district potentials;
- Creating and delivering a consistent brand image;
- Improving utilisation of internal floor areas.

This growth driver has traditionally concentrated on providing a better environment to introduce new tenant mix, improve operational efficiency, and provide new amenities to attract tenants and shoppers. Given the right conditions, enhancement is also used to reposition, expand and raise the profile of suitable shopping centres, capitalising on factors such as growing population, evolving customer preferences and the opportunity to build synergies with other nearby properties or attractions. We have extended asset enhancement to include properties that rank beyond our top 50 properties.

Based on our experience to provide better environment, tenant mix, operational efficiency and the installation of modern amenities, our asset enhancement has expanded to include fresh markets. With similar objectives of modernising and upgrading, our revitalised

fresh markets have re-energised a staple of Hong Kong communities while generating strong returns. Our impact is best observed at communities having a shopping centre and fresh market within close proximity. After enhancement, the two transition from being standalone to a complementary and synergistic shopping hub, that creates a destination catering to the needs of shoppers and the community of an expanded catchment area.

Performance

In 2014/2015 we completed four asset enhancement projects at Hoi Fu Shopping Centre, Mei Lam Commercial Centre, Un Chau Shopping Centre and H.A.N.D.S (which includes a shopping centre and a fresh market). H.A.N.D.S is being repositioned as a destination location in Tuen Mun.

These properties individually and collectively showcase the different aspects of our asset enhancement strategies, covering our top 50 properties, beyond top 50 properties and fresh markets, with different upgrades ranging from simple refurbishment to major repositioning, all of which have provided satisfactory return on investment.

Return on Investment of Asset Enhancement Projects Completed in the Year Ended 31 March 2015

	Total IFA as at 31 March 2015 '000 sq ft	Total Project Capex HK\$'M	Estimated return on investment % ⁽⁴⁾
Hoi Fu Shopping Centre ⁽²⁾	40	39	19.1
Mei Lam Commercial Centre ⁽¹⁾	75	87	17.8
Un Chau Shopping Centre ⁽²⁾	50	64	21.5
H.A.N.D.S ⁽¹⁾⁽³⁾	193	477	15.3
Total		667	

Notes:

(1) Property ranked amongst top 50 by valuation.

(2) Property ranked beyond top 50 by valuation.

(3) Property included a fresh market upgrade.

(4) Estimated return on investment is calculated based on projected net property income post-project minus net property income pre-project which is to be divided by estimated project capital expenditures and loss of rental.

Building upon our successful Lok Fu experience, H.A.N.D.S, is our latest property that brings together a shopping centre and fresh market to create a new destination location.

H.A.N.D.S, our largest and flagship shopping centre in Tuen Mun, was designed to create a single destination by combining Yau Oi Commercial Centre and On Ting Commercial Complex. The upgrade has created a new shopping atmosphere with expanded air-conditioned space, improved vertical circulation and an appropriate range of shop sizes.

Apart from refurbishing the built environment at H.A.N.D.S, we carefully re-arranged the layout and retail mix to bring about a vibrant and delightful customer experience. Distinct trade mixes are allocated within various zones and specialty food and beverage offerings have been increased. The two fresh markets were upgraded and merged into a single space that offers a wider choice of produce and foodstuff. The change is attracting a wider clientele of shoppers and the younger generation. As the name "H.A.N.D.S" suggests, we aim to bring about a shopping experience so that everyone can "Have A Nice Day Shopping" at this shopping centre.

Asset enhancement work at Un Chau Shopping Centre was completed in the second half of the financial year. Similar to Hoi Fu Shopping Centre and Mei Lam Commercial Centre, this was one of our mid-size centre refurbishments and is located along one of the main streets in the fast-changing Sham Shui Po area in Kowloon. Following enhancement works, all three centres have improved floor plans that create more shops and street-front shop spaces with redesigned façades, and revamped ceilings and lighting. These have contributed towards improving the ambience and visibility of the properties, which in turn has enabled us to introduce new dining and retail tenants to the area.

Up to 31 Mar 2015, we have invested over HK\$4,069 million to enhance 39 projects. Continuing this strategy, we have an approved pipeline of HK\$2,477 million for 16 new asset enhancement projects over the next five years with a further 13 potential asset enhancement projects currently under feasibility assessment.

Status of Asset Enhancement Projects

	Number of projects	Estimated costs HK\$'M
Completed since initial public offering	39	4,069
Underway	6	1,277
Pending statutory approval	10	1,200
Others under planning	> 13	> 1,600
Total	> 68	> 8,146

Approved Asset Enhancement Projects Underway

	Estimated costs HK\$'M	Target completion date
Tsing Yi Commercial Complex ⁽²⁾	105	mid 2015
Lung Cheung Plaza ⁽¹⁾	353	late 2015
Long Ping Commercial Centre ⁽²⁾	196	late 2015
Tin Shing Shopping Centre ^{(1) (3)}	212	early 2016
Butterfly Plaza ^{(1) (3)}	329	mid 2016
Lei Tung Commercial Centre ⁽²⁾	82	mid 2016
Total	1,277	

Notes:

- (1) Property ranked amongst top 50 by valuation.
 (2) Property ranked beyond top 50 by valuation.
 (3) Property included a fresh market upgrade.

KPI

6%

NET YIELD ON ACQUISITION COSTS FOR NAN FUNG PLAZA AND MARITIME BAY

SUSTAINABILITY FRAMEWORK



ASSET ACQUISITION

Our business agenda is to own and manage a portfolio of properties serving the mid to upper-mid retail market with tenants that provide the community with a broader choice of their daily necessities. This prudent approach has proven to be effective in buffering the portfolio performance against economic fluctuations, leading to stable growth in investment.

We employ this same objective in asset acquisitions as a way of developing synergy with our existing properties, and to entering new locations with promising growth.

While our expanded investment mandate allows us to explore investment opportunities outside of Hong Kong, Hong Kong remains our core market and strategic priority.

Performance

In 2014/2015 we added a new Hong Kong asset and subsequent to the year end we completed the acquisition of our first property outside of Hong Kong.

In September 2014, we acquired Lions Rise Mall in the Wong Tai Sin district for HK\$1,380 million. Lions Rise Mall, coupled with our two nearby properties – Wong Tai Sin Plaza and Lung Cheung Plaza – creates a shopping cluster with synergistic effect that allows us to serve a wider range of customers and create more value for the local community.

In April 2015, we completed the acquisition of EC Mall in Beijing at an agreed property value of RMB2,500 million. We are very excited about this acquisition as this marks our first Mainland China investment which signifies an important move in our business diversification.

NAN FUNG PLAZA AND MARITIME BAY

These two properties located in Tseung Kwan O were both acquired in 2011/2012.

We have applied our asset management expertise to refine trade mix, make enhancements to the properties and add operational services. After three years, these efforts have culminated in strong financial performance.

With Hau Tak Shopping Centre and Ming Tak Shopping Centre located nearby, we will continue to seek opportunities to develop synergy among the four properties.

>40%

INCREASE IN VALUATION SINCE ACQUISITION

>30%

GROWTH IN UNIT RENT SINCE ACQUISITION

ASSET DISPOSAL

Enhancing the quality of our asset portfolio also means exiting non-core properties. Disposing of assets provides several value creation opportunities such as:

- providing flexible capital to invest in assets with better growth prospect or fund unit buybacks; and
- enhancing operational efficiency.

Performance

We have continued to review and streamline our property portfolio and completed the sale of nine properties in two batches in July and December 2014 with aggregate IFA of approximately 309,000 square feet. The sale of the nine properties fetched us a total consideration of HK\$2,956 million, representing a 32.8% premium to the aggregate appraised values of the properties as at 31 March 2014.

PROPERTY DEVELOPMENT

Following the relaxation of the REIT Code and the expansion of The Link's investment mandate to permit property development and related activities, we can now engage in property development activities. This growth driver gives us the opportunity to design and build properties with appropriate specifications that are conducive to our mandate of holding and operating properties to generate long-term income. By entering the property life cycle at the early stages of planning and development we can invest in high quality and sustainable building at a lower cost.

Performance

In another "first" and following our investor approved change in mandate to allow development, The Link successfully bid on a commercial development project in Kowloon East. This will be done together with our partner Nan Fung Development Limited. The Kowloon East commercial development project is located in the heart of the HKSAR Government's "Energizing Kowloon East" plan, a strategy to build a second central business district for Hong Kong. This is a unique opportunity to be one of the first movers into a major developing area of Hong Kong.

The property will be a Hong Kong BEAM – Gold certified mixed use commercial and retail property with total development costs estimated to be approximately HK\$10,541 million, and is scheduled to be completed before June 2020.

Further updates on this development project (including the GAV Cap calculation) are set out on page 31 of the *Governance, Disclosures and Financial Statements* book.

PROPERTY RE-DEVELOPMENT

Property re-development focuses specifically on properties in our existing portfolio and offers an opportunity to create further value through re-development including design and structural changes. This growth driver is particularly important for those properties where asset enhancement would add minimal value. We will review diligently our existing portfolio to see if any potential opportunities emerge under this growth driver. This will require extensive consultation with multiple stakeholders.

We aim to build a best-in-class commercial property located at the heart of Kowloon East.

ENERGIZING KOWLOON EAST

The HKSAR Government has adopted a visionary approach to transform Kowloon East into an attractive and alternative Central Business District to support Hong Kong's economic growth and global competitiveness.

The new master planned development will be surrounded by 41,000 housing units, an international cruise terminal and sports and tourism facilities.

Further details of Energizing Kowloon East can be found at www.ekeo.gov.hk.

Focusing on

- "Walkable" Kowloon East
- Green CBD
- Smart City
- Kai Tak Fantasy
- The Spirit of Creation

488

HECTARES FOR DEVELOPMENT

KPI

155,290
tonnes

YEAR-ON-YEAR, LIKE-FOR-LIKE
CO₂e EMISSIONS

SUSTAINABILITY FRAMEWORK



ENVIRONMENTAL EXCELLENCE

Achieving quality and efficiency of assets via any of our growth drivers impacts the built and external environment of our properties. As a responsible corporate citizen, we strive to ensure minimal environmental impacts by carefully managing our energy consumption, water usage and waste production. From an operating perspective, this translates to optimal efficiency in resource use while maintaining the comfort of shoppers and the standards of operations expected from our tenants.

Performance

We recorded a fifth consecutive year of continual energy consumption reduction, moving closer to our 2020 target of a 30% reduction as compared with our consumption level in 2010. Our 2014/2015 annual energy consumption stood at 239 million kWh, which was a reduction of 24.6% since 2010. With many quick-fix energy saving measures at our “legacy assets” already implemented, our energy savings programme will rely on utilising our extensive building management system to monitor daily and process-level energy consumption.

Our strategic management of energy resulted in a year-on-year reduction of 1.7%. Due to a change in fuel mix by a major energy supplier, our energy savings corresponded to a 0.21% like-for-like reduction in our carbon dioxide equivalent emissions. With limited options for purchasing or using alternative energy sources, we will continue to diligently manage our energy consumption while being more active in local energy policy consultations. Our total CO₂e footprint comprises mainly scope 2 emissions from energy consumption. This year, we have expanded our scope 3 emissions to include water consumption in addition to air and local travel. Our scope 1 emissions are negligible.

In 2014/2015, we completed a one-year study of our upcoming waste management challenges, and are in the process of establishing a comprehensive strategy that examines compliance with the forthcoming waste regulations. Building upon our initial effort when we installed waste management facilities at 46 of our properties, this new strategy includes working closely with tenants, service providers, government and non-governmental organisations to develop an optimal solution to minimise and manage waste production at our properties.

KPI

2.66%

EFFECTIVE INTEREST RATE

A2/stable
A/stable

CREDIT RATINGS

SUSTAINABILITY FRAMEWORK



Ensures that we are ready and able to capitalise on new opportunities when they emerge.

BUSINESS STRATEGIC FOCUS 2:

Maintaining A Prudent and Flexible Capital Structure



Sustaining long-term growth of our business requires a strong financial position, low cost of funding and prudent financial risk management.

Our current strategy codifies best capital management practices utilised over the years, and should prove sustainable well into the future. Our prudent capital management strategy focuses on:

- Optimising long-term capital structure;
- Maintaining strong credit ratings to secure competitive credit facilities;
- Mitigating refinancing risks by extending the debt maturity profile; and
- Limiting exposure to interest rate volatility.

We fund our growth drivers and business strategies with expectations of creating long-term value. Consideration is also given to ensure that we are sufficiently robust to withstand periods of market stress at the same time, while all regulatory requirements are complied with.

We are committed to employing a capital management strategy designed to enable us to distribute 100% of our distributable income. This reflects our confidence in our business model, and importantly, our commitment to our Unitholders.

Performance

During the year ended 31 March 2015, long-term US treasury yields reduced further due to the expanded quantitative easing of the central banks in Europe and Japan, strengthened US dollar and market concern about deflation. On the other hand, the US economy continued to show moderate growth with unemployment falling to its lowest level since 2008. The US Federal Reserve is expected to increase the Federal Funds Target Rate in the later part of 2015.

Taking advantage of the lower long-term interest rates and credit margins, The Link issued US\$500 million 10-year fixed rate notes at 3.60% per annum, HK\$740 million 15-year fixed rate notes at 3.00% per annum and HK\$650 million 7-year fixed rate notes at 2.40% per annum under the Medium Term Notes Programme. These notes have not only extended the average debt maturity of The Link but have also strengthened the Group's protection against potential interest rate increases.

During the year, a HK\$2 billion secured loan from The Hong Kong Mortgage Corporation Limited and HK\$1 billion bilateral bank loans were repaid. To replenish the Group's liquidity with maximum flexibility, The Link has arranged a total of HK\$1.5 billion 3-year revolving credit facilities at an average all-in interest cost of HIBOR + 1.10% per annum.

Following the disposal of nine properties with total proceeds of approximately HK\$2,956 million in the financial year, HK\$956 million was used to buy back approximately 21 million units of The Link at an average price of HK\$45.78 per unit. The remaining proceeds were retained as general corporate fund. The HK\$1,380 million acquisition of Lions Rise Mall in September 2014 and the HK\$5,860 million Kowloon East land acquisition in January 2015 (in which The Link has a 60% interest) were funded from the Group's existing available liquidity.

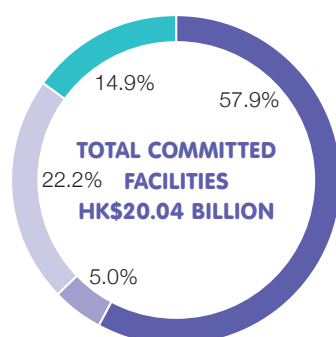
As at 31 March 2015, the Group's available liquidity reduced slightly to HK\$6.44 billion (31 March 2014: HK\$7.10 billion), comprising HK\$3.45 billion (31 March 2014: HK\$2.79 billion) in cash and deposits and HK\$2.99 billion (31 March 2014: HK\$4.31 billion) in committed but undrawn facilities. At the same time, the average life of the Group's committed debt facilities increased to 5.2 years (31 March 2014: 3.7 years).

As at 31 March 2015, the Group's total debt increased to HK\$17.05 billion (31 March 2014: HK\$12.56 billion) and its gearing ratio only increased slightly to 11.9% (31 March 2014: 11.0%) mainly due to higher property valuations. The percentage of fixed rate debt to gross debt as at 31 March 2015 increased to 58.6% (31 March 2014: 51.5%).

Average life of fixed rate debt, representing the average period of interest rate protection provided by the fixed rate debt, also increased further to 7.2 years (31 March 2014: 6.2 years). Despite more fixed interest rate hedging, the effective interest cost of the Group's debt portfolio as at 31 March 2015 was further reduced to 2.66% (31 March 2014: 2.77%).

FUNDING BASE

(as at 31 March 2015)



- MTN
- Secured loan
- Unsecured bank loans
- Undrawn facilities

Committed Debt Facilities ⁽¹⁾

(as at 31 March 2015)

(HK\$ billion)	Fixed rate debt ⁽²⁾	Floating rate debt ⁽²⁾	Utilised facilities	Undrawn facilities	Total committed facilities
Secured loan	0.75	0.25	1.00	–	1.00
Unsecured bank loans	1.20	3.24	4.44	2.99	7.43
MTN	8.04	3.57	11.61	–	11.61
Total	9.99	7.06	17.05	2.99	20.04
Percentage	59%	41%	85%	15%	100%

Notes:

(1) All amounts are at face value.

(2) After interest rate swaps.

Facility Maturity Profile ⁽¹⁾

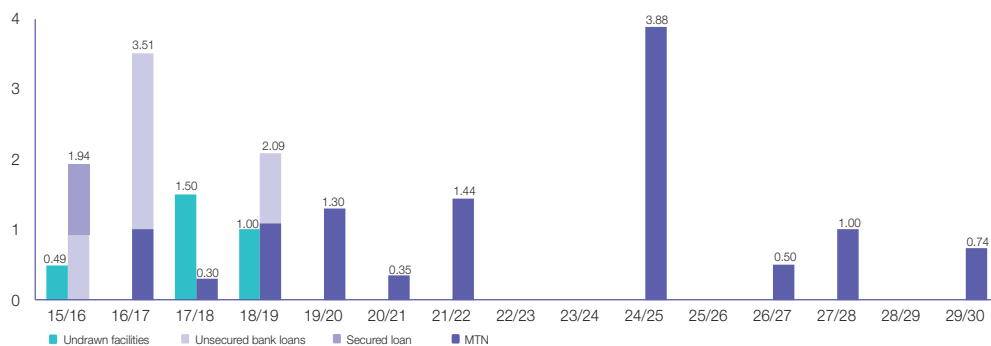
(as at 31 March 2015)

(HK\$ billion)	Secured loan	Unsecured bank loans	MTN	Undrawn facilities	Total
Due in 2015/2016	1.00	0.94	–	0.49	2.43
Due in 2016/2017	–	2.50	1.01	–	3.51
Due in 2017/2018	–	–	0.30	1.50	1.80
Due in 2018/2019	–	1.00	1.09	1.00	3.09
Due in 2019/2020	–	–	1.30	–	1.30
Beyond 2020	–	–	7.91	–	7.91
Total	1.00	4.44	11.61	2.99	20.04

Facility Maturity Profile ⁽¹⁾

(as at 31 March 2015)

(HK\$ billion)



Note:

(1) All amounts are at face value.

BUSINESS STRATEGIC FOCUS 3:

Developing A Strong Management Team



As we expand our business in and beyond Hong Kong, it is important to achieve consistency in management across the organisation and that our team remain connected, aligned and focused on providing excellent quality service and performance to our stakeholders. To measure our staff engagement, we conduct the annual staff Vision, Mission and Values survey to track staff satisfaction and alert management to changes. We continue to review and refine our talent management strategy to ensure we have an agile team that can work efficiently and share knowledge when managing our portfolio and in exploring new opportunities in different markets.

In preparing for our initial foray to invest in properties outside of Hong Kong, we provided our team with on-the-job training and encouraged participation in various learning opportunities to expand their understanding of the social and political environments of new markets. These enhance their skills in technical training, personal development and strategic and global thinking.

We continue to invest in The Link Executive Diploma Programme in Shopping Centre Management for our staff. This programme aims to develop a pool of individuals ready to move into key leadership roles. The graduating class of 2014/2015 is our first group of staff that have completed the two-year programme. Another 60 staff have enrolled in the second cohort and the programme has since been opened to public enrolment including our outside-of-Hong Kong partners.

In line with being a world-class real estate investor and manager, we believe diversity injects new viewpoints into how we run our business. We are the first REIT in Asia to endorse the Women's Empowerment Principles, a collaboration between UN Women and the UN Global Compact, and are committed to implementing the principles at all levels of our business.

Our people are what make The Link successful. We are committed to attracting and retaining talented individuals by providing a fair, equitable and transparent work environment that values work-life balance and leadership development.

Our corporate culture is based on respect, excellence, integrity and teamwork. This is demonstrated by how we interact with our stakeholders and how we work as a team. Underpinning this culture are strong sustainability and governance frameworks that ensure our strategy and talent development approach are aligned with our corporate Vision, Mission and Values so that we deliver value for our tenants, shoppers, local communities, and, ultimately our Unitholders.

Talent Management and Development

Talent management focuses on recruiting and growing the right people who add local expertise while maintaining a broader outlook of the retail industry. Our success is dependent on retaining employees in key areas of our business such as leasing, property management, operations, marketing and investment. We regularly review our remuneration packages to ensure competitiveness and promote cross-disciplinary training for our staff to ensure emergency or immediate coverage is available when needed.

Performance is measured on a regular and structured basis to provide employees with appropriate feedback and to ensure their alignment with our corporate strategy. Details of how we establish our compensation packages are outlined in the remuneration policy found on page 24 of our *Governance, Disclosures and Financial Statements* book. Our efforts in this area have resulted in a voluntary staff attrition rate that continues to decrease year-on-year and remains consistently lower than the industry benchmark despite increased industry competition.

KPI

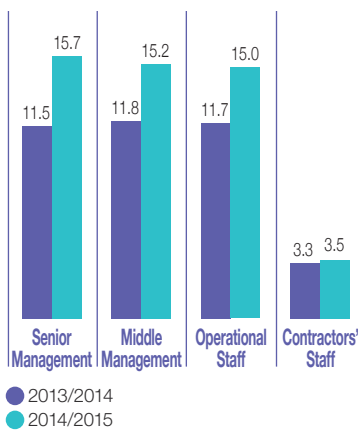
16.6%

STAFF ATTRITION

SUSTAINABILITY FRAMEWORK

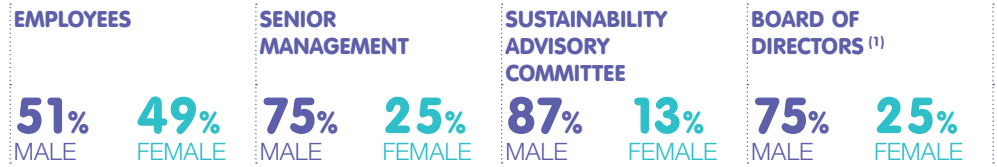


AVERAGE HOURS OF TRAINING



GENDER BALANCE

(as at 31 March 2015)



Note:

(1) On 22 May 2015 Mr. Anthony CHOW Wing Kin retired from the Board. As at the date of this report the gender mix percentages are 73% male and 27% female.

Health and Safety

We are committed to maintaining high standards of health and safety for our staff and aim to achieve zero lost work days across our business operations, including shopping centre operation and asset enhancement activities. To facilitate this, we ensure that our operations comply, at a minimum, with local health and safety laws as well as industry best practices. Routine training is provided to our staff and contractors to enable effective health and safety management throughout the organisation. We have developed emergency preparation and contingency planning for our shopping centres, which are tested regularly to ensure incidents are responded to in a timely and effective manner.

Performance

We have lowered our staff attrition rate to 16.6% from 17.3% for 2013/2014, contributing to a more stable workforce. We also launched the People Management Programme aimed at improving work efficiency and effectiveness at all levels of the organisation. This is part of our strategy to become an employer of choice. As at 31 March, 2015, our headcount remained a stable 930 employees.

BUSINESS STRATEGIC FOCUS 4:

Helping our Tenants and Communities Grow while Delighting Shoppers



KPI

12

THE LINK TENANT ACADEMY EVENTS

SUSTAINABILITY FRAMEWORK



“**Our Tenants Intelligence and Expansion Scheme introduced in 2014/2015, aims to help existing tenants to expand across the portfolio.**”

By supporting the development of our tenants, creating lifestyle experiences for our shoppers and contributing towards building thriving communities, we are investing in the sustainable success of our business. Creating open and inviting retail environments and delivering quality service are only part of our approach.

We have over 12,000 carefully selected tenancies and licences that offer vibrant retail mixes that meet the needs of the surrounding communities, and attract shoppers from nearby districts. Our approach is rooted in developing strong relationships with existing and potential tenants, supplemented by extensive district level analysis and tenant surveys to identify opportunities for improvement.

Working with reputable and quality tenants in our shopping centres drives footfall to our properties, and offers customers the familiar brands and products they seek. This strategy benefits our smaller independent businesses and attracts new retailers into our shopping centres.

To further support and enhance the growth of our tenants' businesses, we introduced The Link Tenant Academy. It is a formal platform for

- Two-way engagement with tenants to voice their opinions;
- Sharing of retail industry best practices to improve tenants' operational efficiency; and
- Raising awareness to the latest local retail trends such as district level consumer preferences.

Our Tenant Intelligence and Expansion Scheme focuses on identifying new and existing tenants to enter and expand their business to more properties in our portfolio. These tenants are evaluated by several factors including price point, trade, operation standard and synergy with existing tenants. We work closely with these tenants by providing input and advice on retail aspects such as layout and shop front design. In return, participants in this programme serve as model tenants, which help improve and upgrade the ambience and quality of experience in our shopping centres.

The Link Tenant Academy and Tenant Intelligence and Expansion Scheme are offered as free of charge value added services to our tenants, providing them with additional incentive to collaborate with us and grow in our portfolio.

As an extension of the living space of local residents, we are an important component of community life. From a hardware perspective, our enhancements transform our retail properties from being just simple shopping centres into destination locations that integrate with the community. Festive events and campaigns launched during holiday seasons enhance the community atmosphere, bringing more shoppers to our properties and the community together for good causes and family entertainment.

The Link Together Initiatives is our flagship community engagement programme. The programme seeks to foster a greater sense of community by encouraging tenants and our own staff to support non-governmental organisation activities at our properties.

For further details of our extensive community engagement, please visit our website www.thelinkreit.com/sustainability.

Performance

We regularly engage with prospective tenants to understand their business and expansion plans and to identify how their operations can add value to our existing trade mixes. New tenants have the potential to enrich our trade varieties and increase our brand offerings, thereby increasing the attractiveness of our shopping centres. This is evidenced through our balanced trade and tenants mixes.

KPI

Over 45,000

NUMBER OF BENEFICIARIES OF THE LINK TOGETHER INITIATIVES

SUSTAINABILITY FRAMEWORK



Retail Trade Mix by Monthly Base Rent and Leased IFA

(as at 31 March 2015)

Trade	as % of monthly base rent %	as % of total leased IFA %
Food and Beverage	25.2	29.5
Supermarkets and Foodstuff	22.8	19.0
Markets/Cooked Food Stalls	14.1	8.0
Services	11.1	9.5
Personal Care, Medicine, Optical, Books and Stationery	8.2	5.7
Education/Welfare, Office and Ancillary	1.3	8.1
Others ⁽¹⁾	17.3	20.2
Total	100.0	100.0

Note:

(1) Others include clothing, department stores, electrical and household products, leisure and entertainment, and valuable goods.

As a result of our continuous efforts in upgrading trade mix and improving tenant business environment, during the year under review, tenants' average monthly retail gross sales psf continue to improve and rose by 6.0% as compared to the last financial year. "Food and Beverage" and "Supermarket and Foodstuff", the dominant daily necessity trades in the portfolio, posted a healthy year-on-year growth in gross sales psf of 8.3% and 3.9%, respectively, while "General Retail" recorded an increase of 5.8%.

We worked with a number of our small, high-performing retail tenants and helped them expand to new locations across our

portfolio, demonstrating the success of our Tenant Intelligence and Expansion Scheme programme.

During the year, The Link Tenant Academy offered 12 training sessions to tenants on topics such as managing emerging environmental issues, display management, implementing digital media into business operations and enhanced customer service. Approximately 3,000 participants attended these workshops.

In 2014/2015, The Link Together Initiatives sponsored nine community projects for a total of HK\$7.5 million, promoting the well-being of the youth and the elderly.

THE LINK TOGETHER INITIATIVES

Sponsored entity	Project name	Amount HK\$'000
HOPE Worldwide	Community Healthy Aging for Seniors Programme	1,089
The Free Methodist Church of Hong Kong	Goodbye Depression – The Mental Health Project for the Elderly	928
Playright Children's Play Association	Mobile Playborhood Project	1,078
HOPE Worldwide	Good Character Family Community Programme	396
Benji's Centre	Speak with Care at The Link	693
Youth Outreach	Heat Up the Street!	1,078
Chinese YMCA of Hong Kong	Music in Community Caring Project	380
Hong Kong Guide Dogs Association	Love Leads the Way – Care and Training of Eight Puppies and Public Education Programme	771
World Green Organisation	Linking Food with Love – From the Golden Age to the Greens' Surplus Food Recycling Project	1,072
TOTAL FUNDING		7,485

Financial Review

Pursuing the expanded set of growth drivers has led to an extremely busy and productive year, which has resulted in robust financial results.

“
The Link has produced steady growth for this financial year.
”

OVERALL FINANCIAL RESULTS

During the year, revenue and net property income increased by 7.9% and 9.0% year-on-year to HK\$7,723 million (2014: HK\$7,155 million) and HK\$5,669 million (2014: HK\$5,202 million), respectively. DPU for the year increased by 10.3% year-on-year to HK182.84 cents (2014: HK165.81 cents), comprising an interim DPU of HK89.56 cents (2014: HK80.22 cents) and a final DPU of HK93.28 cents (2014: HK85.59 cents). The interim DPU included a discretionary distribution of HK5.56 cents relating to the transaction costs incurred for the acquisition of an investment property during the year. The total DPU represents a distribution yield of 3.8% based on the closing market price of the units of HK\$47.80 on 31 March 2015.

Valuation of the investment properties portfolio continued to improve and reached HK\$138,383 million, representing an increase of 25.9% compared to 31 March 2014. Net asset value per unit grew 23.6% year-on-year to HK\$51.53 (31 March 2014: HK\$41.69).

REVENUE ANALYSIS

With our portfolio mainly focusing on non-discretionary trades targeting mass and mid markets, we managed to maintain a steady revenue growth for the year despite some economic indicators suggesting a slowing retail market. Total revenue increased 7.9% to HK\$7,723 million (2014: HK\$7,155 million), comprising rental income from retail properties of HK\$5,711 million (2014: HK\$5,326 million), car parks rentals of HK\$1,656 million (2014: HK\$1,494 million) and other property related revenue of HK\$356 million (2014: HK\$335 million).

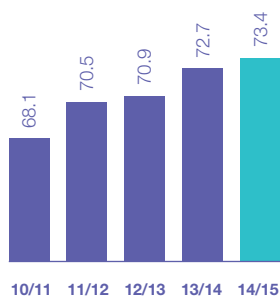
	Year ended 31 March 2015 HK\$'M	Year ended 31 March 2014 HK\$'M	Year-on-year change %
Retail rentals:			
Shops ⁽¹⁾	4,638	4,338	6.9
Markets/Cooked Food Stalls	767	695	10.4
Education/Welfare, Office and Ancillary	145	137	5.8
Mall Merchandising	161	156	3.2
Car parks rentals:			
Monthly	1,224	1,108	10.5
Hourly	432	386	11.9
Expenses recovery and other miscellaneous revenue:			
Property related revenue ⁽²⁾	356	335	6.3
Total	7,723	7,155	7.9

Notes:

(1) Rental from shops included base rent of HK\$4,469 million (2014: HK\$4,197 million) and turnover rents of HK\$169 million (2014: HK\$141 million).

(2) Including other revenue from retail properties of HK\$353 million (2014: HK\$331 million) and car parks of HK\$3 million (2014: HK\$4 million).

NET PROPERTY INCOME MARGIN (%)



EXPENSE ANALYSIS

Total property operating expenses for the year increased 5.2% to HK\$2,054 million (2014: HK\$1,953 million). Net property income margin continued to improve to 73.4% (2014: 72.7%).

Staff costs increased during this financial year mainly due to the higher accrual for the Long-Term Incentive plan as the closing unit price increased from HK\$38.15 as at 31 March 2014 to HK\$47.80 as at 31 March 2015.

The extraordinarily hot summer of 2014

caused a higher-than-expected level of energy consumption. However, our continuous effort on energy savings has helped mitigate the increase in consumption and electricity tariffs to allow the increase in utilities expenses to beat inflation.

Increment in government rent and rates mainly reflected the increase in rateable values of the portfolio which is in line with revenue growth. A reduction in the government rates concessions during the year also played a part in the increase in expenses.

	Year ended 31 March 2015 HK\$'M	Year ended 31 March 2014 HK\$'M	Year-on-year change %
Property managers' fees, security and cleaning	554	543	2.0
Staff costs	381	325	17.2
Repair and maintenance	201	200	0.5
Utilities	300	296	1.4
Government rent and rates	236	209	12.9
Promotion and marketing expenses	108	111	(2.7)
Estate common area costs	113	114	(0.9)
Other property operating expenses	161	155	3.9
Total property operating expenses	2,054	1,953	5.2

VALUATION REVIEW

As at 31 March 2015, total value of The Link's investment properties (including properties under development) increased 25.9% to HK\$138,383 million (31 March 2014: HK\$109,899 million). Despite the disposal of nine properties during the year, the value of the retail properties increased 17.6% from HK\$91,245 million as at 31 March 2014 to HK\$107,326 million, while car parks value increased 35.0% from HK\$18,654 million as at 31 March 2014 to HK\$25,177 million. The uplift in valuation was largely the result of improved portfolio performance as well as compressed capitalisation rates for the car parks and some of the better performing smaller assets

to reflect recent market transactions. Value of the Kowloon East commercial property development project was HK\$5,880 million as at 31 March 2015.

CBRE Limited, the principal valuer of The Link, valued The Link's completed properties as at 31 March 2015 using a combination of income capitalisation approach and discounted cash flow approach as their primary valuation methodologies. For the properties under development, the residual method was used. When valuing both completed properties and properties under development, the principal valuer has also made reference to market transactions and comparables.

Valuation Approach

	As at 31 March 2015	As at 31 March 2014
Income Capitalisation Approach – Capitalisation Rate		
Retail properties	3.40 – 5.20 %	4.40 – 6.60 %
Retail properties: weighted average	4.57 %	5.09 %
Car parks	3.80 – 6.00 %	4.80 – 7.60 %
Car parks: weighted average	4.78 %	6.16 %
Overall weighted average	4.61 %	5.27 %
DCF Approach		
Discount rate	7.50 %	7.50 %

Risk Management

The Link believes that having an effective risk management system is a cornerstone in achieving our strategic priorities. The Board is responsible for determining the nature and the impact of risks on our business and ensuring appropriate mitigation strategies are in place to manage them, balanced against the objective of delivering long-term growth for our Unitholders.

“
The Link’s risk management framework fosters a risk-aware culture, promoting the identification and effective treatment of risk and enhancing the identification of business opportunities.
”

MANAGING RISK FOR SUSTAINED GROWTH

Sustained business growth depends on our ability to make sound and risk-informed decisions. The Link’s enterprise risk management framework was enhanced in 2014/2015 through a robust and inclusive system that manages risk at all levels of the organisation.

Our Enterprise Risk Management Framework

Our enterprise risk management framework is guided by a three lines of defence system, which allows the Board to consider control issues effectively. The Board receives regular reports through the Audit and Risk Management Committee from the risk management and the internal audit functions.

1st Line of Defence – Internal Control and Operational Management

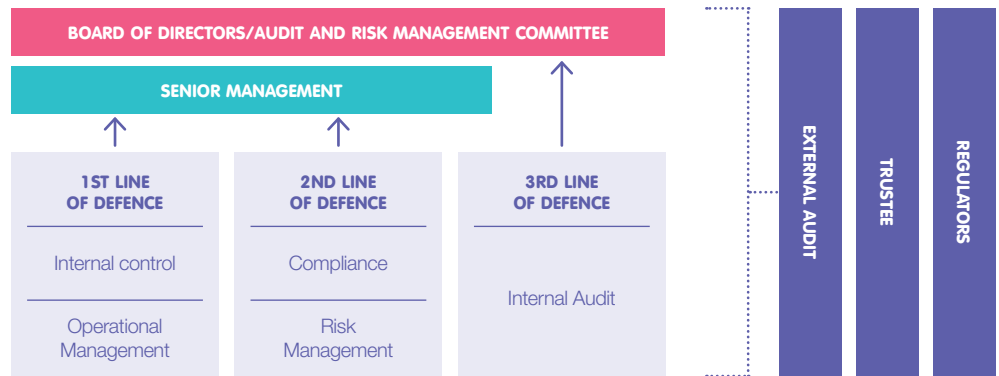
Control and monitoring procedures over compliance and risk management have been

integrated into the daily operations with clear policies and procedures, which are reviewed on a regular basis to ensure their effectiveness. Every major department has its own set of its operating policies and procedures.

This ensures that management is operating within the guidelines of an established control framework. Comprehensive training has also been provided to staff to ensure their understanding of the control and compliance requirements.

During the year under review, management had reviewed the existing policies and procedures and planned for additional measures to be in place to anticipate and manage risks associated with investment by The Link beyond Hong Kong, particularly in Mainland China.

THREE LINES OF DEFENCE



2nd Line of Defence – Risk Management and Compliance

The risk management and compliance functions monitor the effectiveness of the established enterprise risk management framework. In particular, they provide guidelines to business functions to facilitate their risk management processes, support management in assessing known and emerging risks and assist in developing the respective internal controls.

Further, irregularities identified at the functional level, if any, will be reported to the risk management and compliance teams who red-flag the risks for timely rectification.

3rd Line of Defence – Internal Audit

The internal audit function provides independent objective assurance to the Audit and Risk Management Committee on whether the control environments within the business are adequate. The internal audit function carries out independent reviews of key business processes and controls in accordance with its annual audit plan approved by the Audit and Risk Management Committee. The internal audit function periodically reports to the Audit and Risk Management Committee and has regular meetings with the chairman of the Audit and Risk Management Committee bringing

a systematic and disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes. Key findings and recommendations for improvement and the implementation are regularly reported to the Board through the Audit and Risk Management Committee.

A whistle blowing policy has been in place such that possible improprieties may be detected earlier and brought to the attention of management and the Audit and Risk Management Committee. The external auditor also reports on any control issues identified in the course of its audit work.

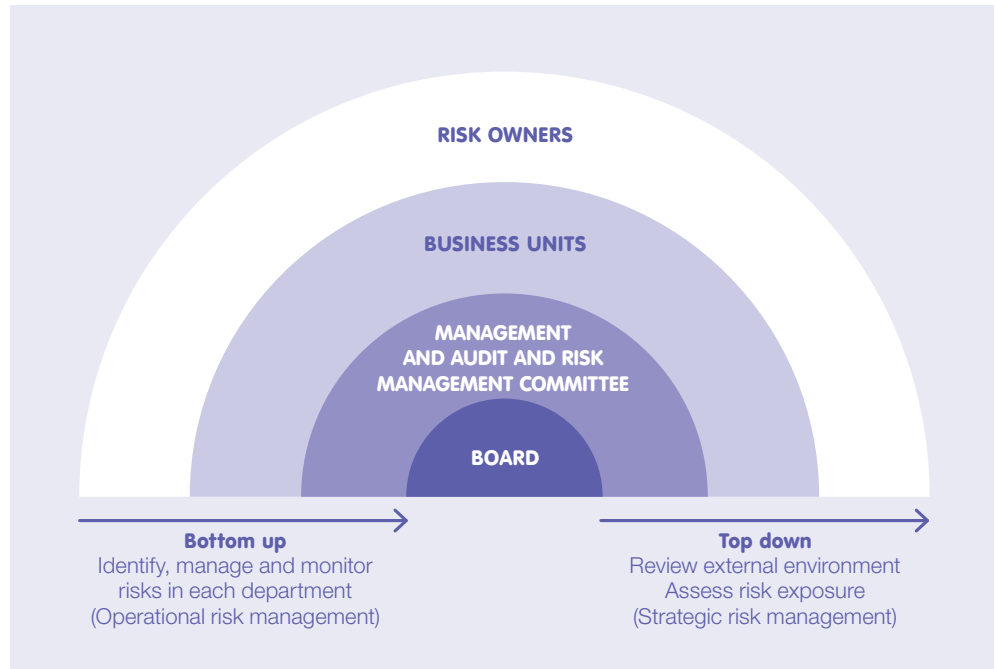
With the assistance of the Audit and Risk Management Committee, the Board had reviewed and was satisfied with the effectiveness and adequacy of internal controls for the year under review, having had regard to the key processes of The Link. These were achieved primarily through approving the scope of the annual internal audit plan, reviewing the findings and recommendations of internal audit work, reviewing reports on statutory and operational compliance, reviewing annual and interim financial statements as well as the nature, scope of work and reports of the external auditor.

“
Our three lines of defence reinforces our internal control environment and safeguards against financial and non-financial risk.
”

“ In addition to day-to-day operational processes, risk management has been embedded in our strategy development, business planning, investment decisions and capital allocation processes. ”

RISK MANAGEMENT GOVERNANCE STRUCTURE AND PROCESS

RISK MANAGEMENT GOVERNANCE STRUCTURE



Through a risk management process involving top-down (strategic risk management) and bottom-up (operational risk management) approach, risks are identified, assessed, prioritised and allocated treatments.

The top-down approach involves a review of risks in the macro environment which The Link is exposed to in pursuit of our corporate objectives. Strategic risks are managed by the Board and represent the key risks associated with the strategic direction of The Link.

The bottom-up approach involves management of operational risks covering all areas of the business. Operational risks are risks associated with the systems, processes, people and external events that can impact our daily operation.

Risks are identified, assessed and prioritised by the respective business units and the

risk management department. A set of consolidated, prioritised principal risks is then proposed for the Board and the Audit and Risk Management Committee's approval. Other risks are managed by business units and the respective risk owners.

The Board has overall accountability for The Link's enterprise risk management framework and is responsible for determining the nature and the impact of risk on our business and ensuring appropriate mitigating strategies are in place to manage them. Both the Audit and Risk Management Committee and management are tasked with overseeing mitigation of risks in terms of exposure and external impacts and ensuring the processes in which risks are managed are fit for purpose. This ensures the appropriate governance and policy decision-making is rolled down into the organisation and appropriate resources are allocated.

Risk and our Sustainability Framework

During the year under review, a series of risk workshops were conducted to identify our potential risks using our sustainability framework as a guiding principle. These workshops confirmed that the sustainability framework works across operational risks. Nine risk categories were identified from these workshops. These risks were plotted onto our corporate risk heat map, taking into account their likelihood of occurrence and impact after mitigation strategies are in place. The impacts and actions to manage these risk categories are detailed on pages 48-49. The Board is satisfied that we continue to operate within an acceptable risk appetite.

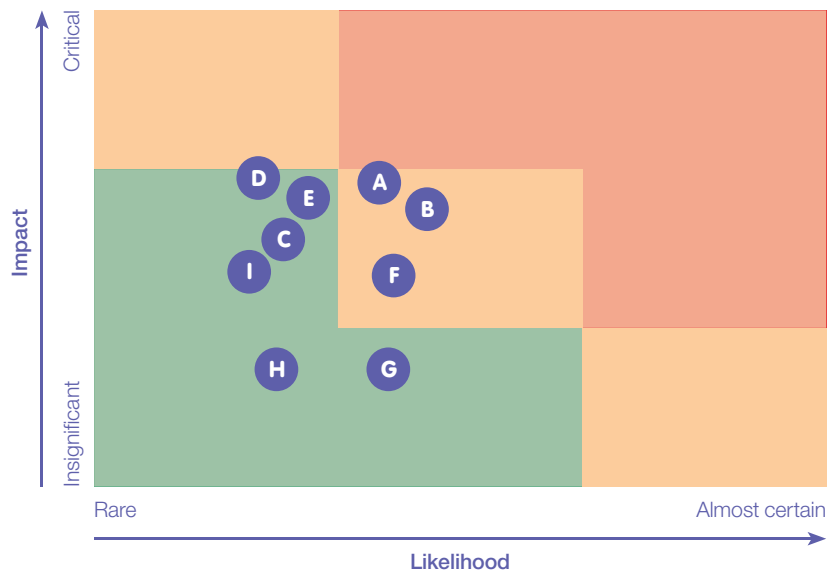
Another outcome of the workshops is our Corporate Risk Register, which is designed to provide the Board, the Audit and Risk Management Committee and management with an overview of The Link's major risks and how management has sought to monitor and mitigate them. Each risk is evaluated at least semi-annually based on its likelihood of occurrence and potential impact.

EMERGING RISKS AND OUTLOOK FOR 2015/2016











In addition to addressing the principal risks, the Audit and Risk Management Committee also reviewed emerging risks from external sources and internal operations and recognised that the potential impact of such emerging risks may be significant and will monitor the potential impact with mitigating or avoidance measures. We will continue to enhance the enterprise risk management framework and implementation in line with the industry best practices in 2015/2016.

RESIDUAL RISK HEAT MAP

- A** Economic and Political Outlook
- B** Legal and Regulatory
- C** Investment Strategy
- D** Health, Safety and Environment
- E** Rental Income Sustainability
- F** Brand and Reputation
- G** People
- H** Cost and Availability of Finance
- I** Information Technology








RISK CATEGORIES

	RISK AREA	EXAMPLES OF MITIGATING MEASURES
Economic and Political Outlook  	<p>Adverse changes in the economic, political, infrastructure and environmental dynamics of Hong Kong could limit the ability of The Link to deliver on its strategies</p>	<ul style="list-style-type: none"> • Continual monitoring of key economic data from various sources, including movements in our key risk indicators, and sales performance of our tenants, and action is taken where appropriate to adjust our strategies and operations • Corporate strategies are discussed at least twice a year by the Board • Continual monitoring of changes in the political agenda in Hong Kong and media reports
Legal and Regulatory  	<p>The Link could fail to anticipate the trend of regulatory changes, or could be in non-compliance of a local regulation, leading to financial loss and reputational damage</p>	<ul style="list-style-type: none"> • Actively engage with regulatory bodies and external advisors on trending legislations, such as the Competition Ordinance, Guidelines on Disclosure of Inside Information, and Personal Data Privacy Ordinance • Ensure our Compliance Manual and policies and procedures are diligently followed by staff, with frequent checks by the risk management department and internal audit department, with quarterly reports to the Audit and Risk Management Committee
Investment Strategy  	<p>Decisions to acquire, dispose or develop assets could turn out in hindsight to be incorrect, or could be adversely affected by unexpected external factors, leading to financial loss</p>	<ul style="list-style-type: none"> • Investment decisions are subject to a robust risk and return evaluation by executives and oversight by the Finance and Investment Committee • Potential projects are subject to an extensive due diligence review by in-house specialists and external advisors • Ensure experienced managers are in place to manage projects • Completed projects are subject to continual monitoring and internal audit, with periodic reports to the Board on their performances
Health, Safety and Environment    	<p>Accidents could happen in spite of precautions, or contagious diseases could spread to Hong Kong, leading to financial loss, litigation, or reputational damage</p>	<ul style="list-style-type: none"> • Ensure health and safety policies and procedures are diligently applied by our staff on a daily basis • Regularly test the emergency response procedures at our properties • Regularly test the corporate and departmental business resumption plans • Ensure comprehensive insurance coverage • Compliance with policies and procedures are reported to the Audit and Risk Management Committee at least on a quarterly basis

SUSTAINABILITY FRAMEWORK



	RISK AREA	EXAMPLES OF MITIGATING MEASURES
<p>Rental Income Sustainability</p> 	<p>Loss of major tenants due to changes in the tenants' own strategy or due to competition among landlords</p>	<ul style="list-style-type: none"> • Ongoing direct engagement with major tenants and monitoring of their financial performance and strategies at our properties • Maintain a well-balanced tenant mix and manage tenancy expiries and vacancies • Ongoing initiative to invite targeted tenants to our properties
<p>Brand and Reputation</p> 	<p>Failure to meet customer and stakeholder expectations which could result in loss of confidence in The Link</p>	<ul style="list-style-type: none"> • Direct engagement with Unitholders and other stakeholders and the investment community with one-on-one meetings or larger events • Apply a long-term strategy to expand growth of our business, including managing our brand to support that strategy • Board level discussions are held at least twice a year on corporate strategies • Daily monitoring of media reports, with actions to be taken where necessary
<p>People</p> 	<p>A prolonged loss of key executives or staff in important positions could affect The Link's ability to deliver on its strategies</p>	<ul style="list-style-type: none"> • Maintain succession plans for key positions • Regularly review adequacy of our compensation policy • Apply our human resources strategy with oversight by the Remuneration Committee
<p>Cost and Availability of Finance</p> 	<p>Tight credit in financial markets and increased cost of financing, could limit the ability of The Link to borrow</p>	<ul style="list-style-type: none"> • Closely monitor financial markets and benchmark borrowing rates • Apply a prudent capital management strategy • Maintain a diversified range of sources of financing and strong relationships with bankers and advisors • Financing and hedging strategies are reviewed and approved by the Finance and Investment Committee at least on a quarterly basis
<p>Information Technology</p> 	<p>Cyber attack or security breach, information technology infrastructure or system failure may cause damage to our reputation and operations</p>	<ul style="list-style-type: none"> • Regularly carry out vulnerability assessments and tests, including the use of external information technology consultants for this exercise • Information technology disaster recovery plan and business resumption plan can be quickly applied to ensure business continuity • Regularly review the robustness of our information technology systems and infrastructure and the need for update • Establish security policy on mobile devices and laptops

Corporate Governance

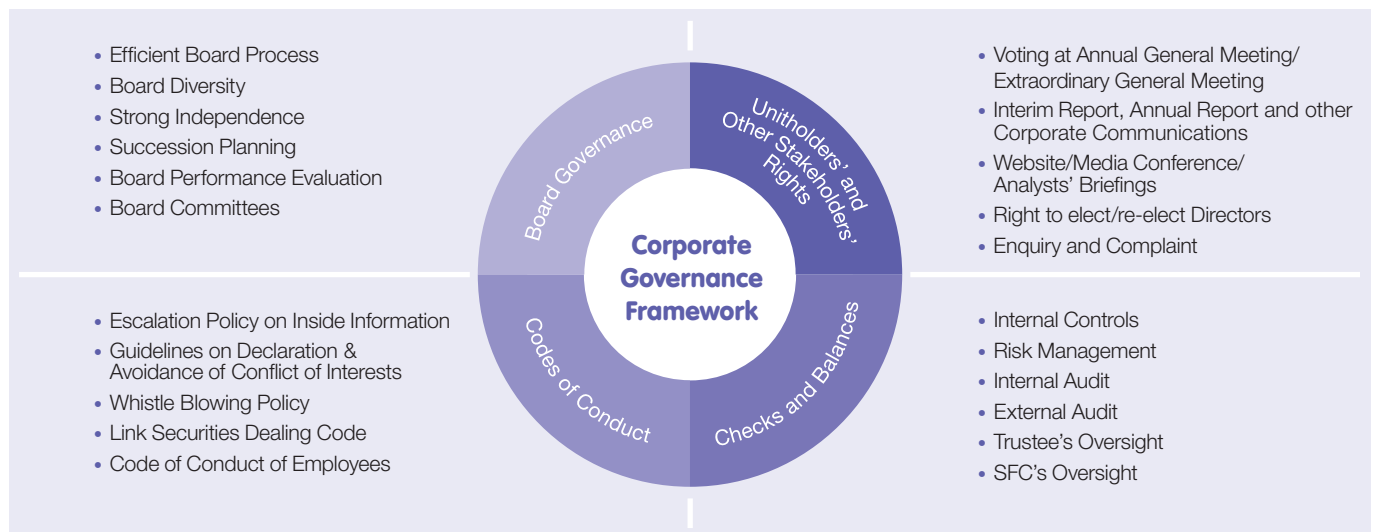
The Board is committed to strong and continually improving governance to ensure that we generate long-term value from the assets we manage.

“**The Link has a set of strong corporate governance practices designed to provide transparent and effective management.**”

Over the years, The Link has been widely recognised for our comprehensive and transparent corporate governance reporting and we remain committed to delivering on this expectation. This year, we have taken a slightly different approach to our corporate governance reporting. For this Strategic Report, we have elected to provide readers with an overview of our corporate governance framework and a summary of

significant changes and revisions made during 2014/2015. This follows Integrated Reporting’s “conciseness” guiding principle, and we believe this approach enhances our transparency. The remaining, and complete, corporate governance disclosures can be found in our *Governance, Disclosures and Financial Statements* book which can be accessed on our website or by using the QR code.

Our Governance Framework



OUR GOVERNANCE FRAMEWORK





The framework of our governance looks at the wider issues that impact The Link's long-term value creation. We consider our accountability not only to the Trustee, securities regulators and Unitholders but also to those living and working around our assets whom we proactively engage to explain through media and other channels issues relevant to them and gauge their feedback. Our accountability is assured through clearly defined functions and duties between the Board and management,

a checks and balances via internal and external audit, and risk management controls.

The Link Board of Directors

As at the date of this annual report, the Board comprises 11 members who act collectively in meetings. The current mix of our Board members is balanced and well represented by business executives, professionals and leader in the academic area.

SKILLS-SET, EXPERTISE AND EXPERIENCE OF THE DIRECTORS

  Nicholas Robert SALLNOW-SMITH Chairman/INED	  George Kwok Lung HONGCHOY CEO/ED	  Andy CHEUNG Lee Ming CFO/ED	  Ian Keith GRIFFITHS NED
  William CHAN Chak Cheung INED	  May Siew Boi TAN INED	  Peter TSE Pak Wing INED	  Nancy TSE Sau Ling INED
  David Charles WATT INED	  Richard WONG Yue Chim INED	  Elaine Carole YOUNG INED	

KEY

 Property experience	 Financial services/Investment experience	 Professional/Academic
 Others (including public utilities, public body, retail/hospitality)	 Male	 Female

Significant Changes Made in 2014/2015

- Renamed Audit Committee to Audit and Risk Management Committee to reflect enhanced duties of risk management controls on 10 June 2015.
- Human Resources and Compensation Committee is merged with the Remuneration Committee on 10 June 2015. In addition to all its existing duties and responsibilities,

the Remuneration Committee has taken up functions such as reviewing policy and strategic issues concerning remuneration of senior management and staff, and administering the Long-Term Incentive Plan.

Full corporate governance reporting and disclosures, including Board Committees and their reports, can be found in our *Governance, Disclosures and Financial Statements* book.

Definitions and Glossary Terms

2014 AGM	the annual general meeting of Unitholders held on 23 July 2014
2015 AGM	the annual general meeting of Unitholders scheduled to be held on 22 July 2015
average monthly unit rent	the average base rent plus management fee per month per square foot of leased IFA
base rent	in respect of a lease, the standard rent payable under the lease, exclusive of any additional turnover rent (if applicable) and other charges and reimbursements
Board or Board of Directors	board of directors of the Manager
Board Committee(s)	committee(s) of the Board to discharge the duties set out in their respective written terms of reference as approved by the Board, which include the Audit and Risk Management Committee (formerly known as the Audit Committee), the Nomination Committee, the Remuneration Committee, and the Finance and Investment Committee, and where the context requires, also include the Human Resources and Compensation Committee which is dissolved on 10 June 2015
car park utilisation rate	the number of tickets sold to monthly users as a percentage of the number of monthly parking spaces available
CCEP	the charity and community engagement programme of The Link known as “The Link Together Initiatives” which was established to support eligible charitable organisations in launching relevant service projects that benefit the communities near The Link’s properties
CEO	Chief Executive Officer of the Manager
CFO	Chief Financial Officer of the Manager
Compliance Manual	compliance manual of the Manager which sets out the key processes, systems and measures in respect of the operations of The Link
composite reversion rate	the percentage change in per square foot average unit rent between old and new leases on the same store
Director(s)	director(s) of the Manager
DCF	discounted cash flow
DPU	distribution per unit in respect of the total distributable amount of The Link for a financial year/period
EGM	the extraordinary general meeting of Unitholders held on 15 January 2015
EUPP	employee unit purchase plan, pursuant to which an eligible employee who meets the prescribed criteria is entitled to subsidy from the Manager for purchasing through an independent third party intermediary the units of The Link in the open market in accordance with the EUPP rules
GAV Cap	10% of the gross asset value of The Link (and as calculated in the manner set out in the Trust Deed)
Group	The Link and its subsidiaries

HKMC	The Hong Kong Mortgage Corporation Limited
HKSAR	Hong Kong Special Administrative Region of The People's Republic of China
IFA	internal floor area, the internal area within the enclosure and available for the exclusive use of the occupier(s) of a building excluding common area and the thickness of all enclosing walls
IIRC	International Integrated Reporting Council
internally managed REIT	the manager who manages the REIT is beneficially owned by the REIT itself rather than being owned by an external party
lease	a lease or a tenancy agreement (both of which grant a possessionary interest) or a licence (which merely constitutes an authority to do something) in respect of premises at the retail properties granted to a tenant
leased IFA	the IFA being let out under a lease
IPO	initial public offering of the units of The Link in Hong Kong
KPI	Key Performance Indicator
Link Corporate Governance Policy	the corporate governance policy set out in the Compliance Manual
Link Securities Dealing Code	the Code Governing Dealings in Securities of The Link by Directors and Senior Management
Listing Rules	Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
Listing Rules Corporate Governance Code	Code on Corporate Governance Practice as set out in Appendix 14 to the Listing Rules
LTI Plan	the long-term incentive plan of The Link adopted by Unitholders on 23 July 2007
Manager	The Link Management Limited, which is the manager of The Link
market capitalisation	the market value of the REIT calculated by multiplying the number of units in issue by the prevailing unit price quoted on the Stock Exchange
MTN Programme	Guaranteed Euro Medium Term Note Programme established by The Link Finance (Cayman) 2009 Limited (wholly-owned subsidiary of The Link) in May 2009, and "MTN" refers to note(s) issued or to be issued from time to time pursuant to the MTN Programme
NPI	net property income, being total revenue less direct property related expenses
occupancy rate	the aggregated leased IFA as a percentage of total leasable IFA
psf or sq ft	per square foot or square feet
REIT(s)	real estate investment trust(s)

Definitions and Glossary Terms (Continued)

REIT Code	Code on Real Estate Investment Trusts issued by the SFC
retail operations	the operations within the shopping centres, including shop units, market stalls, cooked food stalls, education and welfare, office, ancillary and mall merchandising
retention rate	the percentage of tenants being retained in the same shopping centre upon the expiry of leases
return on investment	projected NPI post-project minus NPI pre-project divided by the estimated amount of project capital expenditure and loss of rental
SFC	Securities and Futures Commission of Hong Kong
SFO	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)
Stock Exchange	The Stock Exchange of Hong Kong Limited
tenant	a lessee, tenant or licensee (as the case may be) under a lease
The Link or The Link REIT	The Link Real Estate Investment Trust
total distributable amount	total distributable amount for a financial year/period is the total distributable income and any additional amount (including capital) that the Manager has determined to be distributable
total distributable income	the consolidated profit after taxation attributable to Unitholders (equivalent to profit for the financial year/period, before transactions with Unitholders) adjusted to eliminate the effect of certain non-cash adjustments
Trust Deed	the trust deed dated 6 September 2005 between the Trustee and the Manager constituting The Link as amended and supplemented by 11 supplemental deeds
Trustee	trustee of The Link
turnover rent	rent calculated and charged by reference to a pre-determined percentage of a tenant's gross sales turnover in excess of the base rent
unit(s)	unit(s) of The Link (unless the context requires otherwise)
Unitholder(s)	holder(s) of unit(s)
vacancy rate	the aggregated vacant IFA as a percentage of total leasable IFA

Investor Information

LISTING OF THE UNITS

The Link's units are listed on the Main Board of the Stock Exchange (stock code: 823) in board lot size of 500 units.

There were 2,291,770,269 units in issue as at 31 March 2015. Further details of such units in issue are set out in Note 25 to the consolidated financial statements.

FINANCIAL CALENDAR

Final results announcement for the financial year ended 31 March 2015	10 June 2015
Ex-final distribution date	23 June 2015
Closure of register of Unitholders (for final cash distribution) ⁽¹⁾	25 June to 29 June 2015 (both days inclusive)
Record date for final cash distribution	29 June 2015
Final cash distribution payment date	7 July 2015
Closure of register of Unitholders (for 2015 AGM) ⁽²⁾	20 July to 22 July 2015 (both days inclusive)
2015 AGM	22 July 2015
Interim results announcement for the six months ending 30 September 2015	November 2015

Note:

- (1) In order to qualify for the final cash distribution of HK93.28 cents per unit for the year ended 31 March 2015, Unitholders should ensure that all transfer documents accompanied by the relevant unit certificates must be lodged with The Link's unit registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor., Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 pm on 24 June 2015.
- (2) In order for Unitholders to be eligible to attend and vote at the 2015 AGM, all transfer documents accompanied by the relevant unit certificates must be lodged with The Link's unit registrar (at the address above) for registration not later than 4:30 pm on 17 July 2015.

Investor Information (Continued)

Financial reports, announcements, circulars, notices, other corporate communications, press releases and other investor information of The Link are available online at The Link's corporate website at www.thelinkreit.com.

To promote environmental protection, we recommend you to view our publications online at our corporate website instead of using printed copies.

INVESTOR RELATIONS CONTACT

Investor Relations Department

Address: 33/F., AXA Tower, Landmark East,
100 How Ming Street, Kwun Tong,
Kowloon, Hong Kong

Telephone: (852) 2175 1800

Facsimile: (852) 2175 1900

Email: ir@thelinkreit.com

CORPORATE COMMUNICATIONS CONTACT

Corporate Communications Department

Address: 33/F., AXA Tower, Landmark East,
100 How Ming Street, Kwun Tong,
Kowloon, Hong Kong

Telephone: (852) 2175 1800

Facsimile: (852) 2175 1938

Email: mediaenquiries@thelinkreit.com

CUSTOMER SERVICE CONTACT

Hotline: (852) 3168 0080

WEBSITES

www.thelinkreit.com (corporate website)

www.thelink.com.hk (customer and tenant website)

INDEX INCLUSION

The Link is a component of the following selected indices:

Dow Jones Global Index
Dow Jones Asia Pacific Index
Dow Jones Sustainability Asia Pacific Index

FTSE4Good Index
FTSE Asian Property Index
FTSE All World Index
FTSE EPRA⁽¹⁾/NAREIT⁽²⁾ Global Index
FTSE EPRA⁽¹⁾/NAREIT⁽²⁾ Asia Pacific Index
FTSE EPRA⁽¹⁾/NAREIT⁽²⁾ Developed Index
FTSE EPRA⁽¹⁾/NAREIT⁽²⁾ Developed Asia Index
FTSE Hong Kong Index

GPR⁽³⁾ 250 (World) Index
GPR⁽³⁾ 250 Asia Pacific Index
GPR⁽³⁾ 250 Hong Kong Index
GPR⁽³⁾ 250 REIT (World) Index
GPR⁽³⁾ 250 REIT Asia Pacific Index
GPR⁽³⁾ 250 REIT Hong Kong Index

Hang Seng Index⁽⁴⁾
Hang Seng REIT Index

MSCI⁽⁵⁾ All Country World Index
MSCI⁽⁵⁾ All Country Asia Pacific ex-Japan Index
MSCI⁽⁵⁾ World REIT Index
MSCI⁽⁵⁾ Hong Kong Index

S&P⁽⁶⁾ Global REIT Index
S&P⁽⁶⁾ Global Intrinsic Value Index
S&P⁽⁶⁾ Asia Property 40 Index

TR⁽⁷⁾/GPR⁽³⁾/APREA⁽⁸⁾ Composite Index
TR⁽⁷⁾/GPR⁽³⁾/APREA⁽⁸⁾ Composite Hong Kong Index
TR⁽⁷⁾/GPR⁽³⁾/APREA⁽⁸⁾ Composite REIT Index
TR⁽⁷⁾/GPR⁽³⁾/APREA⁽⁸⁾ Composite REIT Hong Kong Index
TR⁽⁷⁾/GPR⁽³⁾/APREA⁽⁸⁾ Investable 100 Index
TR⁽⁷⁾/GPR⁽³⁾/APREA⁽⁸⁾ Investable REIT 100 Index

Notes:

(1) European Public Real Estate Association

(2) National Association of Real Estate Investment Trust

(3) Global Property Research

(4) Effective from 8 December 2014

(5) Morgan Stanley Capital International

(6) Standard and Poor's

(7) Thomson Reuters

(8) Asia Pacific Real Estate Association

Corporate Information

BOARD OF DIRECTORS OF THE MANAGER

Chairman

(also an Independent Non-Executive Director)

Nicholas Robert SALLNOW-SMITH

Executive Directors

George Kwok Lung HONGCHOY

(Chief Executive Officer)

Andy CHEUNG Lee Ming

(Chief Financial Officer)

Non-Executive Director

Ian Keith GRIFFITHS

Independent Non-Executive Directors

William CHAN Chak Cheung

May Siew Boi TAN

Peter TSE Pak Wing

Nancy TSE Sau Ling

David Charles WATT

Richard WONG Yue Chim

Elaine Carole YOUNG

RESPONSIBLE OFFICERS OF THE MANAGER⁽¹⁾

George Kwok Lung HONGCHOY

Andy CHEUNG Lee Ming

Hubert CHAK

Christine CHAN Suk Han

Eric YAU Siu Kei

COMPANY SECRETARY OF THE MANAGER

Ricky CHAN Ming Tak

AUTHORISED REPRESENTATIVES⁽²⁾

Andy CHEUNG Lee Ming

Ricky CHAN Ming Tak

TRUSTEE

HSBC Institutional Trust Services (Asia) Limited

AUDITOR

PricewaterhouseCoopers

PRINCIPAL VALUER

CBRE Limited

PRINCIPAL BANKERS

Australia and New Zealand Banking Group Limited,
Hong Kong Branch

Bank of China (Hong Kong) Limited

DBS Bank Ltd, Hong Kong Branch

Hang Seng Bank Limited

Mizuho Bank, Ltd.

Scotiabank (Hong Kong) Limited

Standard Chartered Bank (Hong Kong) Limited

Sumitomo Mitsui Banking Corporation

The Bank of East Asia, Limited

The Bank of Tokyo-Mitsubishi UFJ, Ltd,

Hong Kong Branch

The Hongkong and Shanghai Banking Corporation Limited

REGISTERED OFFICE OF THE MANAGER

33/F., AXA Tower, Landmark East,

100 How Ming Street,

Kwun Tong, Kowloon,

Hong Kong

TOWN OFFICE OF THE MANAGER

Suite 3004, 30/F.,

9 Queen's Road Central,

Hong Kong

UNIT REGISTRAR AND TRANSFER OFFICE

Computershare Hong Kong Investor Services Limited

Shops 1712-1716, 17/F.,

Hopewell Centre,

183 Queen's Road East, Wanchai, Hong Kong

Telephone: (852) 2862 8555

(1) Required by the SFO

(2) Required by the Listing Rules

The Link Real Estate Investment Trust
www.thelinkreit.com



Annual Report 2014/2015
Governance, Disclosures
and Financial Statements

Expanding horizons, exploring new opportunities



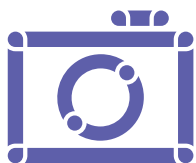
The Link Real Estate
Investment Trust

Stock code: 823

Expanding horizons, exploring new opportunities

The Link Real Estate Investment Trust is the first REIT listed on the Stock Exchange, and is a constituent of the Hang Seng Index. We are Asia's largest REIT and also one of the world's largest retail focused REITs in terms of market capitalisation.

In this report, we will discuss our progress along the path we outlined in previous years. We have a clear direction and have made significant strides over the past year towards achieving our vision of being a world-class real estate investor and manager serving and improving the lives of those around us.



Vision

To be a world class real estate investor and manager serving and improving the lives of those around us.

Mission

Building relationships with our stakeholders through

Providing value and quality service:

Investing and renewing physical assets while nurturing our internal talent and progressing well-being initiatives.

Partnering with local communities:

Assisting the communities surrounding our properties to ensure vibrant and sustainable improvement.

Delivering sustainable growth:

Consistently fine-tuning our infrastructure, financial mechanisms and internal processes to deliver a prudent strategy for long-term development.

Values

Managing and operating our business with Respect, Excellence, Integrity and Teamwork.



Newly created public space of H.A.N.D.S



WHY INTEGRATED REPORTING

Since 2013/2014, The Link's Integrated Annual Report combines our financial and corporate sustainability reporting. We highlight the interactions among the financial, environmental, social and governance factors and underline their influence on our long-term sustainable development. Reporting this way allows us to present a comprehensive, but concise, overview of how we create value for different stakeholders.

Our decision to produce a standalone *Governance, Disclosures and Financial Statements* book is a result of our desire to continually improve reporting transparency by making information easily and readily accessible to interested parties. This book complements our *Strategic Report* which highlights our corporate performance and value creation over the past year. The *Strategic Report* can be accessed using the QR code below:



H.A.N.D.S after asset enhancement



CONTENTS

GOVERNANCE

Message from the Board Chairman	2
Authorisation Structure of The Link	3
Corporate Governance Report	4

DISCLOSURES

Biographical Details of Directors and Management Team	34
Disclosure of Interests in Units	39
Long-term Incentive Plan	42
Connected Party Transactions	47

THE LINK TOGETHER INITIATIVES

53

TRUSTEE'S REPORT

56

INDEPENDENT AUDITOR'S REPORT

57

FINANCIAL STATEMENTS

Consolidated Income Statement	59
Consolidated Statement of Comprehensive Income	60
Consolidated Statement of Distributions	61
Consolidated Statement of Financial Position	62
Consolidated Statement of Changes in Equity and Net Assets attributable to Unitholders	63
Consolidated Statement of Cash Flows	64
Notes to the Consolidated Financial Statements	65

VALUATION REPORT

103

HKQAA ASSURANCE STATEMENT

143

GRI CONTENT INDEX – COMPREHENSIVE

144

HKEX ESG REPORTING GUIDE INDEX

158

UNITED NATIONS GLOBAL COMPACT

INDEX

160

FIVE YEAR PERFORMANCE SUMMARY

161

INVESTOR INFORMATION

164

DEFINITIONS AND GLOSSARY TERMS

166

Message from the Board Chairman

Dear Unitholders,

Over the years since its IPO in 2005, The Link has achieved financial returns for its Unitholders, become a Hang Seng Index constituent stock, expanded its asset profile to include property development, and made its first investment in the PRC. This could not have been achieved without strong governance. It is among the Board's primary responsibilities to ensure that The Link's governance can underpin its continuing success.

At the heart of this is the role of the Board in setting strategic direction so that we can generate long-term sustainable value for our Unitholders. In the year under review, we held our annual Board off-site strategy meeting in Mainland China. In April this year, we added a session to the regular schedule of our Board meeting to create further time for discussion of strategic issues.

We have also enhanced the framework under which the business risks we face are assessed and managed. Features of our risk management process are described on pages 44 to 49 in the *Strategic Report*.

The Board has also decided to streamline its committee structure by merging the Remuneration Committee and the Human Resources and Compensation Committee so as to focus on strategic priorities, while overseeing the alignment of middle and junior management with the interests of Unitholders.

The Board supports the continued evolution of best governance practices, recognising that it is a key to sustainable success of The Link and to capturing the business growth opportunities that our business model affords us.

Nicholas Robert SALLNOW-SMITH

Chairman of the Board

10 June 2015

Authorisation Structure of The Link

REGULATORY

The Link is a collective investment scheme authorised by the SFC under section 104 of the SFO. The Link Management Limited is the Manager of The Link. The SFC regulates the activities of The Link and the activities of the Manager pursuant to the REIT Code and the SFO. The Link is internally managed, aligning the interest of the Manager with our Unitholders.

THE MANAGER

The Manager is licensed by the SFC under section 116 of the SFO to conduct the regulated activity of asset management (Type 9). It is wholly owned by the Trustee, and manages professionally all the assets of The Link in the sole interest of our Unitholders. As at the date of this annual report, the Manager has five responsible officers (including the two Executive Directors) whose names appear in the “Corporate Information” section.

As mandated under the Trust Deed, the Manager is compensated by a management fee on a cost recovery basis. No acquisition/divestment fee, nor fee based on a percentage of assets under management or other performance-related indicia, is charged. This minimises conflict of interest.

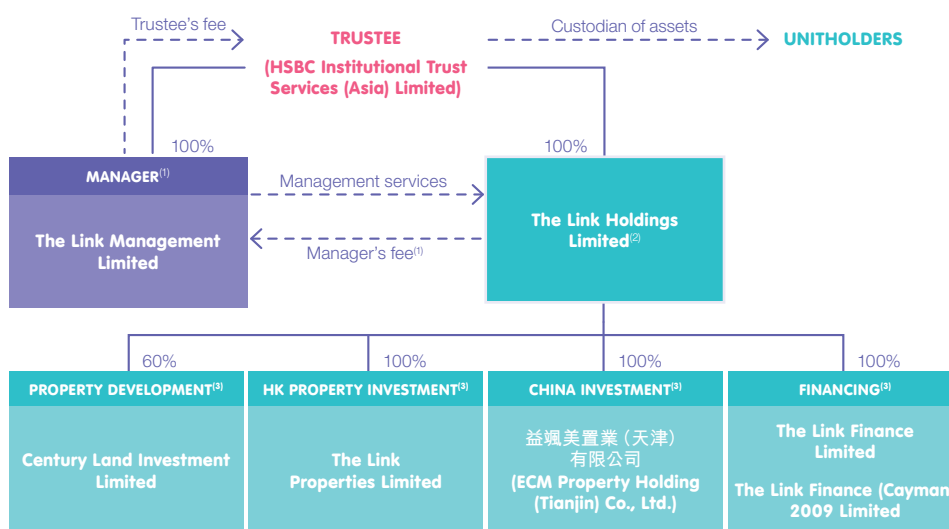
During the year ended 31 March 2015, the Manager managed The Link, in all material respects, in accordance with the provisions of the Trust Deed, and the Compliance Manual which sets out the key processes, systems, and measures in respect of The Link’s operations.

THE TRUSTEE

The Trustee (currently, HSBC Institutional Trust Services (Asia) Limited) is a registered trust company for collective investment schemes under the SFO and the REIT Code. The Manager and all the assets of The Link are under unitary ownership of the Trustee holding in trust for and in the sole interest of all our Unitholders. The Trustee and the Manager operate independently, and their rights and obligations are governed by the Trust Deed.

The Trustee carries out periodic reviews on the Manager, in addition to the reviews performed by the internal auditor of the Manager and the external auditor of The Link (currently, PricewaterhouseCoopers). The Trustee’s report is set out on page 56 of this report.

AUTHORISATION STRUCTURE



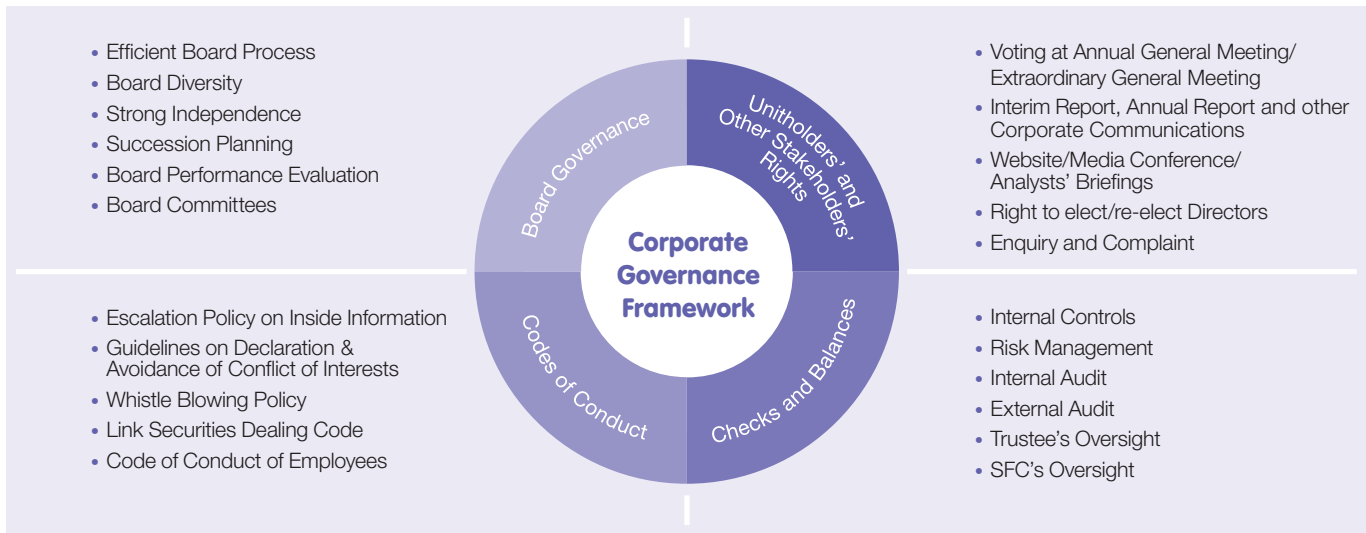
Notes:

- (1) The Manager is wholly owned by the Trustee and charges a fee on a cost-recovery basis. No additional fee is charged for any acquisition/divestment or by way of percentage of assets under management or with reference to performance of The Link.
- (2) The top-layer special purpose vehicle holds the interests in all the other special purpose vehicles of The Link.
- (3) Full list of special purpose vehicles owned and controlled by The Link and their respective principal activities as at 31 March 2015 are set out in Note 32 to the consolidated financial statements.

Corporate Governance Report

OUR GOVERNANCE FRAMEWORK

The framework of our governance looks at the wider issues that impact The Link’s long-term value creation. We consider our accountability not only to the Trustee, securities regulators and Unitholders but also to those living and working around our assets whom we proactively engage to explain through media and other channels issues relevant to them and gauge their feedback. Our accountability is assured through clearly defined functions and duties between the Board and management, a checks and balances via internal and external audit, and risk management controls.



Led by the Board Chairman, the Board sets the strategic direction and goals for management to pursue, and engages management actively to select the appropriate business model and countries within which management will pursue elements of that model. Implementation of the strategy is delegated to the management team led by the CEO. The Board also determines the appropriate risk appetite of The Link across the variety of risks to which each business line is exposed. Through this governance process, the Board has been able to endorse the progressive re-definition and clarity brought to The Link’s business model, its geographic footprint and the risk appetite proposed by the CEO and the management team.

AN EFFECTIVE BOARD

Composition and Size

An effective Board works for the long-term success of The Link. The Manager has a unitary Board comprising, as at the date of this report, 11 members who act collectively in meetings. They are the two Executive Directors, being the CEO and the CFO, one Non-Executive Director (“**NED**”), and eight Independent Non-Executive Directors (“**INEDs**”, and individually, an “**INED**”). Biographies of our current Directors appear on pages 34 to 36. Our Board size is set against a maximum of 14 and a minimum of 9 members and is under regular review by our Nomination Committee to ensure it is optimal in size and composition to oversee the business of The Link.

Clear Division of Duties and Responsibilities

The roles of the Board Chairman and the CEO are separate and performed by different individuals. There is a clear division of responsibilities distinguishing between the running of the Board (which is the responsibility of the Board Chairman) and the executive responsibility for running The Link's business (which is the responsibility of the CEO). NED/INEDs with diverse background constructively challenge viewpoints presented by management. The key responsibilities of our Directors are as follows:

Board Chairman



Nicholas Robert SALLNOW-SMITH
(INED)

- Leading the Board and ensuring its effectiveness
- Maintaining corporate reputation and character
- Developing and leading on strategic issues and corporate governance
- Undertaking performance management of the CEO

Executive Directors



George Kwok Lung HONGCHOY
(The CEO)

- Developing, driving and delivering performance against business plans agreed by the Board
- Working together with the Board Chairman to develop the business strategy of The Link for recommendation to the Board
- Supervising management team to ensure that The Link is being operated in accordance with stated strategies, policies and regulations
- Driving organic and inorganic growth and business developments
- Developing relationships with Government, regulators and investors



Andy CHEUNG Lee Ming
(The CFO)

- Supporting the CEO in formulating and implementing financial and investment strategies, financial reporting, budgets and business plans
- Overseeing risk management, internal control and compliance
- Overseeing business operations
- Meeting investors and analysts to explain performance and strategic plans

NED/INEDs



Ian Keith GRIFFITHS
(NED)

William CHAN Chak Cheung
May Siew Boi TAN
Peter TSE Pak Wing
Nancy TSE Sau Ling
David Charles WATT
Richard WONG Yue Chim
Elaine Carole YOUNG
(INEDs)

- Overseeing The Link's affairs through the Board and various Board Committees
- Taking lead when potential conflict of interest arises
- Scrutinising management's performance in achieving agreed corporate goals and business objectives
- Monitoring compliance and reporting

Corporate Governance Report (Continued)

Board Diversity

Our Board Diversity Policy states that “The Link sees diversity at Board level as a key element of The Link’s corporate governance framework.”

An appropriate balance of skills, knowledge and experience, ethnicity and gender on the Board drives its effectiveness for the long-term success of The Link. On gender, female representation on our Board is 27% as at the date of this report. Our Board members (with diverse background) have both the breadth and depth of skills and experience to steer and oversee the business of The Link. The current mix of our Board members is balanced and well represented by business executives, professionals, and leader in the academic area. Board appointments and succession planning are made with due regard for the benefits of diversity.

The full Board Diversity Policy can be found at our corporate website (www.thelinkreit.com). Progress towards Board diversity is monitored by our Nomination Committee which had reviewed the Board Diversity Policy in the year.

MEMBERS DIVERSITY



Notes:
 (1) INED is subject to a maximum term of 9 years. Mr Ian Keith GRIFFITHS, who falls within the “7 years or above” category, is a NED and has no maximum term. All the NED and INEDs are required to retire by rotation and stand for re-election at annual general meetings.
 (2) The two Executive Directors (“EDs”) (being the CEO and the CFO) are not under fixed term of employment, nor are they required to retire by rotation and stand for re-election at annual general meetings. However, any risk of entrenchment in office is balanced by the predominance of INEDs on the Board and the mechanism of appointment and removal of Directors in the Link Corporate Governance Policy.

SKILLS-SET, EXPERTISE AND EXPERIENCE OF THE DIRECTORS



Nicholas Robert SALLNOW-SMITH
Chairman/INED



George Kwok Lung HONGCHOY
CEO/ED



Andy CHEUNG Lee Ming
CFO/ED



Ian Keith GRIFFITHS
NED



William CHAN Chak Cheung
INED



May Siew Boi TAN
INED



Peter TSE Pak Wing
INED



Nancy TSE Sau Ling
INED



David Charles WATT
INED



Richard WONG Yue Chim
INED



Elaine Carole YOUNG
INED

KEY



Property experience



Financial services / Investment experience



Professional / Academic



Others (including public utilities, public body, retail/hospitality)

Strong Independence

INEDs play a crucial role in scrutinising management action.

Of our 11 current Board members as at the date of this report, eight are INEDs (including our Board Chairman) and one is NED. All our Board Committees are chaired by INEDs. Our Audit and Risk Management Committee and Remuneration Committee are made up of entirely INEDs. Our other Board Committees also have a strong presence of INEDs/NED. No individual or small group can dominate the decision-making process of the Board or the Board Committees. To ensure each performs its functions independently, no member of our Finance and Investment Committee (recommending investment decisions) is allowed to sit on our Audit and Risk Management Committee (monitoring compliance and controls). We consistently exceed the requirements of the Listing Rules with regard to Board Committees' composition requirements.

INDEPENDENCE WEIGHTING

Board

8/11 members
(Including chairman)



Audit and Risk Management Committee

All 4 members
(Including chairman)



Remuneration Committee

All 4 members
(Including chairman)



Nomination Committee

4/5 members
(Including chairman)



Finance and Investment Committee

3/6 members
(Including chairman)



Assessment of independence of INED is carried out before appointment, annually, and at any other time where the circumstances warrant re-consideration. Assessment of independence of our INEDs is based on the independence criteria set out in the Link Corporate Governance Policy which is modelled on the independence guidelines of the Listing Rules. We also reference major proxy advisors' voting recommendation policies in approaching the issue of director's independence.

In accordance with the Link Corporate Governance Policy, each INED had provided an annual confirmation of his or her independence to the Manager. Based on the annual confirmation of independence received from each of them, the Nomination Committee had assessed and the Board considered that all the INEDs remained independent during the year under review.

EFFICIENT BOARD PROCESS

Reserved Matters of the Board

The powers of the Board are governed by the Articles of Association and the Trust Deed. While specified functions are delegated to Board Committees and the day-to-day operations to the management team (led by the CEO), certain matters which have a critical bearing on The Link are specifically reserved for consideration by the full Board, including:

- (i) consideration of the corporate governance policy, Vision, Mission and Values, and the strategic direction of The Link;
- (ii) recommendation to Unitholders on any change to the Articles of Association of the Manager or the provisions of the Trust Deed;
- (iii) approval of interim and final distributions, interim and annual reports and financial statements, circulars to Unitholders, any significant changes in accounting policy, and appointment and removal of external auditor and its fee;
- (iv) approval of treasury and capital policies, issuance or buy-back of units, acquisition or disposal of assets, and property development and related activities;
- (v) appointment or removal of the CEO and any other Directors as well as the Company Secretary;
- (vi) approval of remuneration of Directors and personnel policy;
- (vii) compliance monitoring, consideration of internal controls and risk management framework, and approval of any matter which would have a material effect on The Link's financial position, liabilities, future strategy or reputation; and
- (viii) delegation of powers and authority to Board Committees.

Strategic Planning

Rigorous strategic planning is a key and ongoing process in identifying and assessing the opportunities and challenges The Link might face, and developing a planned course of actions for The Link to generate and preserve long-term value. An off-site strategy meeting of the Board is held each year to review and fine-tune The Link's strategies. In April 2015, a session was added to our regular Board meeting for Directors to set the direction of the discussion of strategic issues at the annual off-site strategy meeting of the Board.

Information and Support

The CEO and the CFO regularly report to the Board on progress against targets, and the business and other developments of The Link. Monthly updates on the business and financial performance, and other affairs of The Link are provided to all Board members. The chairmen of the Board Committees report on their decisions and recommendations at Board meetings.

A meeting calendar is set each year. We have set standing agenda items to ensure that matters relating to strategy, finance, major projects, governance, risk management and compliance will be covered in our Board meetings at appropriate intervals during the year.

Agenda of Board/Board Committee meeting is circulated in advance for members to comment or add items. Notice of regular Board/Board Committee meeting is sent at least 14 days in advance. Agenda, discussion papers and supporting materials are now being circulated to Directors via private and secure electronic platform and they are sent at least three days in advance of the meeting to give Directors sufficient time to digest the information and prepare for discussion. The electronic platform also enables interactive exchange of views among Directors and retrieval of stored papers and minutes for future reference by Directors. Telephone participation is also arranged for Directors who cannot attend a meeting in person. Representatives from the external auditor and the principal valuer of The Link are invited to attend the Audit and Risk Management Committee meetings and the Board meetings held for approving the interim and final results of The Link.

Minutes of Board and Board Committee meetings are properly kept by the Company Secretary. Comments from Directors will be collected before the final version is signed by the Board/Board Committee chairman. Copies of minutes of meetings of the Board and Board Committees are circulated to each Director for information and record. The Company Secretary will also provide each Director with a complete set of electronic-stored minutes/resolutions that were passed during each financial year.

All Directors are entitled to independent professional advice on issues relevant to their functions at the Manager's expenses.

The Directors have free and open contact with management at all levels. Senior management regularly attend Board and Board Committee meetings to deliberate on their proposals and answer queries from Directors. Management arranges for the Directors to visit The Link's properties and operations, and from time to time Directors are invited to participate in The Link's corporate activities when they have opportunity to meet frontline staff to understand the operations and staff's concerns.

Guidelines on reporting and disseminating inside information are in place and "blackout" will be timely issued to warn Directors of restrictions on unit dealings while in possession of inside information. Directors will be provided with copies of all announcements immediately after their publication on the websites of the Stock Exchange and The Link.

Induction to New Directors

A full, formal, and tailored induction programme is arranged for newly-appointed Director, which includes a comprehensive induction kit from the Company Secretary and introductory meetings with the CEO, the CFO and other senior management for updates on the business operations and latest developments of The Link. Arrangement is also made for a new Director to visit the properties of The Link.

Mr Peter TSE Pak Wing and Ms Nancy TSE Sau Ling, who joined the Board on 24 July 2014, were each provided with a comprehensive induction kit and attended introductory meetings with the CEO, the CFO and other senior management.

The induction kit provided by the Company Secretary to every new Board member contains the regulatory framework of The Link, the Trust Deed, the Compliance Manual (setting out, among others, the Link Corporate Governance Policy and written terms of reference of the Board and each Board Committee), guidance on directors' duties and liabilities, and information on other key governance issues. The materials to be included are reviewed and updated regularly.

Role of the Company Secretary

The Company Secretary currently heads the legal and company secretarial functions of the Manager and is the SFC-compliance manager of The Link. A brief introduction of the Company Secretary appears on page 37 of this report.

All Directors have access to the advice and services of the Company Secretary, who is responsible to the Board for ensuring that Board procedures and all applicable rules and regulations are complied with. Under the direction of the Board Chairman, the Company Secretary ensures good information flow within the Board and the Board Committees and between senior management and NED/INEDs, and facilitates the induction and professional trainings to Directors. The Company Secretary is responsible for advising the Board through the Board Chairman on corporate governance matters. During the year under review, the Company Secretary undertook over 15 hours of professional training.

Board Performance Evaluation

The Board Chairman leads the process of Board performance evaluation. Annually, he meets the NED and each INED in the absence of the Executive Directors to discuss issues concerning the Board. During such evaluation, the Board Chairman discusses the individual contribution of each NED/INED, explores training and development needs, seeks input on areas where a NED/INED feels he or she could make a greater contribution and discusses whether the time commitment required of such NED/INED can continue to be delivered. Based upon their individual evaluation, the Board Chairman has confirmed that all the NED and INEDs continue to perform effectively, contribute positively to the governance of The Link, and demonstrate full commitment to their roles.

Evaluation of the performance of the Executive Directors is undertaken as part of the performance management process for all staff, and the results of their performance evaluation are considered by the Remuneration Committee when recommending the variable pay awards to them each year. The Board Chairman attended a session of the Remuneration Committee meeting to give his input on the performance of the CEO during the year.

In 2014, the Board commissioned a formal evaluation of its effectiveness through an external independent consultant firm. The external consultant concluded in its report that the Board operated effectively with a number of significant strengths and ranked the performance of the Board very high among the corporations it surveyed. The external consultant's report was used by the Board Chairman in his review of the performance of the Directors.

Succession planning

The Link Corporate Governance Policy mandates that an INED cannot serve beyond a maximum term of nine years.

In identifying candidates to fill vacancy left by a retiring Director, independent external consultant will be engaged and due process (chaired by an INED) will be established to assist the Nomination Committee and the Board in deciding the right appointment. No individual can dominate the process and Board succession is planned with due regard to the Board Diversity Policy of The Link.

OUR DIRECTORS

The two Executive Directors are employees. They are responsible for the daily operations of The Link and the implementation of the plans and strategies set by the Board.

Our NED and INEDs are not employees. They bring constructive analysis and critical judgement on proposals by management, challenge constructively and help develop proposals on strategy, scrutinise performance of management in setting objectives and meeting business goals, and monitor the risk, financial reporting and compliance aspects of the operations of The Link.

Biographies of our Directors appear on pages 34 to 36.

Commitment and Diligence

Our Directors participate actively in the affairs of The Link. In the year under review, the Manager held six Board meetings and 20 Board Committee meetings, exceeding the requirements of the Listing Rules Corporate Governance Code. In the year under review, the Board held its annual off-site strategy meeting in Shanghai when the Directors focused their discussion with management on strategies and long-term planning.

The Board Chairman, the chairmen of all the Board Committees, the Executive Directors, and all the INEDs attended the 2014 AGM of The Link to meet and answer questions from Unitholders. The CEO also reported to Unitholders issues raised at the prior year's annual general meeting. The Board Chairman, the Executive Directors, and majority of the INEDs attended the EGM held on 15 January 2015 to articulate and answer Unitholders' questions on the Manager's proposal to include property development and related activities in the investment mandate of The Link.

Directors' meeting attendance during the year and approximate meeting duration are as follows:

Name	Directors' Meeting Attendance (Number of Meetings Attended/Eligible to Attend)						2014 AGM	EGM on 15 January 2015
	Board	Audit Committee	Remuneration Committee	Nomination Committee	Human Resources and Compensation Committee ⁽¹¹⁾	Finance and Investment Committee		
Current Directors								
Nicholas Robert SALLNOW-SMITH	6/6	–	–	3/3	–	8/8	1/1	1/1
George Kwok Lung HONGCHOY	6/6	–	–	3/3	3/3	8/8	1/1	1/1
Andy CHEUNG Lee Ming	6/6	–	–	–	2/2	8/8	1/1	1/1
Ian Keith GRIFFITHS	6/6	–	–	–	–	6/8	0/1	0/1
William CHAN Chak Cheung	6/6	4/4	2/2	2/2	–	–	1/1	0/1
May Siew Boi TAN	6/6	4/4	–	3/3	–	–	1/1	0/1
Peter TSE Pak Wing ⁽¹⁾	4/4	3/3	1/1	–	–	–	–	1/1
Nancy TSE Sau Ling ⁽¹⁾	4/4	–	1/1	–	–	–	–	1/1
David Charles WATT	6/6	–	2/2	–	–	7/7 ⁽¹⁰⁾	1/1	1/1
Richard WONG Yue Chim	6/6	4/4	–	2/3	3/3	–	1/1	1/1
Elaine Carole YOUNG	6/6	–	–	–	3/3	8/8	1/1	1/1
Former Directors								
Eva CHENG LI Kam Fun ⁽⁴⁾	3/5	–	–	–	2/2	3/4	1/1	0/1
Anthony CHOW Wing Kin ⁽⁵⁾	5/6	4/4	2/2	3/3	–	–	1/1	1/1
Patrick FUNG Yuk Bun ⁽³⁾	1/2	–	1/1	–	–	–	1/1	–
Stanley KO Kam Chuen ⁽²⁾	1/1	1/1	–	–	1/1	–	1/1	–
In attendance								
External auditor ⁽⁶⁾	2/2	2/2	–	–	–	–	1/1	1/1
Internal auditor	–	4/4	–	–	–	–	–	–
Principal valuer ⁽⁶⁾	2/2	2/2	–	–	–	–	–	–
Total no. of meetings held	6	4	2	3	3	8	1	1
Minimum no. of meetings required ⁽⁷⁾	4	3	2	2	2	4	1	n/a
Approximate duration per meeting	2.5 hrs⁽⁸⁾	2.0 hrs	1.5 hrs	1.5 hrs	1.5 hrs	2.5 hrs	1.5 hrs⁽⁹⁾	0.5 hr⁽⁹⁾

Notes:

- (1) Appointed on 24 July 2014.
- (2) Retired at the closure of 2014 AGM.
- (3) Retired on 1 August 2014.
- (4) Resigned from 1 February 2015.
- (5) Retired on 22 May 2015.
- (6) External auditor (PricewaterhouseCoopers) and principal valuer (CBRE Limited) attended by invitation all meetings where their presence was required.
- (7) Minimum number of meetings required under the Link Corporate Governance Policy (for Board meetings) and their respective written terms of reference (for Board Committee meetings).
- (8) Excluding the 2-day annual off-site strategy meeting.
- (9) Excluding the Q&A session for raising questions on and outside the respective meeting agenda.
- (10) Mr David Charles WATT abstained from one ad hoc Finance and Investment Committee meeting due to conflict of interest with the agenda item.
- (11) Human Resources and Compensation Committee has been merged with the Remuneration Committee and is itself dissolved on 10 June 2015.

Continuous Professional Development of Directors

Our Directors attended training programmes in the year to keep themselves abreast of the latest developments in the fields relevant to their respective expertise and professions. They received regular briefings from the Company Secretary on regulatory developments which have a bearing on their duties. They also attended externally-run seminars by professional bodies. Each Director was provided with comprehensive guidance on directors' duties and liabilities.

The Executive Directors developed and refreshed their skills and knowledge of The Link's business through making presentations to investors and analysts, speaking at industry conferences and meeting with regulators and Government officials as well as attending externally-run seminars by professional bodies.

The Company Secretary kept records of Directors' training to facilitate the Nomination Committee's annual review of Directors' performance.

Ongoing training and professional developments undertaken by the current Directors⁽⁶⁾ in the year under review are as follows:

Continuous Training and Professional Development of Directors					
Name	Regulatory updates ⁽¹⁾	Sharing session ⁽²⁾	training	Seminars/ courses/talks ⁽³⁾	Other professional developments ⁽⁴⁾
Nicholas Robert SALLNOW-SMITH	✓	–		a, b, c, d	✓
George Kwok Lung HONGCHOY	✓	✓		a, b, c, d	✓
Andy CHEUNG Lee Ming	✓	✓		a, b, c, d	✓
Ian Keith GRIFFITHS	✓	–		d	✓
William CHAN Chak Cheung	✓	✓		a, b, c, d	✓
May Siew Boi TAN	✓	✓		a, b, c, d	✓
Peter TSE Pak Wing ⁽⁵⁾	✓	✓		a, b, c	✓
Nancy TSE Sau Ling ⁽⁵⁾	✓	✓		a, b, c, d	✓
David Charles WATT	✓	✓		a, b, c, d	✓
Richard WONG Yue Chim	✓	–		c, d	✓
Elaine Carole YOUNG	✓	–		a, b, c, d	✓

Notes:

- (1) Updates given at Board meetings regarding the Competition Ordinance, REIT Code amendments with regard to property development and related activities, and risk management.
- (2) Sharing session with NED/INEDs on 6 May 2015 by the CEO, the CFO and other senior management with presentations on:
 - (i) leasing;
 - (ii) assets enhancements;
 - (iii) project planning;
 - (iv) investor relations; and
 - (v) property management.
- (3) Seminars/training courses/talks in the year on: (a) corporate governance; (b) legal and regulatory; (c) capital and finance; (d) property/business related topics.
- (4) Other forms of professional developments undertaken by Directors such as attending forums, conferences and other briefings, etc.
- (5) New INEDs who came on Board in July 2014 and took induction programme including a comprehensive induction kit and attending introductory meetings with the CEO, the CFO and other senior management.
- (6) Mr Anthony CHOW Wing Kin, who retired subsequent to the year end on 22 May 2015, had also undertaken different professional training courses and seminars in the year under review.

Director's Tenure

NED/INEDs

Each of our current NED/INED was appointed for a specific term of three years. The term can be renewed upon expiry and up to a maximum of nine years in the case of INED. Both NED and INEDs are subject to retirement by rotation and re-election at annual general meetings. The terms, duties and obligations of each NED/INED are set out in his/her respective letter of appointment entered into by the Manager.

The Link Corporate Governance Policy specifies that our Board Chairman must be an INED and the maximum term of our INED is nine years to preserve independence. The Link Corporate Governance Policy further requires a three-year "cool-off" before an individual can rejoin our Board as an INED. These requirements exceed the current standard in the Listing Rules. The setting of a nine-year maximum term and applying a three-year "cool-off" period with respect to our INED avoid a prolonged tenure impairing independent judgement due to the close relationship developed with management over the years and the tendency to become overly invested in prior decisions.

Executive Directors

The two Executive Directors (being the CEO and the CFO) have employment contracts with the Manager but not on specific tenure. They are not subject to retirement by rotation at annual general meetings. The Manager considers that the rigid application of code provision A.4.2 of the Listing Rules Corporate Governance Code to our Executive Directors does not work for the long-term interest of our Unitholders. Business continuity and longevity at the top management level are critical for the long-term development of The Link. Frequent reshuffle in executive directorate, absent the anchor of a controlling Unitholder, tends to promote “short-termism”. Any risk of entrenchment in office is countenanced by an overwhelmingly high majority of INEDs on our Board, who have the collective power (and the Unitholders also have the same power under the Trust Deed) to remove a recalcitrant Executive Director.

Appointment, Removal and Re-appointment of Directors

By the Board

The Board may (on the recommendation of the Nomination Committee):

- at any time appoint any person who is willing to act as a Director, either to fill a casual vacancy or as an addition to the existing Board members, provided that the total number of Directors shall not exceed 14; and
- remove any Director, and in such case, the Board shall give the incumbent Director notice to that effect signed by all the other Directors.

A Director shall abstain from voting in respect of his/her own re-appointment.

By the Unitholders

Unitholders may also appoint, re-appoint or remove any Director by an ordinary resolution:

- two or more registered Unitholders holding together not less than 10% of the units in issue may serve written request to the Manager which shall convene a meeting of Unitholders to consider the proposed ordinary resolution to appoint, re-appoint or remove a Director.
- if the proposed resolution is supported by a recommendation of the Nomination Committee, the effective quorum for the relevant Unitholders’ meeting shall be two (or more) registered Unitholders holding together not less than 10% of the units in issue; otherwise, the effective quorum for the relevant Unitholders’ meeting shall be two (or more) registered Unitholders holding together not less than 25% of the units in issue.

Subject to the passing of the ordinary resolution, the Trustee and the Manager shall take all necessary actions to give effect to such appointment, re-appointment or removal of Director.

Retirement by Articles of Association

The Articles of Association of the Manager require that:

- any Director so appointed by the Board shall retire but be eligible for re-election at the next following annual general meeting (with such Director not being taken into account in determining the number of Directors subject to retirement by rotation at such annual general meeting);
- Executive Director is not subject to retirement by rotation at annual general meeting; and
- one-third of the NEDs shall be subject to retirement by rotation and re-election at each annual general meeting.

The Link Corporate Governance Policy further requires one-third of the INEDs to retire by rotation (but they are eligible for re-election) at each annual general meeting.

At the 2015 AGM, Mr Nicholas Robert SALLNOW-SMITH, Mr Ian Keith GRIFFITHS, Ms May Siew Boi TAN and Ms Elaine Carole YOUNG will retire by rotation and Mr Peter TSE Pak Wing and Ms Nancy TSE Sau Ling will also retire, all of whom being eligible, will offer themselves for re-election.

Directors’ Service Contracts

There is no service contract, which is not determinable by the Manager within one year without payment of compensation (other than statutory compensation) in respect of those Directors who are due to retire and offer for re-election at the forthcoming annual general meeting.

Directors' Interests in Contracts

Save as disclosed under the "Connected Party Transactions" section on pages 47 to 52 of this report and in Note 30 to the consolidated financial statements, no contracts of significance in relation to The Link's business to which the Manager was a party and in which a Director had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

Directors' and Officers' Insurance

The Manager has arranged for directors' and officers' liability insurance, which is reviewed every two years to ensure that our Directors and officers (including the Company Secretary) in so serving The Link and the Manager are fairly and sufficiently covered against potential liability to third parties. In December 2014, with the advice from insurance consultant, the Board reviewed the coverage of the directors' and officers' liability insurance (including amount insured) in the light of the expanded investment scope of The Link and potential risks being posted by latest regulatory developments. In the year under review, no claim was made under such insurance.

Updates on our Directors' Information since Interim Report 2014/2015

Changes to Board/Board Committee Members

- Mrs Eva CHENG LI Kam Fun resigned as an INED, a member of the Human Resources and Compensation Committee, and a member of the Finance and Investment Committee effective from 1 February 2015.
- Mr Anthony CHOW Wing Kin retired as an INED, the chairman of the Remuneration Committee, a member of the Audit and Risk Management Committee, and a member of the Nomination Committee on 22 May 2015.
- Mr David Charles WATT succeeded Mr Anthony CHOW Wing Kin as the chairman of the Remuneration Committee on 22 May 2015.

Cessation as members of Human Resources and Compensation Committee

- Professor Richard WONG Yue Chim, Mr George Kwok Lung HONGCHOY, Mr Andy CHEUNG Lee Ming and Ms Elaine Carole YOUNG all ceased to be members of the Human Resources and Compensation Committee effective from 10 June 2015 upon such committee being merged with the Remuneration Committee and dissolved.

BOARD COMMITTEES AND THEIR REPORTS

The Board is assisted by Board Committees on different areas. As at the date of this report, there are four Board Committees. Each Board Committee has its own written terms of reference, which were adopted by the Board and are available on The Link's corporate website (www.thelinkreit.com).

On 10 June 2015, our Audit Committee was renamed as Audit and Risk Management Committee to reflect its expanded scope of oversight of risk management controls, and our Human Resources and Compensation Committee merged with the Remuneration Committee which now oversees the remuneration of Directors and senior management as well as strategic priorities affecting staff. This is in line with the practice of other Hong Kong listed companies. Working level matters reviewed in the past by the Human Resources and Compensation Committee will be reported by the head of the human resources function directly to the Board. The respective written terms of reference of our Board Committees were reviewed by the Board and those of the Nomination Committee, Remuneration Committee and Audit and Risk Management Committee have also been updated in the year to enhance the procedures and align with regulatory requirements (including the amendments to the Listing Rules on risk management and controls applicable from 1 January 2016).

Members of each Board Committee have the appropriate skills and experience for them to perform the functions required of them. Their decisions and recommendations are reported to the Board on a regular basis. The Company Secretary circulates copies of minutes of each Board Committee to members of that Board Committee after collecting comments from them, and also to the other Board members who are not members of that Board Committee to keep non-members updated of latest developments.

The reports of the Audit and Risk Management Committee (formerly the Audit Committee), the Nomination Committee, the Remuneration Committee, and the Finance and Investment Committee regarding their works in the year are set out below. The report of the Human Resources and Compensation Committees for its work in the year and up to 9 June 2015 (the date before its dissolution due to the merger) is also set out below.



REPORT OF THE AUDIT AND RISK MANAGEMENT COMMITTEE

(formerly the Audit Committee before being renamed on 10 June 2015)

Composition	Independent	Attended/Eligible to attend
William CHAN Chak Cheung (<i>Chairman</i>)	✓	4/4
May Siew Boi TAN	✓	4/4
Peter TSE Pak Wing	✓	3/3
Richard WONG Yue Chim	✓	4/4

The Audit and Risk Management Committee is principally charged with overseeing the quality and integrity of financial statements, internal and external audit work, overall risk management, and the monitoring of connected party transactions to ensure that they are being conducted in accordance with the conditions of the relevant SFC waivers.

On 10 June 2015, it was renamed the Audit and Risk Management Committee. Its written terms of reference had also been updated to align with the latest developments in the Listing Rules Corporate Governance Code with regard to risk management.

The CEO, the CFO, the Head of Internal Audit, and the Head of Risk Management attended all Audit and Risk Management Committee meetings in the year. The external auditor and the principal valuer of The Link also attended the relevant meetings to assist the Audit and Risk Management Committee to review the interim and final results of The Link. A session of the Audit and Risk Management Committee meeting had been allocated for the members of the Audit and Risk Management Committee to meet the external auditor in the absence of management. The Chairman of the Audit and Risk Management Committee also had ad hoc meetings with the Head of Internal Audit and the Head of Risk Management to discuss matters which they may wish to raise privately or together with any person, and also with representatives of the external auditor on audit scope and other financial reporting obligations.

On membership changes, Mr Peter TSE Pak Wing was appointed on 24 July 2014, Mr Stanley KO Kam Chuen and Mr Anthony CHOW Wing Kin retired, respectively, on 23 July 2014 (upon closure of 2014 AGM) and on 22 May 2015.

None of the Audit and Risk Management Committee members was a partner, or a former partner of The Link's external auditor within one year immediately before his/her appointment to the Board.

During the year ended 31 March 2015, the Audit and Risk Management Committee met four times.

Key Areas of Review

- Interim report and annual report and financial statements and the disclosures therein
- Disclosure of information to Unitholders
- Internal controls and risk management
- Compliance of connected party transactions with REIT Code requirements and relevant SFC waivers
- Disclosures in annual report in relation to updates on property development and related activities and the extent, in percentage terms, to which the GAV Cap has been applied
- Internal audit plan and audit work
- External auditor's performance and audit and non-audit service fees
- Appointment/re-appointment/removal of external auditor
- Compliance with the Listing Rules Corporate Governance Code
- Compliance with the provisions of the Compliance Manual (including the Link Securities Dealing Code) and the code of conduct applicable to Directors

Tasks Performed in the Year

- Reviewed interim and final results announcements and interim and annual reports and financial statements in conjunction with the external auditor and the principal valuer of The Link (with respect to valuations of properties) to ensure compliance with applicable legal, accounting and financial reporting, and other regulatory requirements and recommended them for approval by the Board
- Reviewed accounting policies and practices, including approval of the critical accounting policies
- Reviewed to ensure that the annual report and financial statements for the year ended 31 March 2015, taken as a whole, are fair, balanced and understandable
- Reviewed disclosures in the Corporate Governance Report, monitored the compliance with the Listing Rules Corporate Governance Code and endorsed the going concern statement and the statement of compliance with the Listing Rules Corporate Governance Code for inclusion in the annual report and financial statements
- Reviewed announcements, circulars, and other corporate communications issued by The Link to Unitholders
- Reviewed and monitored connected party transactions through quarterly reports submitted by management and ensure compliance with the requirements of the REIT Code and the conditions of the relevant SFC waivers
- Reviewed internal audit activity reports on a quarterly basis and monitored implementation of recommended actions
- Approved the internal audit plan for the new financial year
- Satisfied itself that the internal audit function was effective and adequately resourced, and reviewed and considered through the assistance of the Human Resources and Compensation Committee as to the adequacy of resources, qualifications and experience of, training programme and budget for the staff of the finance function
- Considered the external auditor's reports from PricewaterhouseCoopers on the interim review of the financial information and the annual audit of the financial statements of The Link
- Reviewed work scope, quality, fees and terms of engagements for audit and non-audit services from the external auditor (PricewaterhouseCoopers) and assessed its independence and based on its review and assessment, recommended to the Board on re-appointment of PricewaterhouseCoopers as the external auditor of The Link
- Reviewed risk management activity reports on a quarterly basis
- Reviewed the effectiveness of The Link's internal control and risk management systems and monitored risks on an ongoing business by reference to the corporate risk register and policy and procedures which were updated to cover PRC risks and property development
- Reviewed to ensure that property development business was conducted in accordance with the REIT Code and aggregate costs were within the GAV Cap
- Reviewed statutory and operational compliance reports on a quarterly basis
- Reviewed and followed up whistle blowing cases
- Monitored compliance with the Link Securities Dealing Code by Directors and senior management and other provisions of the Compliance Manual applicable of Directors through quarterly reports submitted by management
- Reviewed and endorsed the revisions to the Trust Deed and Compliance Manual in the year
- Received updates on the requirement of the United States Foreign Account Tax Compliance Act

On behalf of the Audit and Risk Management Committee, I would like to thank Mr Anthony CHOW Wing Kin and Mr Stanley KO Kam Chuen for serving the Board and this committee.

William CHAN Chak Cheung

Chairman of the Audit and Risk Management Committee

10 June 2015



REPORT OF THE NOMINATION COMMITTEE

Composition	Independent	Attended/Eligible to attend
Nicholas Robert SALLNOW-SMITH (<i>Chairman</i>)	✓	3/3
George Kwok Lung HONGCHOY		3/3
William CHAN Chak Cheung	✓	2/2
May Siew Boi TAN	✓	3/3
Richard WONG Yue Chim	✓	2/3

The Board has delegated to the Nomination Committee the responsibility of overseeing the corporate governance practices of the Manager.

The Nomination Committee regularly reviews the structure, size and composition of the Board (including skills, knowledge, experience, independence and diversity of the Board members) and makes recommendations to the Board with regard to any changes.

The Nomination Committee adopts a forward-looking approach to potential candidates for appointment to the Board that takes into account of the needs and development of The Link's business, the benefits of diversity, and the expected retirement dates of current long serving Directors. External facilitation through professional search firm was engaged in the process to add objectivity and ensure that there is a pipeline of high calibre candidates ready to serve our Board within its desired succession time-frame.

Mr William CHAN Chak Cheung joined as a member of the Nomination Committee on 24 July 2014 and Mr Anthony CHOW Wing Kin retired as a member on 22 May 2015.

During the year ended 31 March 2015, the Nomination Committee met three times.

Key Areas of Review

- Board composition and performance
- Appointment, re-appointment and removal of Directors
- Link Corporate Governance Policy and practices
- Continuous professional development of Directors
- Board diversity

Tasks performed in the year

- Reviewed the composition, size and structure of the Board and the Board Committees by taking into account the expertise, time commitment, diversity, and skills and experience of the members
- Evaluate the Board performance
- Succession planning
- Maintained and regularly reviewed a running list of potential candidates for INEDs
- Identified candidates with the assistance of and advice from external consultant, and recommended the appointment of Mr Peter TSE Pak Wing and Ms Nancy TSE Sau Ling as new INEDs
- Assessed the independence of each INED, and the time required from the NED and INEDs (including any prospective Director) to fulfil their fiduciary responsibilities to provide oversight of the business of The Link and serve on the Board and the various Board Committees
- Reviewed Directors' time commitment through, inter alia, monitoring their meeting attendance and number of outside directorships
- Recommended to the Board on the re-election of six retiring Directors who would stand for re-election at the forthcoming 2015 AGM after considering their respective contributions, skills and expertise, performance and, if applicable, independence
- Reviewed corporate governance practices, and monitored latest regulatory developments under the Listing Rules and leading proxy advisors' latest voting recommendation policies that have a bearing on corporate governance practices or may affect Board composition
- Reviewed the Listing Rules Corporate Governance Code and the Link Corporate Governance Policy on the composition, structure and membership requirement of the Board Committees
- Reviewed the training and continuous professional development undertaken by each Director in the year
- Reviewed the Board Diversity Policy and regularly monitored progress towards the implementation of the Board Diversity Policy

On behalf of the Nomination Committee, I would like to thank Mr Anthony CHOW Wing Kin who retired after serving the Board and this committee many years with distinction.

Nicholas Robert SALLNOW-SMITH

Chairman of the Nomination Committee

10 June 2015



REPORT OF THE REMUNERATION COMMITTEE

Composition	Independent	Attended/Eligible to attend
David Charles WATT (<i>Chairman</i>)	✓	2/2
William CHAN Chak Cheung	✓	2/2
Peter TSE Pak Wing	✓	1/1
Nancy TSE Sau Ling	✓	1/1

The Remuneration Committee is responsible for setting the policy and reviewing the remuneration of the Directors and under its expanded mandate, policies and high-level issues concerning remuneration of senior management and staff. As part of its role, it considers the fee level of and the grant of restricted unit awards to the Directors and the individual remuneration packages of the Executive Directors, taking into account the conditions across The Link and the labour market and the need to attract capable individuals to serve on the Board. It has also taken over from the Human Resources and Compensation Committee as administrator of the LTI Plan after the merger of the two committees.

The Board Chairman attended and provided input on the performance of the CEO, and the CEO presented his performance assessment of the CFO, to assist the Remuneration Committee to review the remuneration packages of the two Executive Directors. An external consultant was engaged to provide input to assist the Remuneration Committee in setting fee level of NED/INEDs and determining the remuneration packages of the Executive Directors. No Directors have been involved in deciding their own remuneration.

In the year under review and subsequent to the year end, Mr Peter TSE Pak Wing and Ms Nancy TSE Sau Ling joined as members of the Remuneration Committee on 24 July 2014; Dr Patrick FUNG Yuk Bun retired as the chairman on 1 August 2014; and Mr Anthony CHOW Wing Kin (previously, a member) succeeded as the chairman from 1 August 2014 until his retirement on 22 May 2015; and Mr David Charles WATT became the current chairman upon Mr Anthony CHOW Wing Kin's retirement on 22 May 2015.

On 10 June 2015, the Human Resources and Compensation Committee merged with the Remuneration Committee. In addition to all its existing duties and responsibilities, the Remuneration Committee has taken over from the Human Resources and Compensation Committee functions such as policy and strategic issues concerning remuneration of senior management and staff, and administering the LTI Plan. No Executive Directors nor the Board Chairman is a member of the Remuneration Committee. Senior members of the human resources function attend meeting of the Remuneration Committee to make presentations and give deliberations on staff recruitment and compensation proposals with assistance, if necessary, of external consultant.

During the year ended 31 March 2015, the Remuneration Committee met two times.

Key Areas of Review by the Remuneration Committee under its expanded terms of reference

- Remuneration policies concerning Directors
- Human resources strategy and policies for senior management and staff
- Remuneration packages of Executive Directors and senior management
- Fee level of NED and INEDs
- Grants and vesting of awards in favour of Directors and senior management under the rules of the LTI Plan
- Training and continuous professional development of senior management

Tasks performed in the year

- Reviewed the remuneration policies of the Directors
- Reviewed and recommended, with the assistance of an external consultant, to the Board on the remuneration packages of the CEO (with input from the Board Chairman) and the CFO (with input from the CEO)
- With the assistance and input from an external consultant, reviewed the vesting conditions of restricted unit awards to be granted to the Directors under the LTI Plan
- Recommended the grant of restricted unit awards to the Directors under the LTI Plan
- Reviewed, with the assistance of an external consultant, the level and structure of remuneration for NED and INEDs

On behalf of the Remuneration Committee, I would like to thank Mr Anthony CHOW Wing Kin and Dr Patrick FUNG Yuk Bun for serving on the Board and this committee.

David Charles WATT

Chairman of the Remuneration Committee

10 June 2015



REPORT OF THE HUMAN RESOURCES AND COMPENSATION COMMITTEE

(merged with Remuneration Committee on 10 June 2015)

To streamline Board Committees' structure, the Human Resources and Compensation Committee will be merged with the Remuneration Committee on 10 June 2015. This report summarised the work performed by the Human Resources and Compensation Committee in the year and prior to its merger with the Remuneration Committee on 10 June 2015.

Members and their attendance of meetings of the Human Resources and Compensation Committee prior to its merger with the Remuneration Committee were as follows:

Composition	Independent	Attended/Eligible to attend
Richard WONG Yue Chim (Chairman)	✓	3/3
George Kwok Lung HONGCHOY		3/3
Andy CHEUNG Lee Ming		2/2
Elaine Carole YOUNG	✓	3/3

Mr Stanley KO Kam Chuen retired as a member of the Human Resources and Compensation Committee on 23 July 2014 (upon closure of the 2014 AGM) and Mrs Eva CHENG LI Kam Fun served as member from 24 July 2014 until her resignation on 1 February 2015. Mr Andy CHEUNG Lee Ming joined as a new member from 24 July 2014.

During the year ended 31 March 2015, the Human Resources and Compensation Committee met three times.

Key Areas of Review

- Human resources strategy and policies for management team and staff (excluding the Directors)
- Compensation strategy and policies of staff (except the Directors)
- Training and continuous professional development of senior management and staff
- Code of Conduct of employees

Tasks performed in the year

- Reviewed the organisation structure, manpower plan, employment terms and staff benefits, new human resources initiatives, senior management appointments (except the Directors) and other related issues
- Determined the salary increases and bonus payments for the senior management (except the Directors) and other employees
- Reviewed (with the assistance and input from an external consultant) the vesting conditions in respect of restricted unit awards granted under the LTI Plan
- Approved the grant of restricted unit awards to selected employees (except the Directors) under the LTI Plan
- Reviewed the effectiveness of the system process and the adequacy of resources for continuous education and professional development of staff
- Ongoing monitoring of employees' code of conduct

Post Year End Update

Subsequent to year end, one more Human Resources and Compensation Committee meeting was held on 14 May 2015 (with full members' attendance) at which it approved bonus payments for the year under review and salary increases for the new financial year for the senior management (except the Directors) and other employees. In anticipation of the merger, the Human Resources and Compensation Committee also suggested preparing a list of issues for handover to the Remuneration Committee.

On 10 June 2015, the Human Resources and Compensation Committee will be formally dissolved.

Richard WONG Yue Chim

Chairman of the Human Resources and Compensation Committee
9 June 2015



REPORT OF THE FINANCE AND INVESTMENT COMMITTEE

Composition	Independent	Attended/Eligible to attend
Nicholas Robert SALLNOW-SMITH (Chairman)	✓	8/8
George Kwok Lung HONGCHOY		8/8
Andy CHEUNG Lee Ming		8/8
Ian Keith GRIFFITHS		6/8
David Charles WATT	✓	7/7
Elaine Carole YOUNG	✓	8/8

The Finance and Investment Committee is delegated with the responsibility of overseeing the business and financial matters of The Link. It approves proposals from management on asset enhancement projects and monitors their progress against measurable objectives, and assesses investment proposals against agreed financial returns. It endorses the capital management and treasury policies of The Link and oversees the implementation of such policies by management, taking into account the changing conditions of the global and local capital market.

In the year under review, the Finance and Investment Committee endorsed management's proposals on unit buy-back against agreed criteria, disposal of non-core assets of The Link and acquisition of assets in Hong Kong (including a property development project at Kowloon East in joint venture with the Nan Fung group) and a retail asset in Beijing, the PRC.

Other than resignation of Mrs Eva CHENG LI Kam Fun on 1 February 2015 (who was appointed to this committee on 24 July 2014), there has not been any change to the membership of the Finance and Investment Committee in the year and up to the date of this report.

During the year ended 31 March 2015, the Finance and Investment Committee met eight times.

Key Areas of Review

- Financial matters
- Budget and forecasts
- Investment decisions
- Acquisition or disposal of assets
- Financing plans, financing strategies, and changes to financial authority, policies and procedures

Tasks performed in the year

- Reviewed and recommended for the Board's approval the 3-year budget and business plans
- Approved new asset enhancement projects within the authority limits set by the Board, monitored regularly the progress of existing asset enhancement projects and against budget, and evaluation of the performance of assets post-asset enhancement projects
- Evaluated various investment opportunities within the investment criteria approved by the Board
- Made recommendations to the Board on the acquisition opportunities in Hong Kong and in the PRC in the year
- Reviewed and recommended to the Board on the disposal of non-core assets of The Link and the criteria for the two rounds of asset disposals
- Reviewed regular reports on capital management issues and treasury matters and considered various financing/ refinancing proposals
- Reviewed capital market policies including the mix of fixed/floating rate liabilities, developments and trend of the capital market, and reviewed the distribution policy of The Link
- Reviewed and monitored the issue of new notes under the MTN Programme to finance working capital
- Reviewed and recommended to the Board on the criteria of unit buy-back and its implementation
- Reviewed, evaluated, and recommended to the Board various investment projects proposed by management including the acquisition of Lions Rise Mall and a property development project at Kowloon East in joint venture with the Nan Fung group, and the acquisition of a retail asset in Beijing, the PRC
- Reviewed the PRC investment framework and PRC capital management policy

On behalf of the Finance and Investment Committee, I would like to thank Mrs Eva CHENG LI Kam Fun for her contributions to this committee during her tenure.

Nicholas Robert SALLNOW-SMITH

Chairman of the Finance and Investment Committee

10 June 2015

REMUNERATION POLICY

Objective and Strategy

Our approach to reward is meritocratic and market competitive, underpinned by an ethical and value-based performance culture that aligns the interest of our staff with our Unitholders. Our remuneration strategy supports this objective through balancing both short-term and long-term sustainable performance. We judge performance not only by what has been achieved over the short and long term, but also by how it is and will be achieved on a sustainable basis.

To ensure alignment between remuneration and our strategy, individual remuneration is determined through the assessment of performance delivered against business targets as well as adherence to The Link's Vision, Mission and Values. Executive Directors and members of the senior management perform a 360° assessment as part of their performance appraisal.

Structure of Remuneration

NED/INEDs

The Manager's objective is to remunerate our NED and INEDs appropriately, having regard to their time and efforts dedicated to The Link's affairs and their roles and duties. The level of fees is reviewed annually in the light of market trend and practices and with significant inputs from an independent external consultant. Additional fees will be paid for undertaking extra duties on Board Committees. Our NED and INEDs are also eligible to participate in the LTI Plan.

Executive Directors and Other Staff

During the year under review, with inputs from an independent external consultant, the Manager reviewed its remuneration policy and practices to ensure that the remuneration packages it paid to the Executive Directors and other staff were in line with the labour market and that they stayed competitive for the Manager to attract and retain high performing staff.

A full-time and permanent staff member (including the Executive Directors) receives a compensation package comprising a basic salary and a discretionary bonus, the payment of which is based on both individual performance and the overall performance of The Link. Other staff benefits include, among others, contribution to mandatory provident fund, annual leave, sick leave, maternity/paternity leave, birthday leave, medical insurance, life and personal accident insurance, and reimbursement of industry-specific club/professional association membership fee.

To align the interest of staff with those of our Unitholders, full-time staff members of the Manager meeting prescribed criteria of performance and service length are eligible to participate in the EUPP. Further disclosures on EUPP appear on page 31 of this report.

Executive Directors are also eligible to participate in the LTI Plan. Directors and staff participating in the LTI Plan are not eligible to participate in the EUPP. The vesting of awards granted under the LTI Plan to the NED and INEDs has since become tenure-based while that of the Executive Directors is performance-linked.

Approval of Remuneration

Directors

Remuneration packages of the Directors (including fees of the NED and INEDs as well as salaries and discretionary bonuses of the two Executive Directors) are determined by the Board after the review by, and upon the recommendation of, the Remuneration Committee. No Director is involved in deciding his or her own remuneration.

The grant of awards under the LTI Plan to the Directors is also reviewed and recommended by the Remuneration Committee for approval by the Board. Our Remuneration Committee comprises entirely INEDs. The process ensures that all our Directors are being fairly but not excessively rewarded for their services.

As approved by the Board upon the recommendation of the Remuneration Committee with advice from an independent external consultant, there is no change to the level of fees for NED and INEDs for the financial year ending 31 March 2016.

Senior Management

In the year under review, the remuneration packages of the senior management (except the Directors) were reviewed and approved by the Human Resources and Compensation Committee (chaired by an INED with strong presence of independent members). To streamline the process and in line with the practices with other Hong Kong listed companies, the Human Resources and Compensation Committee is merged with the Remuneration Committee with the latter taking over the review and approval of senior management's remuneration.

The remuneration of the senior management (including the two Executive Directors) for the year under review was as follows:

Range (HK\$)	No. of Persons
1 – 500,000	1
1,500,001 – 2,000,000	2
2,500,001 – 3,000,000	1
6,000,001 – 6,500,000	1
6,500,001 – 7,000,000	1
7,000,001 – 7,500,000	2
8,000,001 – 8,500,000	1
9,000,001 – 9,500,000	1
13,500,001 – 14,000,000	1
40,000,001 – 40,500,000	1
Total No. of Persons	12

Biographies of our management team appear on pages 37 to 38 of this report.

COMMUNICATIONS WITH UNITHOLDERS AND UNITHOLDERS' RIGHTS

Communications with Unitholders and Other Stakeholders

Transparency is a key attribute of good corporate governance. The Manager proactively engages with Unitholders and other stakeholders through effective channels to articulate the business objectives and progress of The Link and collect their views and suggestions.

Executive Directors and senior management in charge of the investor relations function attend conferences and seminars organised by the investment community, and hold regular meetings with institutional investors. The Board also receives regular investors activity reports from management, which provide feedback from meetings with institutional investors, institutional and retail stockbrokers, analysts' forecasts, information from research reports, and data on The Link's unit price performance.

The Manager also proactively engages the media and community interest groups to explain and gauge their views on the activities of The Link.

During the year under review, the Manager carried out the following activities:

- press conferences with the media and analysts' briefings after announcing the interim and final results of The Link. The Board Chairman, the CEO and the CFO attended the press conferences. The CEO, the CFO and senior management representing the investor relations function attended the analysts briefings to answer queries on financial results
- the 2014 AGM of The Link where Directors met Unitholders "face-to-face" to have a direct "Q&A" dialogue and Unitholders' comments received from prior year's annual general meeting were followed up and reported back to the Unitholders
- the EGM on 15 January 2015 where Directors met Unitholders "face-to-face" to articulate the rationale for the expansion of The Link's investment strategy to include property development and related activities
- post-results investors' conferences and non-deal roadshows to explain the strategies, business developments and the sustainability efforts of The Link, promoting transparency and inter-active communications with the investment community, and also visits by analysts and representatives from major Unitholders to The Link's properties after asset enhancements
- regular meetings with the media to articulate the position of The Link on current social, business and other issues that are of interest to the community
- email and investor hotline (see "Investor Information" section) to receive and answer enquiries from Unitholders on a timely manner

Corporate Governance Report (Continued)

- corporate website for posting of corporate communications voluntarily and as required by the Listing Rules and the REIT Code, including Directors and senior management profile (with information on the roles and functions of all the Directors), business and sustainability developments, financial calendar and other news and latest developments of The Link
- proactively engaging proxy advisors to match the corporate governance expectations of major Unitholders
- documents available for inspection at the office of the Manager including, among others, the Trust Deed (and supplemental deeds) constituting The Link and the Compliance Manual (containing the Link Corporate Governance Policy)

Investor Relations

The Manager has continually communicated with the investment community to ensure that analysts, retail and institutional investors are sufficiently informed, and to gauge their views on the business objectives, activities and future direction of The Link. There are currently 16 equity research analysts covering The Link. Since April 2014, the Manager held discussions with about 350 individual investment managers and analysts at meetings and conference calls, including attendance at five investors' conferences/corporate days, and 13 roadshows to Asia, Australia, Europe and the United States. The Manager also arranged 19 site visits for interested parties.

Event	Number
Individual Meetings and Conference Calls	~350
Investors' Conferences/Corporate Days	5
Post Results/Non-deal Roadshows	13
Site Visits	19

Reporting and Transparency

The Link maintains a high standard of transparency and keeps Unitholders well apprised of The Link's position by providing information and developments of The Link in a timely manner:

- Publication of annual report within three months after the financial year end and interim report within two months after the half-year period end as well as results highlights in major newspapers to broaden dissemination
- Issue of announcements and circulars on material information or developments as required by the REIT Code, the Listing Rules and/or the SFC, or voluntarily as the Board considers appropriate
- Annual reports of The Link are available on its corporate website (www.thelinkreit.com). We continue to use an integrated reporting model to report on the performance of The Link in the Annual Report 2014/2015.

General Meetings

The Trust Deed requires The Link to hold an annual general meeting of Unitholders once every year. The Trust Deed and the REIT Code also require The Link to hold other (or extraordinary) general meeting of Unitholders in certain specified circumstances.

A general meeting of Unitholders may be convened:

- (i) by the Trustee; or
- (ii) by the Manager; or
- (iii) by not less than two Unitholders, registered as together holding not less than 10% of the units in issue, who may serve written request to the Manager to ask the Manager to convene a general meeting of Unitholders and propose resolutions for consideration at such meeting.

Notice convening the annual general meeting or other general meeting of Unitholders will be given to the Unitholders in accordance with the requirements of the Trust Deed, the REIT Code and the Listing Rules. Generally, two or more Unitholders present in person or by proxy registered as holding together not less than 10% of the units in issue shall form a quorum for the transaction of business at a general meeting but for passing a special resolution, the quorum shall be not less than 25%.

In accordance with the REIT Code and the Trust Deed, any resolution put to a general meeting of Unitholders shall be decided by poll except (as permitted by the Trust Deed and under waiver granted by the SFC) where the chairman of the meeting, in good faith, decides to allow a resolution which relates purely to a procedural and administrative matter to be decided by a show of hands given that such matter (i) is not on the agenda of the general meeting or in any supplemental circular to Unitholders; and (ii) relates to the chairman's duties to maintain the orderly conduct of the meeting and/or allow the business of the meeting to be properly and effectively dealt with, whilst allowing all Unitholders a reasonable opportunity to express their views.

Matters required to be decided by Special Resolution

Pursuant to the Trust Deed, each of the following matters requires specific approval of Unitholders by way of special resolution:

- (i) disposal of any real estate forming part of the assets of The Link within two years from the date of acquisition (or in the case of engaging in any property development and related activities, from the date that such property development and related activities is completed);
- (ii) disposal by the Trustee of all or any of the issued share capital of the Manager;
- (iii) any increase in the maximum percentage rate or any change to the structure of the Trustee's fee which is not provided for in the Trust Deed;
- (iv) any modification, alteration or addition to the Trust Deed, save in certain circumstances specified in the Trust Deed;
- (v) termination or merger of The Link; and
- (vi) removal of the Trustee under certain circumstances.

2014 AGM

At the 2014 AGM held on 23 July 2014, Unitholders approved, by ordinary resolutions, the re-election of Mr William CHAN Chak Cheung, Mr David Charles WATT and Mrs Eva CHENG LI Kam Fun (subsequently resigned on 1 February 2015) as INEDs, and the renewal of the unit buy-back mandate.

The voting results showing a high level of Unitholders' support for the relevant ordinary resolutions as shown in the poll results announcement of The Link dated 23 July 2014 which can be found on websites of The Link and the Stock Exchange.

The Board Chairman (who also chaired the Nomination Committee), the chairmen of the Audit and Risk Management Committee and the Remuneration Committee, other INEDs, the CEO, the CFO as well as The Link's external auditor attended the 2014 AGM.

EGM held on 15 January 2015

At the EGM held on 15 January 2015, overwhelming support was received from our Unitholders who approved, by special resolution, the expansion of The Link's investment strategy to permit property development and related activities as well as making consequential amendments to the Trust Deed together with other miscellaneous changes to keep the provisions of the Trust Deed in line with latest regulatory developments. The special resolution received over 99% support of our Unitholders. The poll results announcement of The Link dated 15 January 2015 can be found on websites of The Link and the Stock Exchange.

The Board Chairman (who also chaired the Nomination Committee), the chairman of the Remuneration Committee, other INEDs as well as the CEO and the CFO attended the EGM.

2015 AGM

The 2015 AGM will be held on 22 July 2015. Notice and agenda are set out in the circular to Unitholders accompanying Annual Report 2014/2015.

INTERNAL CONTROL AND RISK MANAGEMENT

The Board (as assisted by the Audit and Risk Management Committee) is responsible for maintaining and reviewing the effectiveness of the internal controls and risk management system and determining the nature and extent of the significant risks The Link may take in achieving its strategic objectives. Led by the Board, management identifies risks associated with the business of The Link and risks that may emerge as The Link's business evolves and sets procedures and implements controls to deal with the relevant risks. The Audit and Risk Management Committee monitors risks identified and reports to the Board on measures and success in the risk containing process. The Board receives regular reports through the Audit and Risk Management Committee from the risk management and the internal audit functions. In anticipation of the new Listing Rules code provisions on risk management coming into effect on 1 January 2016, the Audit and Risk Management Committee has reviewed its work scope and updated its written terms of reference.

Details of the internal control and risk management framework are discussed on pages 44 to 49 in the *Strategic Report*.

The Manager also has in place a whistle blowing policy such that possible improprieties may be detected earlier and brought to the attention of management and the Audit and Risk Management Committee.

The external auditor also reports on any control issues identified in the course of its interim review and annual audit work.

With the assistance of the Audit and Risk Management Committee, the Board had reviewed and was satisfied with the effectiveness and adequacy of internal controls for the year under review, having had regard to the key processes of The Link. These were achieved primarily through approving the scope of the annual internal audit plan, reviewing the findings and recommendations of internal audit work, reviewing statutory and operational compliance reports, reviewing annual and interim financial statements as well as the nature, scope of work and reports of the external auditor.

CONFLICT OF INTEREST

The Manager has instituted stringent internal procedures including compliance with the internal Guidelines on Declaration and Avoidance of Conflict of Interests to monitor and deal with conflict of interest issues. In particular:

- (i) Directors are required to immediately report and periodically update any changes to directorships and positions held in other companies and organisations. The Manager maintains a register with respect to such outside directorships and positions of our Directors and makes filings with the SFC as required. Management checks transactions against the register and performs other periodic and sample checking to detect and deal with potential connected party transactions in the manner as required under the REIT Code;
- (ii) the Manager has put in place procedures to deal with Directors' conflict of interest. Directors are required to declare their direct/indirect interests, if any, in any business proposals and abstain from voting on such proposals. Director will not be counted in the quorum for the transaction in which he/she is interested in;
- (iii) Unitholders cannot vote on (nor will they be counted in the quorum for) transaction in which they have a material interest which is different from the interest of other Unitholders as a whole;
- (iv) the Manager does not manage any REITs other than The Link; and
- (v) all connected party transactions are managed in accordance with the requirements of the REIT Code, and in the manner and in accordance with the procedures prescribed in the Compliance Manual and under the waivers granted by the SFC relevant to the type of connected party transactions in question. Connected party transactions are subject to regular monitoring by the Audit and Risk Management Committee and periodic review by the Trustee.

In the year under review, Mr David Charles WATT did not participate in the discussions and had abstained from voting on a PRC investment proposal where he had a potential conflict of interest.

REGULATORY COMPLIANCE

Throughout the year ended 31 March 2015,

- The Link and the Manager complied with the REIT Code, the SFO, applicable provisions of the Listing Rules, the Trust Deed, and the Compliance Manual; and
- The Link and the Manager applied the principles and complied with, to the extent appropriate, the code provisions in the Listing Rules Corporate Governance Code.

DEALINGS IN SECURITIES OF THE LINK BY DIRECTORS AND SENIOR MANAGEMENT

The Manager has adopted the Link Securities Dealing Code to govern dealings in securities of The Link by the Directors and the senior management of the Manager and their respective associates. The terms of the Link Securities Dealing Code are regularly reviewed and updated (when required) to ensure that they are no less exacting than those set out in the Model Code for Securities Transactions by Directors of Listed Issuers in Appendix 10 to the Listing Rules.

All the Directors, after making specific enquiry of each of them, confirmed that they complied with the required standard set out in the Link Securities Dealing Code throughout the year ended 31 March 2015.

Pursuant to the Link Securities Dealing Code, Directors or relevant senior employees wishing to deal in the securities of The Link must first have regard to the provisions of Parts XIII and XIV of the SFO with respect to insider dealing and market misconduct as if such SFO provisions were applicable to The Link. They must also refrain from dealing in the securities of The Link if they are aware of, or are privy to, any negotiations or agreements relating to intended acquisitions or disposals which are significant, or have been otherwise in possession of unpublished inside information, until proper disclosure of the inside information has been made.

Staff members who are involved in the preparation of the interim and final results announcements and the related reports of The Link are prohibited from dealing in the units of The Link (or “black-out”) for the period and in the manner as specified by the Listing Rules. The Manager also imposes and enforces ad hoc “black-out” on staff members who are involved in corporate transaction activities or possess inside information relating to them in the manner as required by the Listing Rules and the inside information provisions of the SFO. Staff members subject to the “black-out” will be suspended from participating in the EUPP until the “black-out” is lifted.

INSIDE INFORMATION

The Manager has put in place an escalation policy monitoring information flow for management to identify events and the Board to consider timely disclosures of inside information. It has adopted stringent internal procedures to preserve confidentiality of inside information. The Manager complied with the requirements of Part XIVA of the SFO, which has been extended to non-corporate entities including The Link. In the year under review, the internal audit function had also reviewed the procedures and controls in relation to inside information, its preservation and timely disclosures.

In the year under review, the Audit and Risk Management Committee also reviewed in each quarter the compliance controls over inside information through reports submitted by the management.

OTHER INFORMATION UPDATES

Amendments to the Trust Deed

At the EGM of Unitholders held on 15 January 2015, our Unitholders approved by special resolution the expansion of The Link’s investment strategy to permit property development and related activities and consequential changes to the Trust Deed, in consequence of the amendments to the REIT Code in August 2014. The Trustee and the Manager had already executed the 11th supplemental deed to the Trust Deed to give effect to the relevant amendments.

Amendments to the Compliance Manual

In the year under review, the Compliance Manual was updated (i) on 17 April 2014 to align with the requirements of the REIT Code and the SFC on REITs’ investing and operating overseas; (ii) on 12 November 2014 to amend the membership requirements of the Nomination Committee; and (iii) on 10 June 2015 to incorporate the governance and risk control measures in consequence of The Link undertaking property development and related activities, update the name of the Audit Committee to Audit and Risk Management Committee and its written terms of reference with regard to risk management to keep in line with the new Listing Rules requirements, and to reflect the merger of the Remuneration Committee with the Human Resources and Compensation Committee and make consequential changes to the written terms of reference. The updated written terms of reference of all Board Committees can be found on the corporate website of The Link (www.thelinkreit.com).

Directors' Responsibility for the Financial Statements

The Directors acknowledged their responsibilities for the preparation of the consolidated financial statements of The Link for the year ended 31 March 2015, which had been reviewed by the Audit and Risk Management Committee and approved by the Board to ensure accuracy and completeness of disclosures.

The statement of the auditor regarding its reporting responsibilities on the consolidated financial statements of The Link is set out in the independent auditor's report on pages 57 and 58 of this report.

Auditor's Re-appointment and Remuneration

The Audit and Risk Management Committee had reviewed and recommended to the Board the re-appointment of the existing external auditor. In making such recommendation, the Audit and Risk Management Committee had taken into consideration the quality and effectiveness of the work, current level of remuneration as against market trend and the independence of the external auditor. It had also considered the scope of non-audit services provided by the external auditor and assessed whether its independence and objectivity were affected by the rendering of these non-audit services. Non-audit services normally include the review of interim results and report, review of internal control systems, taxation and other ad hoc non-recurring assignments. The Manager had put in place specific approval and reporting guidelines governing the engagement of the external auditor for provision of non-audit services.

Fees paid/payable to the external auditor for audit and non-audit services for the year ended 31 March 2015 are disclosed in Note 9 to the consolidated financial statements of this report.

Foreign Account Tax Compliance Act ("FATCA")

In the year under review, the Manager has registered as a foreign financial institution under the category of "sponsoring entity" with the US Internal Revenue Service for the purpose of FATCA. The Manager will continue to monitor and assess its filing obligations.

Charity and Community Engagement Programme

The charity and community engagement programme known as "The Link Together Initiatives" – is part of The Link's ongoing commitment to sustainable development with twin-focus to support (i) the well-being of the elderly and the disadvantaged and (ii) the education, training and development of children and youth services, in the communities near the real estate owned and/or operated by The Link in Hong Kong.

In the year under review, upon the recommendation of the programme's selection committee and with endorsement from the Board, nine charity and community projects for an aggregate amount of charitable donations and sponsorships of HK\$7.5 million were approved. The themes of all these projects are in line with the focus of the programme. The internal auditor of the Manager carried out periodic reviews to ensure that the selection process and allocation of funds are within the rules of the programme and in accordance with its defined objectives.

Acquisition and Disposal of Real Estate

During the year under review, the following acquisitions and disposals of assets took place:

- disposal of four properties, namely, (i) the Hing Tin Commercial Centre; (ii) the Kwai Hing Shopping Centre; (iii) the Retail and Car Park within Tung Hei Court; and (iv) the Wah Kwai Shopping Centre, for an aggregate consideration of HK\$1,239,738,800 as announced and completed, respectively on 20 May 2014 and 31 July 2014.
- acquisition of Lions Rise Mall for a consideration of HK\$1,380,000,000 as announced and completed, respectively, on 18 August 2014 and 18 September 2014.
- disposal of five properties, namely, (i) the Retail and Car Park within Choi Fai Estate; (ii) the Retail and Car Park within Choi Ha Estate; (iii) the Siu Lun Shopping Centre; (iv) the Tin Ping Shopping Centre; and (v) the Tsui Lam Shopping Centre, for an aggregate consideration of HK\$1,716,160,000 as announced and completed, respectively on 29 September 2014 and 1 December 2014.
- successfully tendered through a 60% owned joint venture company (with the Nan Fung group holding the remaining 40%) for a commercial land at New Kowloon Inland Lot No. 6512 from the Government at a land premium of HK\$5,860,000,000 as announced on 27 January 2015. Conditions of Sale No. 20240 in respect of the land had been issued to the joint venture company (being Century Land Investment Limited) on 23 February 2015.

- acquisition of EC Mall (歐美匯) in Beijing, the PRC as announced and completed, respectively, on 24 March 2015 and 1 April 2015. As further announced on 29 May 2015, the final adjusted consideration for the acquisition was US\$304,697,068.

Save as disclosed above, neither The Link nor any of its subsidiaries acquired or disposed of any real estate in the year under review.

Property Development and Related Activities

In the year under review, The Link acquired New Kowloon Inland Lot No. 6512 (the “**Land**”) in joint venture with the Nan Fung group. The Link has a 60% interest and the Nan Fung group 40% interest in the joint venture company (the “**Project Company**”). It is intended that the Land will be developed into a Grade-A office commercial complex comprising office towers with retail elements and car parks (the “**Commercial Development**”). Details of the Land, the Commercial Development, and the joint venture appear in The Link’s announcement dated 27 January 2015. Updates as required under the REIT Code 7.2A are as follows:

- The land premium of HK\$5,860 million had been paid in full to the Government. Conditions of Sale No. 20240 respecting the Land had been issued and possession of the Land delivered by the Government to the Project Company.
- As at the date of this report, the Project Company has engaged building professionals and performed geotechnical studies with a view to finalise the designs and submit the master layout/general building plans respecting the Commercial Development for approval by the relevant government authority.
- The Project Company has executed a project management agreement with an entity of the Nan Fung group for the overall planning and supervision of the Commercial Development. The Project Company will directly supervise and manage the site and construction of the Commercial Development and will not enter into the construction management agreement with the Nan Fung group.
- Total development costs are presently estimated at HK\$10,541 million. Based on The Link’s 60% interest in this development project, The Link’s portion of the estimated total development costs is approximately HK\$6,325 million, representing approximately 4.6% of the gross asset value of The Link as at 31 March 2015 and after adjusting for the final distribution to be paid and the acquisition of Beijing EC Mall.
- The Link’s portion of the total development costs (which is within 10% of the GAV Cap) and the above details had been reviewed by the Audit and Risk Management Committee.

Employee Unit Purchase Plan

The EUPP established in 2012 is to provide benefits to eligible employees to create a sense of ownership among staff of The Link. Employees meeting the prescribed criteria under the EUPP are entitled to a subsidy from the Manager which can only be used for purchasing, on the open market, units of The Link through an independent third party intermediary (currently, the Bank of China (Hong Kong) Limited). Four purchases will be made in a year on pre-determined dates, and the amount of subsidy for each eligible employee is determined in accordance with the rules of the EUPP with reference to the length of service and appraised performance.

In the year under review, 463 eligible employees of the Manager participated in the EUPP who together purchased 283,151 units on the Stock Exchange at a total consideration of HK\$13,198,364.80, of which HK\$1,874,092.00 was subsidised by the Manager.

Issue of New Units

1,764,208 new units were issued in the year pursuant to the LTI Plan. Based on 2,291,770,269 units in issue as at 31 March 2015, the number of new units issued in the year represented approximately 0.08%.

Corporate Governance Report (Continued)

Buy-back, Sale or Redemption of The Link's Listed Units

During the year ended 31 March 2015, the Manager (on behalf of The Link) bought back a total of 20,883,500 units on the Stock Exchange at an aggregate consideration (excluding expenses) of approximately HK\$956 million. Further details are set out below:

Month	Number of units bought back	Purchase price per unit		Aggregate consideration paid (excluding expenses) HK\$'M
		Highest HK\$	Lowest HK\$	
June 2014	1,927,000	42.20	41.45	81
August 2014	1,773,500	46.30	45.35	81
September 2014	15,711,000	47.30	44.50	724
December 2014	1,472,000	48.00	47.60	70

All the units bought back were cancelled prior to the year end. All the unit buy-backs by the Manager in the year were carried out pursuant to the general mandate to buy back units granted by the Unitholders at the 2014 AGM and were made in the interest of The Link and the Unitholders as a whole.

Save as disclosed above, neither the Manager nor any of The Link's subsidiaries bought back, sold or redeemed any of The Link's listed units during the year ended 31 March 2015.

Unitholders Statistics

An analysis of the registered Unitholders as at 31 March 2015 according to the register of The Link was as follows:

Range of holdings	Number of holders	Number of units	Percentage %
0-1,000	7,915	5,343,551	0.23
1,001-5,000	15,028	33,231,098	1.45
5,001-10,000	1,092	7,577,602	0.33
10,001-100,000	694	19,351,981	0.85
100,001 or over	71	2,226,266,037	97.14
Total	24,800	2,291,770,269	100.00

HKSCC Nominees Limited (through which most Unitholders hold their units) was a single largest registered Unitholder, holding 2,200,329,562 units (96.01%) as at 31 March 2015.

As at 31 March 2015, there were 2,291,770,269 units of The Link in issue, which amounted to a market capitalisation of approximately HK\$109.55 billion based on the closing price of HK\$47.80 per unit as at that date. Further details are set out in Note 25 to the consolidated financial statements in this report.

Public Float

Based on the information publicly available to the Manager, The Link continues to meet the required public float of no less than 25% of its issued units in public hands.

Major Real Estate Agents

During the year ended 31 March 2015, commissions were paid to two real estate agents as follows:

Real Estate Agent	Nature of Services	Value of Services HK\$'M	Percentage of Relevant Costs %
Raymond W. F. Ho & Co., Limited	Agency fee for the acquisition of Lions Rise Mall	9.0	31.7
Savills (Hong Kong) Limited	Agency fee for the disposal of the Kwai Hing Shopping Centre, the Retail and Car Park within Tung Hei Court, the Hing Tin Commercial Centre, the Wah Kwai Shopping Centre, the Tsui Lam Shopping Centre, the Tin Ping Shopping Centre, the Siu Lun Shopping Centre, the Retail and Car Park within Choi Ha Estate and the Retail and Car Park within Choi Fai Estate	19.4	68.3
Total		28.4	100.0

Major Contractors

During the year ended 31 March 2015, the aggregate value of service contracts of the top five contractors engaged by The Link and their respective value of services rendered were as follows:

Contractor	Nature of Services	Value of Services HK\$'M	Percentage of Relevant Costs %
Ray On Construction Company Limited	Projects and maintenance	122.0	5.8
Pat Davie Limited	Projects and maintenance	107.6	5.2
Ka Shun Civil Engineering Company Limited	Projects and maintenance	75.5	3.6
Wilson Parking (Holdings) Limited	Car park management	71.4	3.4
Sino Security Services Limited	Security guarding services	67.3	3.2
Total		443.8	21.2

Major Customers and Suppliers

For the year ended 31 March 2015, the percentages attributable to the five largest customers combined and the five largest suppliers combined were less than 30% of The Link's total turnover and total purchases for the year, respectively.

So far as the Directors are aware, none of the Directors, their respective associates and any Unitholder which to the knowledge of the Directors owned more than 5% of the issued units of The Link, had any interest in the five largest customers or the five largest suppliers.

CHANGES AFTER FINANCIAL YEAR END

This report has taken into account changes occurred since the end of the financial year on 31 March 2015 up to the date of approval by the Board of this report on 10 June 2015.

10 June 2015

Biographical Details of Directors and Management Team

DIRECTORS OF THE MANAGER

Mr Nicholas Robert SALLNOW-SMITH

Chairman (also an Independent Non-Executive Director)

Mr SALLNOW-SMITH, aged 65, has been an Independent Non-Executive Director and the Chairman of the Board of the Manager since April 2007. He is also the Chairman of the Nomination Committee and the Finance and Investment Committee of the Manager.

Mr SALLNOW-SMITH has 40 years of experience in the finance and treasury field in the United Kingdom and Hong Kong, and has extensive knowledge of the property investment/management industry in Hong Kong. He was Chief Executive of Hongkong Land Holdings Limited between 2000 and 2007.

Mr SALLNOW-SMITH is an independent non-executive director of Wynn Macau, Limited (a company listed on the Main Board of the Stock Exchange) and Unitech Corporate Parks PLC (a company listed on the Alternative Investment Market of the London Stock Exchange), and a non-executive director of Aviva Life Insurance Company Limited in Hong Kong.

Mr SALLNOW-SMITH has been actively involved in public service. He is the Chairman of Manpower Committee of The Hong Kong General Chamber of Commerce, a member of the Council of the Treasury Markets Association, and a member of the Financial Reporting Council of Hong Kong. He was the Chairman of the General Committee of The British Chamber of Commerce in Hong Kong from 2012 to 2014. In the philanthropic sector, he is the Chairman of Hong Kong Youth Arts Foundation, a Councillor of Foundation for the Arts and Music in Asia Limited, a director of The Photographic Heritage Foundation Limited and of East Asian History of Science Foundation Limited.

Mr SALLNOW-SMITH was presented with a Director of the Year Award under the category of Listed Companies – Non-Executive Directors by The Hong Kong Institute of Directors Limited in 2011.

Mr George Kwok Lung HONGCHOY

Executive Director & Chief Executive Officer

Mr HONGCHOY, aged 53, joined the Manager as the Chief Financial Officer in January 2009, was appointed as an Executive Director in February 2009, and became the Chief Executive Officer in May 2010. Mr HONGCHOY is a member of the Nomination Committee and the Finance and Investment Committee of the Manager. He is also director of The Link Holdings Limited, The Link Properties Limited, The Link Finance Limited and other subsidiaries of The Link.

Mr HONGCHOY has extensive experience in investment banking, financial consulting and accounting in Asia and New Zealand with focus on real estate, financial services and consumer/retail sectors. He holds a Bachelor of Commerce degree from the University of Canterbury and a MBA degree from The Wharton School, University of Pennsylvania. He is a Chartered Accountant, a Senior Fellow of Hong Kong Securities and Investment Institute, and a Fellow member of the Hong Kong Institute of Certified Public Accountants, The Hong Kong Institute of Directors Limited, the Royal Institution of Chartered Surveyors and Institute of Shopping Centre Management Limited and a Professor of Practice (Real Estate) at The Hong Kong Polytechnic University.

Mr HONGCHOY is Chairman of the Supervisory Committee of The Tracker Fund of Hong Kong (a Hong Kong unit trust authorised under section 104(1) of the SFO whose units are listed on the Main Board of the Stock Exchange), a member of the Asia Executive Board of The Wharton School and a Council Member of The Hong Kong Institute of Directors Limited. He is a member of the Policy Research Committee of the Financial Services Development Council and a former member of the Advisory Committee on Human Resources Development in Financial Sector of The Government of the HKSAR. He was a director of Hong Kong Cyberport Management Company Limited and Asia Pacific Real Estate Association Limited and Chairman of its Hong Kong Chapter Board, a Council Member of Hong Kong Institute of Certified Public Accountants and Chairman of its Corporate Finance Committee in 2008, and a director of Hong Kong Securities and Investment Institute in 2006-2011.

Mr HONGCHOY was presented with Asian Corporate Director Award by Corporate Governance Asia in 2013, Director of the Year Award under the category of Listed Companies – Executive Directors by The Hong Kong Institute of Directors Limited and Outstanding Entrepreneurship Award by Enterprise Asia in 2011.

Mr Andy CHEUNG Lee Ming
Executive Director & Chief Financial Officer

Mr CHEUNG, aged 48, joined the Manager as an Executive Director and the Chief Financial Officer in June 2010. He is a member of the Finance and Investment Committee of the Manager. He is also director of The Link Holdings Limited, The Link Properties Limited, The Link Finance Limited and other subsidiaries of The Link.

Mr CHEUNG has over 23 years of experience in the areas of business development, finance and audit. He holds a Bachelor degree in Business Administration from the Boston University and a Master of Business Administration degree from the McMaster University. He is a Certified Public Accountant of the State of Illinois in the United States and also a member of the Real Estate and Infrastructure Committee of The Hong Kong General Chamber of Commerce, and a member of the General Committee of The Chamber of Hong Kong Listed Companies.

Prior to joining the Manager, Mr CHEUNG was an executive director and the chief financial officer of Paul Y. Engineering Group Limited and was an executive director of Hopewell Holdings Limited, both of which are listed on the Main Board of the Stock Exchange.

Mr Ian Keith GRIFFITHS
Non-Executive Director

Mr GRIFFITHS, aged 60, has been a Non-Executive Director of the Manager since September 2007. He is also a member of the Finance and Investment Committee of the Manager. Mr GRIFFITHS has practiced architecture for 37 years, with 32 years in Hong Kong. He is the Chairman of Aedas which is one of the world's leading architecture and design practices with 15 offices and 1,450 staff internationally.

Mr William CHAN Chak Cheung
Independent Non-Executive Director

Mr CHAN, aged 67, has been an Independent Non-Executive Director of the Manager since October 2009. He is also the Chairman of the Audit and Risk Management Committee and a member of the Remuneration Committee and the Nomination Committee of the Manager. Mr CHAN is a retired partner of PricewaterhouseCoopers with a career spanning 33 years in Canada, Hong Kong and Mainland China. Mr CHAN is an independent non-executive director of National Electronics Holdings Limited and was also an independent non-executive director of King Fook Holdings Limited; both of which are listed on the Main Board of the Stock Exchange. Mr CHAN brings senior management skills and experience in solving complex business issues in many different industries including the real estate industry, and also brings experience in matters on corporate governance.

Ms May Siew Boi TAN
Independent Non-Executive Director

Ms TAN, aged 59, has been an Independent Non-Executive Director of the Manager since February 2013. She is also a member of the Audit and Risk Management Committee and the Nomination Committee of the Manager. Ms TAN is an executive director and chief executive officer of Standard Chartered Bank (Hong Kong) Limited. She was previously the chief executive officer of Cazenove Asia Limited and a partner of Cazenove and Co. Cazenove Asia Limited (now known as Standard Chartered Securities (Hong Kong) Limited) became part of Standard Chartered Hong Kong in January 2009. Ms TAN is a member of the Listing Committee of the Stock Exchange and was a member of the Takeovers and Mergers Panel and the Takeovers Appeal Committee of the SFC from 1 April 2001 to 31 March 2013. She is also a Council Member and the Vice Chairman of Oxfam Hong Kong and an executive committee member of Hong Kong Youth Arts Foundation. Ms TAN graduated from The University of Sheffield. She is a member of The Institute of Chartered Accountants in England and Wales and a member of the Hong Kong Institute of Certified Public Accountants.

Mr Peter TSE Pak Wing
Independent Non-Executive Director

Mr TSE, aged 64, has been an Independent Non-Executive Director of the Manager since July 2014. He is also a member of the Audit and Risk Management Committee and the Remuneration Committee of the Manager. Mr TSE was an executive director of CLP Holdings Limited (a company listed on the Main Board of the Stock Exchange) up till May 2012. He then became a non-executive director until he retired in April 2013. Before joining the CLP Group in January 1981, he worked with Deloitte & Co. in London and Hong Kong, and the Swire Group. Mr TSE is an independent non-executive director of Hong Kong Aircraft Engineering Company Limited (a company listed on the Main Board of the Stock Exchange) and an independent non-executive director of HSBC Bank (China) Company Limited. Mr TSE holds a Bachelor of Science degree in Mechanical Engineering from The University of Hong Kong and a Master of Science degree in Technological Economics from the University of Stirling in Scotland. He is a Fellow of The Institute of Chartered Accountants in England and Wales and a Fellow of the Hong Kong Institute of Certified Public Accountants.

Biographical Details of Directors and Management Team (Continued)

Ms Nancy TSE Sau Ling **Independent Non-Executive Director**

Ms TSE, aged 62, has been an Independent Non-Executive Director of the Manager since July 2014. She is also a member of the Remuneration Committee of the Manager. Ms TSE joined the Hospital Authority in 1991 and was the chief financial officer and the Director (Finance and Information Technology Services) of the Hospital Authority before her retirement in August 2013. Ms TSE is a trustee member of the Hospital Authority Provident Fund Scheme and is also serving as a member of the audit committee of The University of Hong Kong. She is an Adjunct Professor at The Jockey Club School of Public Health and Primary Care of The Chinese University of Hong Kong and Professor of Practice (Healthcare Management) of The Hong Kong Polytechnic University. She also sits on the boards and committees of a number of charitable organisations and non-government organisations. Ms TSE is an independent non-executive director of Wheelock and Company Limited (a company listed on the Main Board of the Stock Exchange). She holds a Bachelor of Arts (Honours) degree in Mathematics and a Master of Business Administration degree in Finance/Accounting from the University of California, Los Angeles, the United States. Ms TSE is a Chartered Accountant in Canada and a Fellow of the Hong Kong Institute of Certified Public Accountants.

Mr David Charles WATT **Independent Non-Executive Director**

Mr WATT, aged 65, has been an Independent Non-Executive Director of the Manager since August 2009. He is also the Chairman of the Remuneration Committee and a member of the Finance and Investment Committee of the Manager. Mr WATT holds a Master of Arts in Modern History from the University of Oxford and completed the International Executive Programme at INSEAD, France in 1991. He is a Fellow of the Royal Institution of Chartered Surveyors and a member of the General Committee of The British Chamber of Commerce in Hong Kong. Mr WATT is Senior Advisor to InfraRed Capital Partners. He is also Senior Advisor to China Council for the Promotion of International Trade, Guangzhou Committee and China Chamber of International Commerce, Guangzhou Chamber of Commerce. He was an International Director of DTZ with responsibility for business development and client services across the Asia-Pacific Region. He has over 42 years of international experience on a wide range of commercial development projects. He is a former member of the European Advisory Board of the International Council of Shopping Centres.

Professor Richard WONG Yue Chim, SBS, JP **Independent Non-Executive Director**

Professor WONG, aged 62, has been an Independent Non-Executive Director of the Manager since September 2007. He is also a member of the Audit and Risk Management Committee and the Nomination Committee of the Manager. Professor WONG is Professor of Economics at The University of Hong Kong. His main research interest is in the economic analysis of competition, regulation and economic development. He has been actively involved in public services and serves on numerous public bodies. Professor WONG is an independent non-executive director of Great Eagle Holdings Limited, CK Life Sciences Int'l., (Holdings) Inc., Orient Overseas (International) Limited, Pacific Century Premium Developments Limited and Sun Hung Kai Properties Limited, all of which are listed on the Main Board of the Stock Exchange. He is also an independent non-executive director of Industrial and Commercial Bank of China (Asia) Limited.

Ms Elaine Carole YOUNG **Independent Non-Executive Director**

Ms YOUNG, aged 50, has been an Independent Non-Executive Director of the Manager since February 2013. She is also a member of the Finance and Investment Committee of the Manager. Ms YOUNG has extensive experience in both real estate and hospitality and is the co-founder of the boutique serviced apartment brand, Shama. After Shama was acquired by ONYX Hospitality Group in 2010, Ms YOUNG joined as their executive director to drive the development and operations of all ONYX brands in North Asia. In May 2014, she left ONYX in order to pursue other business opportunities within the serviced hospitality sector. Ms YOUNG was awarded "Entrepreneur of the Year" at the prestigious RBS Coutts/Financial Times Women in Asia Awards in 2009. She was trained by Marks & Spencer PLC in retail and commercial management in the United Kingdom prior to living in Hong Kong.

MANAGEMENT TEAM

Mr George Kwok Lung HONGCHOY

Executive Director and Chief Executive Officer

Mr Andy CHEUNG Lee Ming

Executive Director and Chief Financial Officer

Mr Hubert CHAK

Director (Finance)

Mr CHAK, aged 54, oversees the finance, capital markets and investor relations functions of The Link. He is one of the responsible officers of the Manager for the purpose of the SFO. Mr CHAK joined the Manager in June 2010. He holds a Master of Business Administration degree and a Bachelor of Science degree in Mechanical Engineering from University of Wales (now known as Cardiff University). Before joining the Manager, he was the Group Chief Operating Officer and Executive Director of CSI Properties Limited. Mr CHAK held various senior management positions at PCCW Limited between 1999 and 2007 and was an executive director of Pacific Century Premium Developments Limited until February 2007. He is currently an independent non-executive director of Tradelink Electronic Commerce Limited and a member of the Financial and Treasury Services Committee of The Hong Kong General Chamber of Commerce.

Mr Ricky CHAN Ming Tak

Director (Legal) & Company Secretary

Mr CHAN, aged 56, oversees the legal and company secretarial affairs and regulatory compliance of The Link. Mr CHAN joined the Manager in August 2010 and has over 31 years of experience in the legal profession with real estate, corporate finance, listing matters and cross-border transactions. Before joining the Manager, Mr CHAN was the Group General Counsel of Littauer Technologies Co., Ltd. (Kosdaq-listed), the Head Legal Counsel and Company Secretary of K. Wah International Holdings Limited and the General Counsel of Pacific Century Premium Developments Limited. Mr CHAN holds a Bachelor of Laws from The University of Hong Kong, a Master of Laws from University of London and is a qualified solicitor in Hong Kong. He is a member of the in-house lawyers committee of The Law Society of Hong Kong and a member of the listing-related issues concern group of The Chamber of Hong Kong Listed Companies.

Ms Christine CHAN Suk Han

Director (Investment)

Ms CHAN, aged 40, oversees the asset investment of The Link, including acquisition, new market development, and the market study and research function. She is one of the responsible officers of the Manager for the purpose of the SFO. Ms CHAN has over 17 years of experience in the

real estate and fund management industry. Before joining the Manager in May 2013, Ms CHAN was the Director – Investment & Acquisition at Harvest Capital Partners Limited, a subsidiary of China Resources Group. Ms CHAN also held managerial positions in ARA Asset Management (Prosperity) Limited and Hutchison Whampoa Properties Limited in earlier years. Ms CHAN has extensive experience in direct asset investment, debt and equity investment and financing, asset management, REIT and private equity fund set up and management in the Greater China Region. Ms CHAN holds a Bachelor of Science degree in Surveying from The University of Hong Kong and a Master of Science degree in Global Finance jointly conferred by the New York University Stern School of Business and the HKUST Business School. She is a qualified General Practice Surveyor and a member of The Hong Kong Institute of Surveyors and the Royal Institution of Chartered Surveyors.

Mr Gary FOK Yip Sang

Director (Asset Management-China)

Mr FOK, aged 48, oversees the management of The Link's properties in China, including leasing, property management and asset upgrade. He joined the Manager in July 2014 and has over 20 years of solid and all-rounded experience in asset management of commercial properties in China and Hong Kong. He is the director of a subsidiary of The Link. Before joining the Manager, Mr FOK was the Head of Asset Management of InfraRed NF Investment Advisers Limited. He had also held various leadership roles in major asset development and management companies in China and Hong Kong such as Hutchison Whampoa Properties Limited, New World Group, Jones Lang LaSalle Limited and Henderson Land Development Company Limited. Mr FOK holds a Bachelor of Science in Surveying from The University of Hong Kong and he is a Registered Professional Surveyor, a member of the Hong Kong Institute of Surveyors, the Royal Institution of Chartered Surveyors and the Hong Kong Institute of Real Estate Administrators.

Ms Peonie KONG Po Yan

Director (Leasing & Marketing)

Ms KONG, aged 45, oversees the leasing and marketing activities of The Link's asset portfolio. Ms KONG joined the Manager in March 2005 and has 22 years of experience in the real estate industry. She has extensive experience in retail and commercial leasing as well as implementation of large scale renovation projects and trade-mix repositioning exercises. Prior to joining the Manager, she had held managerial positions in renowned property developers including Sun Hung Kai Properties Limited, New World Development Company Limited and Henderson Land Development Company Limited. Ms KONG holds a Bachelor of Arts degree in Geography from The University of Hong Kong.

Biographical Details of Directors and Management Team (Continued)

Mr Dick LEUNG Yuen Dick **Director (Project & Development)**

Mr LEUNG, aged 49, oversees The Link's asset enhancement initiatives, property development opportunities and explores business development potential. He joined the Manager in August 2012 and has over 22 years of experience in major property development projects in Hong Kong and China. He is director of certain subsidiaries of The Link. Mr LEUNG has extensive experience in large scale mall renovation, property development of mixed residential/commercial projects as well as corporate strategy, development and implementation. He is currently the director of Taipei Financial Center Corp. (Taipei 101). Before joining the Manager, Mr LEUNG was the Project Director of Sun Hung Kai Properties Limited, and was the Principal Consultant (Property Development) of its former Chairman. Mr LEUNG holds a Master of Science in Fire and Safety Engineering from The Hong Kong Polytechnic University, a Master of Arts in Arbitration and Dispute Resolution from City University of Hong Kong as well as a Bachelor of Architecture and a Bachelor of Arts in Architectural Studies from The University of Hong Kong. He is a Fellow of Chartered Institute of Arbitrators in Great Britain, an Authorised Person (List 1), a Registered Architect in Hong Kong and a member of The Hong Kong Institute of Architects. He also possesses the Registered Architect (Class A) qualifications in China.

Mr LO Bing Chung **Director (Corporate Communications & External Relations)**

Mr LO, aged 61, oversees corporate communications, branding, customer experience management and engagement with our key stakeholders including media, Government and the community at large. He joined the Manager in June 2014 with over 37 years of experience in corporate communications and external affairs in Hong Kong and Greater China. He had held various senior roles in sizeable organisations including Hong Kong Disneyland, Coca-Cola China and Hong Kong Jockey Club. Mr LO holds a Master of Business Administration degree from the University of East Asia and a Diploma in Communications from the Hong Kong Baptist University. He is an Adjunct Associate Professor of the Institute for China Business, School of Professional and Continuing Education of The University of Hong Kong. He is also an Adjunct Lecturer for post-graduate programme at the School of Journalism and Communication of The Chinese University of Hong Kong. Mr LO is a Life Member of the International Association of Business Communicators, a director of China International Public Relations Association and a member of the Chartered Institute of Linguists in UK, and the former Chairman of the Hong Kong Chapter of the International Public Relations Association.

Mr Gordon WU Chi Ping **Director (Property Management & Operations)**

Mr WU, aged 48, oversees the property, facility and car park management and operations of the asset portfolio of The Link. He joined the Manager in September 2011. Mr WU has over 26 years of experience in property management in both Hong Kong and the PRC, running a group of management companies and training academies. Prior to joining the Manager, he was an associate director of the Sino Group and managed more than 180 properties with a workforce over 2,000 staff. Mr WU holds a Master of Science in Real Estate from The University of Hong Kong. He is the Vice President of The Hong Kong Institute of Housing.

Ms Anita NGAI **Head of Strategy & Business Development**

Ms NGAI, aged 37, oversees the corporate strategy, digital strategy and business development, and research and data analytics for The Link. She joined the Manager in March 2015 and has extensive experience in strategy planning, technology, e-commerce, and digital marketing in the Asia Pacific region. Before joining the Manager, Ms NGAI was Head of Marketing in Asia Pacific at Hotels.com, Expedia, Inc., and was a management consultant in the US and Greater China offices of McKinsey & Company. Ms NGAI also held engineering positions in Maunsell Structural Consultants (now part of AECOM) in early years. Ms NGAI holds a Master of Arts degree in International Relations from Yale University and a Bachelor of Science degree in Civil Engineering from Cornell University.

Mr Albert YEUNG Shing Wo **Director (Human Resources & Administration)**

Mr YEUNG, aged 54, oversees the strategic human resources management, learning and development and general administration of the Manager. He joined the Manager in July 2014 and has extensive experience in human resources across different industries in Hong Kong and the Asia Pacific region. He is director of a subsidiary of The Link. Before joining the Manager, Mr YEUNG was Human Resources Director of K. Wah International Holdings Limited. He had also held various human resources leadership roles at multi-national corporations in the educational, technology and industrial sectors including Pearson Group plc., Cirrus Logic, Inc. and British Oxygen Corporation. Mr YEUNG holds a Bachelor of Social Science degree from The Chinese University of Hong Kong. He is an Associate of The Institute of Chartered Secretaries and Administrators and The Hong Kong Institute of Chartered Secretaries.

Disclosure of Interests in Units

INTERESTS AND SHORT POSITIONS OF UNITHOLDERS REQUIRED TO BE DISCLOSED UNDER THE SFO

According to the disclosure of interests to the Stock Exchange and the Manager pursuant to the provisions of Part XV of the SFO and the register kept by the Manager, persons having 5% or more interests in the units of The Link as at 31 March 2015 were as follows:

Name	Capacity	Number of units in long position (L)/ short position (S)	Approximate percentage of total units in issue ⁽¹⁾ %
The Capital Group Companies, Inc.	Interests of controlled corporations	(L) 228,001,214	9.94
BlackRock, Inc.	Interests of controlled corporations	(L) 162,012,878 (S) 607,000	7.06 0.02

Note:

(1) The approximate percentages were calculated based on 2,291,770,269 units in issue as at 31 March 2015 (rounded down to two decimal places).

Save as disclosed above, based on the disclosure of interests to the Stock Exchange and the Manager pursuant to the provisions of Part XV of the SFO and the register kept by the Manager, there were no other persons having 5% or more interests in the units of The Link as at 31 March 2015.

Disclosure of Interests in Units (Continued)

INTERESTS OF DIRECTORS IN UNITS

According to disclosure of interests to the Stock Exchange and the Manager pursuant to the provisions of Part XV of the SFO and the register kept by the Manager, the interests of the Directors in units and underlying units of The Link as at 31 March 2015 were as follows:

Name	Number of units				Interest in underlying units ⁽²⁾	Total interest held at 31 Mar 2015	Approximate percentage of total units in issue ⁽⁴⁾ %	Total interest held at 30 Sep 2014
	Personal interest ⁽¹⁾	Family interest	Corporate interest	Other interest				
Current Directors								
Chairman (also an Independent Non-Executive Director)								
Nicholas Robert SALLNOW-SMITH	708,438	–	–	–	114,500	822,938	0.036	822,938
Executive Directors								
George Kwok Lung HONGCHOY	1,335,239	–	–	–	926,500	2,261,739	0.099	2,261,739
Andy CHEUNG Lee Ming	337,381	–	–	–	259,500	596,881	0.026	596,881
Non-Executive Director								
Ian Keith GRIFFITHS	23,456	–	–	–	32,000	55,456	0.002	55,456
Independent Non-Executive Directors								
William CHAN Chak Cheung	102,981	–	–	–	42,500	145,481	0.006	145,481
May Siew Boi TAN	–	–	–	–	24,000	24,000	0.001	24,000
Peter TSE Pak Wing ⁽³⁾	–	–	–	–	–	–	–	–
Nancy TSE Sau Ling ⁽³⁾	–	–	–	–	–	–	–	–
David Charles WATT	56,860	–	–	–	35,500	92,360	0.004	98,360
Richard WONG Yue Chim	224,346	–	–	–	42,000	266,346	0.012	266,346
Elaine Carole YOUNG	2,500	–	–	–	22,000	24,500	0.001	24,500
Former Independent Non-Executive Directors								
Eva CHENG LI Kam Fun ⁽⁵⁾	–	–	–	–	–	–	0.000	9,000
Anthony CHOW Wing Kin ⁽⁶⁾	544,712	–	–	–	30,000	574,712	0.025	574,712
Patrick FUNG Yuk Bun ⁽⁷⁾	294,994	–	–	–	23,500	318,494	0.014	318,494
Stanley KO Kam Chuen ⁽⁸⁾	228,272	–	–	–	28,000	256,272	0.011	256,272

Notes:

- (1) The personal interests of the Directors in units as stated above were long position interests. There was no short position interest held by any Director.
- (2) These interests in underlying units were long position interests and represented the maximum number of units which might be issued to the Directors (and the former Independent Non-Executive Directors mentioned above) on the vesting of the restricted unit awards granted to them under the LTI Plan. See also Notes (6), (7) and (8) below.
- (3) Both Mr Peter TSE Pak Wing and Ms Nancy TSE Sau Ling were appointed as Independent Non-Executive Directors on 24 July 2014. No restricted unit award has yet been granted to them under the LTI Plan.
- (4) The approximate percentages were calculated based on 2,291,770,269 units in issue as at 31 March 2015.
- (5) Restricted unit awards in respect of a maximum of 9,000 units were granted to Mrs Eva CHENG LI Kam Fun on 17 July 2014 under the LTI Plan. Her entitlement to these restricted unit awards lapsed on 1 February 2015 upon her resignation.
- (6) Subsequent to year end, Mr Anthony CHOW Wing Kin retired on 22 May 2015. See Note (8) on page 46 for details of his entitlement to the unvested restricted unit awards after his retirement.
- (7) These interests in units and underlying units (which were unvested restricted unit awards) represented Dr Patrick FUNG Yuk Bun's position as at 31 July 2014 (the date immediately preceding his retirement). There was no change to his unvested restricted unit awards from his retirement up to 31 March 2015. See Note (9) on page 46 for further details.
- (8) These interests in units and underlying units (which were unvested restricted unit awards) represented Mr Stanley KO Kam Chuen's position upon his retirement at the 2014 AGM on 23 July 2014. There was no change to his unvested restricted unit awards from his retirement up to 31 March 2015. See Note (10) on page 46 for further details.

Save as disclosed above and so far as the Manager is aware, none of the Directors or any of their respective associates held any interests in the units or underlying units or debentures of The Link and/or its subsidiaries which were required to be disclosed pursuant to the provisions of Part XV of the SFO as at 31 March 2015.

INTERESTS OF CONNECTED PERSONS IN UNITS

After making reasonable enquiry and according to the information available to the Manager, the following persons (other than the significant unitholder and Directors and any of their respective associates⁽⁴⁾), being connected persons (as defined in Chapter 8 of the REIT Code) to The Link, held interests in the units of The Link as at 31 March 2015 as follows:

Name	Number of units held at 31 Mar 2015	Approximate percentage of total units in issue ⁽³⁾ %	Number of units held at 30 Sep 2014
The Hongkong and Shanghai Banking Corporation Limited (“ HSBC ”) and its subsidiaries ⁽¹⁾	5,627,461	0.246	5,883,961
Aviva Life Insurance Company Limited (“ Aviva ”) ⁽²⁾	191,000	0.008	191,000

Notes:

- (1) The Trustee is an indirect subsidiary of HSBC and hence HSBC and its subsidiaries are connected persons to The Link. Apart from the 5,627,461 units disclosed in the table above, a fellow subsidiary of HSBC was also interested in 2,223,185 units as at 31 March 2015.
- (2) Mr Nicholas Robert SALLNOW-SMITH is a non-executive director of Aviva. Therefore, Aviva is a connected person to The Link.
- (3) The approximate percentages were calculated based on 2,291,770,269 units in issue as at 31 March 2015.
- (4) The interests in units held by Directors (as connected persons to The Link, for the purpose of the REIT Code) as at 31 March 2015 are disclosed in the “Interests of Directors in Units” section above. The Company Secretary of the Manager and his associate (as defined in the REIT Code) were interested in 207,417 units as at 31 March 2015. Mr Dick LEUNG Yuen Dick, director of certain special purpose vehicles of The Link, was interested in 37,772 units as at 31 March 2015. The Link did not have a significant unitholder (within the meaning of Chapter 8 of the REIT Code) as at 31 March 2015.
- (5) CBRE Limited, the principal valuer of The Link, is a connected person to The Link for the purpose of the REIT Code. A fellow subsidiary of CBRE Limited was interested in 13,597,208 units as at 31 March 2015.
- (6) Wing Hang Bank, Limited (now known as OCBC Wing Hang Bank Limited), an associate of the former Independent Non-Executive Director, Dr Patrick FUNG Yuk Bun, ceased to be a connected person to The Link on 1 August 2014.

Long-term Incentive Plan

The LTI Plan was adopted on 23 July 2007 pursuant to which equity incentive in the form of a restricted unit award giving a conditional right to receive units (the “**Restricted Unit Award**”), a unit option giving an option to subscribe for units (the “**Unit Option**”), and a cash incentive in the form of a conditional cash award (the “**Conditional Cash Award**”) (and, each individually referred to as an “**Award**” and collectively as “**Awards**”) may be granted to the Directors and other eligible staff of the Manager.

Before 10 June 2015, the LTI Plan was managed and administered by the Human Resources and Compensation Committee with any grant of Award (and other arrangements under the LTI Plan) involving a Director to be reviewed and recommended by the Remuneration Committee to the Board for approval. On 10 June 2015, the Human Resources and Compensation Committee merged with the Remuneration Committee and, as a result of the merger, the Remuneration Committee took over the management and administration of the LTI Plan while the existing mechanism to have the Board to approve any grant or arrangement involving a Director remains unchanged. In the “Summary of the LTI Plan” below, the term “**Committee**” refers to the Human Resources and Compensation Committee up to the merger and thereafter the Remuneration Committee.

SUMMARY OF THE LTI PLAN

Purposes

The principal purposes of the LTI Plan are:

- (i) to align the interests of the participants of the LTI Plan with the achievement of the strategic long-term goals of the Manager for The Link and with the interests of the Unitholders as a whole;
- (ii) to enhance the ability to attract and retain talented management and key employees of the Manager whose contributions are essential to the long-term growth and prosperity of The Link and the creation of value for the Unitholders; and
- (iii) to provide The Link with the ability to incentivise and/or reward the management and key employees of the Manager so as to motivate them to achieve superior performance.

Participants

Persons eligible to participate in the LTI Plan (the “**Participants**”) include (i) Directors; and (ii) key employees of the Manager who, in the sole opinion of the Committee, have contributed or have the potential to contribute to the success of The Link.

Grant of Award

Grant of Award shall be approved by the Committee, except for the grant of an Award to a Director, the CEO or a significant holder (within the meaning under Chapter 8 of the REIT Code) of The Link, or any of their respective associates (other than a person who is an associate only by virtue of such person’s employment with the Manager) which shall be approved by the Board (including the Independent Non-Executive Directors). No Director shall be involved in the decision of granting an Award to himself/herself.

Total Number of Units Available for Issue under the LTI Plan

The total number of units which may be issued pursuant to all the Awards granted under the LTI Plan shall not in aggregate exceed 213,745,400 units (being 10% of the then units in issue as at the date of the adoption of the LTI Plan). As at the date of this report, 199,894,666 units are available for further grant of Awards under the LTI Plan, representing approximately 8.72% of the units in issue.

Maximum Entitlement of Each Participant

Unless approved by the Unitholders by way of an ordinary resolution, no Participant shall be granted an Award which, if accepted and vested (for a Restricted Unit Award) and/or exercised (for a Unit Option) in full, would result in such Participant becoming entitled to receive such number of units that, when aggregated with the total units already issued or to be issued to him/her pursuant to all the Awards granted or to be granted (including Awards vested and/or exercised, cancelled and outstanding) to him/her within a 12-month period immediately preceding the date of such proposed grant, would exceed 1% of the total units in issue as at the proposed date of grant of such Award.

If an Award is proposed to be granted to an Independent Non-Executive Director or a significant holder (within the meaning under Chapter 8 of the REIT Code) of The Link or any of their respective associates which would result in the units issued and to be issued pursuant to all the Awards granted or to be granted (including Awards vested and/or exercised, cancelled and outstanding) to him/her within a 12-month period up to and including the date of such proposed grant, (i) representing in aggregate over 0.1% of the total units in issue; and (ii) having an aggregate value, based on the closing price of the units as at the date of such proposed grant, in excess of HK\$5 million, such further grant of Award shall be approved by the Unitholders by way of an ordinary resolution and the relevant Participant and his/her associate(s) shall abstain from voting on the relevant ordinary resolution. In addition, grant of Awards to an Independent Non-Executive Director shall not, among others, exceed 1% of the total units in issue.

Vesting Period/Option Period

The vesting period of a Restricted Unit Award is generally one year to three years or such other period as determined by the Committee. The option period for a Unit Option is such period (which is no longer than 10 years) as determined by the Committee.

Exercise Price of Unit Option

The exercise price of a Unit Option shall not be less than the higher of: (i) the closing price of the units as quoted on the Stock Exchange on the date of grant; and (ii) the average of the closing prices of the units as quoted on the Stock Exchange for the five trading days immediately preceding the date of grant.

Performance Targets

The performance targets and/or other vesting conditions (if any) for a Restricted Unit Award shall be determined by the Committee which, in its absolute discretion, will determine whether, and to what extent, such performance targets and/or vesting conditions (if any) have been satisfied (or, if applicable, waived) upon vesting.

Conditional Cash Award

A Conditional Cash Award shall only be granted, in the absolute discretion of the Committee, in conjunction with a Restricted Unit Award and shall vest under the same performance targets and/or vesting conditions and vesting period applicable to the relevant Restricted Unit Award. A Conditional Cash Award gives the grantee a conditional right to receive a cash payment equal to the aggregate distributions per unit paid to the Unitholders during the vesting period multiplied by the actual number of units finally vested with such grantee.

Acceptance of Award and Consideration Payable

An offer for grant of an Award shall be accepted within 14 days from the date of grant (or such other period as specified by the Committee). Consideration payable on acceptance of an Award (if any) shall be determined by the Committee in its absolute discretion.

Long-term Incentive Plan (Continued)

Duration of the LTI Plan

Save for early termination, the LTI Plan shall remain valid for 10 years from 23 July 2007 (its date of adoption).

UNIT OPTIONS

No Unit Option has ever been granted since the adoption of the LTI Plan.

RESTRICTED UNIT AWARDS

The movements in Restricted Unit Awards, which were granted in conjunction with Conditional Cash Awards⁽⁵⁾, under the LTI Plan during the year ended 31 March 2015 and the balances as at the beginning and end of the year were as follows:

Name (Position)	Date of grant	Vesting period	Outstanding at 1 Apr 2014 ⁽¹⁾	Granted during the year ⁽¹⁾⁽²⁾	Vested during the year ⁽³⁾	Cancelled during the year	Lapsed during the year ⁽⁴⁾	Outstanding at 31 Mar 2015 ⁽¹⁾
Current Directors								
Nicholas Robert	23 Sep 2011	23 Sep 2011 to 30 Jun 2014	52,500	-	(47,184)	-	(5,316)	-
SALLNOW-SMITH	16 Jul 2012	16 Jul 2012 to 30 Jun 2014	44,500	-	(37,108)	-	(7,392)	-
(Independent	16 Jul 2012	16 Jul 2012 to 30 Jun 2015	44,500	-	-	-	-	44,500
Non-Executive Director)	20 Jan 2014	20 Jan 2014 to 30 Jun 2015	18,250	-	-	-	-	18,250
	20 Jan 2014	20 Jan 2014 to 30 Jun 2016	18,250	-	-	-	-	18,250
	17 Jul 2014	17 Jul 2014 to 30 Jun 2016	-	16,750	-	-	-	16,750
	17 Jul 2014	17 Jul 2014 to 30 Jun 2017	-	16,750	-	-	-	16,750
George Kwok Lung	23 Sep 2011	23 Sep 2011 to 30 Jun 2014	154,000	-	(138,408)	-	(15,592)	-
HONGCHOY	16 Jul 2012	16 Jul 2012 to 30 Jun 2014	189,500	-	(158,020)	-	(31,480)	-
(Executive Director)	16 Jul 2012	16 Jul 2012 to 30 Jun 2015	189,500	-	-	-	-	189,500
	20 Jan 2014	20 Jan 2014 to 30 Jun 2015	187,500	-	-	-	-	187,500
	20 Jan 2014	20 Jan 2014 to 30 Jun 2016	187,500	-	-	-	-	187,500
	17 Jul 2014	17 Jul 2014 to 30 Jun 2016	-	181,000	-	-	-	181,000
	17 Jul 2014	17 Jul 2014 to 30 Jun 2017	-	181,000	-	-	-	181,000
Andy CHEUNG Lee Ming	23 Sep 2011	23 Sep 2011 to 30 Jun 2014	64,500	-	(57,969)	-	(6,531)	-
(Executive Director)	16 Jul 2012	16 Jul 2012 to 30 Jun 2014	55,500	-	(46,280)	-	(9,220)	-
	16 Jul 2012	16 Jul 2012 to 30 Jun 2015	55,500	-	-	-	-	55,500
	20 Jan 2014	20 Jan 2014 to 30 Jun 2015	52,500	-	-	-	-	52,500
	20 Jan 2014	20 Jan 2014 to 30 Jun 2016	52,500	-	-	-	-	52,500
	17 Jul 2014	17 Jul 2014 to 30 Jun 2016	-	49,500	-	-	-	49,500
	17 Jul 2014	17 Jul 2014 to 30 Jun 2017	-	49,500	-	-	-	49,500
Ian Keith GRIFFITHS	23 Sep 2011	23 Sep 2011 to 30 Jun 2014	14,500	-	(13,032)	-	(1,468)	-
(Non-Executive Director)	16 Jul 2012	16 Jul 2012 to 30 Jun 2014	12,500	-	(10,424)	-	(2,076)	-
	16 Jul 2012	16 Jul 2012 to 30 Jun 2015	12,500	-	-	-	-	12,500
	20 Jan 2014	20 Jan 2014 to 30 Jun 2015	5,000	-	-	-	-	5,000
	20 Jan 2014	20 Jan 2014 to 30 Jun 2016	5,000	-	-	-	-	5,000
	17 Jul 2014	17 Jul 2014 to 30 Jun 2016	-	4,750	-	-	-	4,750
	17 Jul 2014	17 Jul 2014 to 30 Jun 2017	-	4,750	-	-	-	4,750
William CHAN Chak Cheung	23 Sep 2011	23 Sep 2011 to 30 Jun 2014	19,500	-	(17,526)	-	(1,974)	-
(Independent	16 Jul 2012	16 Jul 2012 to 30 Jun 2014	16,500	-	(13,759)	-	(2,741)	-
Non-Executive Director)	16 Jul 2012	16 Jul 2012 to 30 Jun 2015	16,500	-	-	-	-	16,500
	20 Jan 2014	20 Jan 2014 to 30 Jun 2015	6,750	-	-	-	-	6,750
	20 Jan 2014	20 Jan 2014 to 30 Jun 2016	6,750	-	-	-	-	6,750
	17 Jul 2014	17 Jul 2014 to 30 Jun 2016	-	6,250	-	-	-	6,250
	17 Jul 2014	17 Jul 2014 to 30 Jun 2017	-	6,250	-	-	-	6,250
May Siew Boi TAN	20 Jan 2014	20 Jan 2014 to 30 Jun 2015	6,250	-	-	-	-	6,250
(Independent	20 Jan 2014	20 Jan 2014 to 30 Jun 2016	6,250	-	-	-	-	6,250
Non-Executive Director)	17 Jul 2014	17 Jul 2014 to 30 Jun 2016	-	5,750	-	-	-	5,750
	17 Jul 2014	17 Jul 2014 to 30 Jun 2017	-	5,750	-	-	-	5,750
Peter TSE Pak Wing	-	-	-	-	-	-	-	-
(Independent								
Non-Executive Director)								
Nancy TSE Sau Ling	-	-	-	-	-	-	-	-
(Independent								
Non-Executive Director)								

Name (Position)	Date of grant	Vesting period	Outstanding at 1 Apr 2014 ⁽¹⁾	Granted during the year ^{(1),(2)}	Vested during the year ⁽²⁾	Cancelled during the year	Lapsed during the year ⁽⁴⁾	Outstanding at 31 Mar 2015 ⁽¹⁾
David Charles WATT (Independent Non-Executive Director)	23 Sep 2011	23 Sep 2011 to 30 Jun 2014	16,000	-	(14,380)	-	(1,620)	-
	16 Jul 2012	16 Jul 2012 to 30 Jun 2014	13,500	-	(11,258)	-	(2,242)	-
	16 Jul 2012	16 Jul 2012 to 30 Jun 2015	13,500	-	-	-	-	13,500
	20 Jan 2014	20 Jan 2014 to 30 Jun 2015	5,750	-	-	-	-	5,750
	20 Jan 2014	20 Jan 2014 to 30 Jun 2016	5,750	-	-	-	-	5,750
	17 Jul 2014	17 Jul 2014 to 30 Jun 2016	-	5,250	-	-	-	5,250
17 Jul 2014	17 Jul 2014 to 30 Jun 2017	-	5,250	-	-	-	5,250	
Richard WONG Yue Chim (Independent Non-Executive Director)	23 Sep 2011	23 Sep 2011 to 30 Jun 2014	18,000	-	(16,178)	-	(1,822)	-
	16 Jul 2012	16 Jul 2012 to 30 Jun 2014	15,500	-	(12,925)	-	(2,575)	-
	16 Jul 2012	16 Jul 2012 to 30 Jun 2015	15,500	-	-	-	-	15,500
	20 Jan 2014	20 Jan 2014 to 30 Jun 2015	6,750	-	-	-	-	6,750
	20 Jan 2014	20 Jan 2014 to 30 Jun 2016	6,750	-	-	-	-	6,750
	17 Jul 2014	17 Jul 2014 to 30 Jun 2016	-	6,500	-	-	-	6,500
17 Jul 2014	17 Jul 2014 to 30 Jun 2017	-	6,500	-	-	-	6,500	
Elaine Carole YOUNG (Independent Non-Executive Director)	20 Jan 2014	20 Jan 2014 to 30 Jun 2015	5,750	-	-	-	-	5,750
	20 Jan 2014	20 Jan 2014 to 30 Jun 2016	5,750	-	-	-	-	5,750
	17 Jul 2014	17 Jul 2014 to 30 Jun 2016	-	5,250	-	-	-	5,250
	17 Jul 2014	17 Jul 2014 to 30 Jun 2017	-	5,250	-	-	-	5,250
Former Directors								
Eva CHENG LI Kam Fun (Former Independent Non-Executive Director)	17 Jul 2014	17 Jul 2014 to 30 Jun 2016	-	4,500	-	-	(4,500) ⁽⁷⁾	-
	17 Jul 2014	17 Jul 2014 to 30 Jun 2017	-	4,500	-	-	(4,500) ⁽⁷⁾	-
Anthony CHOW Wing Kin ⁽⁸⁾ (Former Independent Non-Executive Director)	23 Sep 2011	23 Sep 2011 to 30 Jun 2014	19,500	-	(17,526)	-	(1,974)	-
	16 Jul 2012	16 Jul 2012 to 30 Jun 2014	16,500	-	(13,759)	-	(2,741)	-
	16 Jul 2012	16 Jul 2012 to 30 Jun 2015	16,500	-	-	-	-	16,500
	20 Jan 2014	20 Jan 2014 to 30 Jun 2015	6,750	-	-	-	-	6,750
20 Jan 2014	20 Jan 2014 to 30 Jun 2016	6,750	-	-	-	-	6,750	
Patrick FUNG Yuk Bun ⁽⁹⁾ (Former Independent Non-Executive Director)	23 Sep 2011	23 Sep 2011 to 30 Jun 2014	15,000	-	(13,481)	-	(1,519)	-
	16 Jul 2012	16 Jul 2012 to 30 Jun 2014	13,000	-	(10,841)	-	(2,159)	-
	16 Jul 2012	16 Jul 2012 to 30 Jun 2015	13,000	-	-	-	-	13,000 ⁽⁹⁾
	20 Jan 2014	20 Jan 2014 to 30 Jun 2015	5,250	-	-	-	-	5,250 ⁽⁹⁾
20 Jan 2014	20 Jan 2014 to 30 Jun 2016	5,250	-	-	-	-	5,250 ⁽⁹⁾	
Stanley KO Kam Chuen ⁽⁹⁾ (Former Independent Non-Executive Director)	23 Sep 2011	23 Sep 2011 to 30 Jun 2014	18,000	-	(16,178)	-	(1,822)	-
	16 Jul 2012	16 Jul 2012 to 30 Jun 2014	15,500	-	(12,925)	-	(2,575)	-
	16 Jul 2012	16 Jul 2012 to 30 Jun 2015	15,500	-	-	-	-	15,500 ⁽¹⁰⁾
	20 Jan 2014	20 Jan 2014 to 30 Jun 2015	6,250	-	-	-	-	6,250 ⁽¹⁰⁾
20 Jan 2014	20 Jan 2014 to 30 Jun 2016	6,250	-	-	-	-	6,250 ⁽¹⁰⁾	
Other Participants								
In aggregate	23 Sep 2011	23 Sep 2011 to 30 Jun 2014	668,020 ⁽¹¹⁾	-	(559,944) ⁽¹¹⁾	(29,209)	(78,867) ⁽¹¹⁾	-
	16 Jul 2012	16 Jul 2012 to 30 Jun 2014	661,734 ⁽¹¹⁾	-	(525,103) ⁽¹¹⁾	(21,264)	(115,367) ⁽¹¹⁾	-
	16 Jul 2012	16 Jul 2012 to 30 Jun 2015	660,810 ⁽¹¹⁾	-	-	-	(29,842)	630,968 ⁽¹¹⁾
	20 Jan 2014	20 Jan 2014 to 30 Jun 2015	645,500	-	-	-	(26,164)	619,336
	20 Jan 2014	20 Jan 2014 to 30 Jun 2016	645,500	-	-	-	(35,460)	610,040
	17 Jul 2014	17 Jul 2014 to 30 Jun 2016	-	659,000	-	-	(15,500)	643,500
17 Jul 2014	17 Jul 2014 to 30 Jun 2017	-	659,000	-	-	(15,500)	643,500	
Total			5,083,564	1,889,000	(1,764,208)	(50,473)	(430,539)	4,727,344

Long-term Incentive Plan (Continued)

Notes:

- (1) These figures represent the maximum number of units that may be issued on vesting of the Restricted Unit Awards. The actual number of units that will finally vest and be issued to each grantee may range from zero to such maximum number depending on whether, and to what extent, the relevant vesting conditions (if applicable) are met.
- (2) The closing price of the units on the business day immediately preceding the date of grant of the Restricted Unit Awards in the year was HK\$42.60 per unit. On the assumption that the Restricted Unit Awards granted in the year were finally vested for the maximum number of units, the estimated value of such Restricted Unit Awards would amount to approximately HK\$90 million as at 31 March 2015 based on the valuation of an independent valuer.
- (3) The closing price of the units on the business day immediately preceding the date on which the Restricted Unit Awards were vested in the year was HK\$41.95 per unit.
- (4) These figures represent the maximum number of units relating to the Restricted Unit Awards lapsed in the year. The Conditional Cash Awards granted in conjunction with such Restricted Unit Awards lapsed simultaneously.
- (5) The Restricted Unit Awards in the above table were all granted in conjunction with Conditional Cash Awards and an aggregate amount of approximately HK\$7.0 million was paid for the Conditional Cash Awards vested along with the relevant Restricted Unit Awards in the year. Based on the maximum number of units to be issued in respect of the Restricted Unit Awards granted but not yet vested in the year, the aggregate weighted average value carried by each of the Conditional Cash Awards as at the end of the year was HK\$2.2222 per unit.
- (6) According to the prevailing policy, outstanding Restricted Unit Awards held by a retired Director will vest on a pro rata basis to his/her actual number of days in office before his/her retirement.
- (7) Mrs Eva CHENG LI Kam Fun's entitlement to all these Restricted Unit Awards and the related Conditional Cash Awards lapsed on 1 February 2015 upon her resignation.
- (8) Mr Anthony CHOW Wing Kin retired on 22 May 2015. Subsequent to his retirement, his entitlement to the maximum number of units that may be issued to him will be calculated on a pro rata basis (see note (6) above).
- (9) On a pro rata basis (see note (6) above), the maximum number of units that may be issued to Dr Patrick FUNG Yuk Bun (who retired on 1 August 2014) would be 8,980 units, 2,848 units and 1,897 units (instead of 13,000 units, 5,250 units and 5,250 units as stated in the above table). The remaining portions will not vest but will lapse on the relevant vesting dates.
- (10) On a pro rata basis (see note (6) above), the maximum number of units that may be issued to Mr Stanley KO Kam Chuen (who retired at the conclusion of the 2014 AGM held on 23 July 2014) would be 10,592 units, 3,322 units and 2,213 units (instead of 15,500 units, 6,250 units and 6,250 units as stated in the above table). The remaining portions will not vest but will lapse on the relevant vesting dates.
- (11) Included in these figures were outstanding Restricted Unit Awards held by Mr Michael Ian ARNOLD (a former Independent Non-Executive Director) (please see page 111 of the annual report 2013/2014 for further details). At the beginning of the year, restricted unit awards in respect of a maximum of 49,500 units were outstanding, and restricted unit awards in respect of 19,167 units were vested and in respect of 14,833 units had lapsed in the year. As at the end of the year, restricted unit awards in respect of a maximum of 15,500 units remained outstanding which will be vested on a pro rata basis in favour of Mr Michael Ian ARNOLD on the relevant vesting date (see note (6) above).

The Restricted Unit Awards and Conditional Cash Awards are to be expensed through The Link's consolidated income statement over the relevant vesting period. Further details of the LTI Plan are set out in Note 20 to the consolidated financial statements in this report.

Connected Party Transactions

WAIVERS FROM STRICT COMPLIANCE

On the listing of The Link and subsequently on 8 June 2007, 26 October 2007, 19 March 2013 and 6 March 2015, waivers from strict compliance with the disclosure and Unitholders' approval requirements under Chapter 8 of the REIT Code for certain connected party transactions of The Link were granted by the SFC (the "Waivers").

During the year ended 31 March 2015, The Link complied with the stipulated terms and conditions of the Waivers for the relevant connected party transactions including, inter alia, (i) conducting the transactions at arm's length on normal commercial terms in the usual and ordinary course of business and in the interests of the Unitholders; (ii) wherever applicable, within specific caps on transaction amounts or fees paid; and (iii) having the relevant transactions reviewed by the auditor and the Audit and Risk Management Committee and approved by the Board.

CONNECTED PERSONS AND CONNECTED PARTY TRANSACTIONS

The following table sets out the connected party transactions entered into by The Link and/or its subsidiaries in the year with connected persons (as defined under Chapter 8 of the REIT Code) named below:

Name of connected person	Relationship with The Link	Nature of the transactions	Income derived HK\$'M	Expenses incurred HK\$'M
The Link Management Limited	Manager	Management fee ⁽¹⁾	n/a	(637.4)
HSBC Institutional Trust Services (Asia) Limited	Trustee	Trustee's fee ⁽²⁾	n/a	(8.8)
CBRE Limited ("CBRE") ⁽³⁾	Principal valuer	Valuation fees	n/a	(2.9)
		Land consultancy services	n/a	(2.3)
HSBC and its subsidiaries (excluding the Trustee and its proprietary subsidiaries) ("HSBC Group")	Associates of the Trustee	Tenancy / licence ⁽⁴⁾	29.5 ⁽⁵⁾	n/a
		Interest income	1.4	n/a
		Interest expenses and financing charges	n/a	(6.6)
		Arrangement fees and bank charges	n/a	(4.1)
Industrial and Commercial Bank of China (Asia) Limited ("ICBC (Asia)")	Associate of Professor Richard WONG Yue Chim	Tenancy / licence ⁽⁴⁾	8.1 ⁽⁵⁾	n/a
		Interest income	1.6	n/a
		Bank charges	n/a	- ⁽⁶⁾
Standard Chartered Bank (Hong Kong) Limited ("SCBHK")	Associate of Ms May Siew Boi TAN	Tenancy / licence ⁽⁴⁾	10.2 ⁽⁵⁾	n/a
		Interest income	2.9	n/a
		Interest expenses and financing charges	n/a	(1.1)
		Arrangement fees and bank charges	n/a	(0.3)
Aedas Limited ("Aedas") ⁽⁷⁾	Associate of Mr Ian Keith GRIFFITHS	Architectural and renovation consultancy services	n/a	(10.0) ⁽⁸⁾
Foundation for the Arts and Music in Asia Limited	Associate of Mr Nicholas Robert SALLNOW-SMITH	Sponsorship for cultural activities	n/a	(0.2)
Hong Kong Youth Arts Foundation	Associate of Mr Nicholas Robert SALLNOW-SMITH and Ms May Siew Boi TAN	Sponsorship for cultural activities	n/a	(0.6)
The Chamber of Hong Kong Listed Companies	Associate of Mr Andy CHEUNG Lee Ming	Sponsorship and membership fees	n/a	(0.1)

Connected Party Transactions (Continued)

Name of connected person	Relationship with The Link	Nature of the transactions	Income derived HK\$'M	Expenses incurred HK\$'M
The Hong Kong Institute of Directors Limited ("HKIoD")	Associate of Mr George Kwok Lung HONGCHOY	Annual membership and registration fees	n/a	– ⁽⁹⁾
Asia Pacific Real Estate Association Limited ("APREA") ⁽¹⁰⁾	Associate of Mr George Kwok Lung HONGCHOY	Annual corporate membership and staff training fees	n/a	(0.1)
Contender Limited ⁽¹¹⁾	Associate of Dr Patrick FUNG Yuk Bun (former Independent Non-Executive Director)	Hotel meeting package	n/a	(0.3) ⁽¹¹⁾
Wing Hang Bank, Limited ("Wing Hang Bank") ⁽¹¹⁾	Associate of Dr Patrick FUNG Yuk Bun (former Independent Non-Executive Director)	Interest income	0.7 ⁽¹¹⁾	n/a

Notes:

- The Manager, as an internalised management company of The Link, recovers its expenses from The Link on a cost recovery basis.
- As at 31 March 2015, all the properties of The Link were situated in Hong Kong. The Trustee's fee stated above was calculated at the rate of 0.008% per annum of the latest property values of such properties as determined by the principal valuer in its latest annual valuation report, subject to a minimum of HK\$150,000 per month.
- Four consultancy contracts were awarded to CBRE in the year, including (i) a lump sum contract at a fee of HK\$160,000, (ii) a 12-month service contract for a fee capped at HK\$140,000, (iii) a consultancy service contract in respect of PRC operational compliance at a fee of HK\$93,000; and (iv) a consultancy service contract in relation to tenancy projects at an approximate fee of HK\$5.8 million.
- For shops, ATMs and showcases at various locations.
- Amounts excluded deposits received.
- Bank charges paid to ICBC (Asia) for the year amounted to approximately HK\$10,000.
- An architectural and renovation consultancy contract for HK\$1.8 million and a design and project consultancy contract for HK\$0.5 million were awarded to Aedas in the year.
- Including reimbursements.
- Fees paid to the HKIoD in the year amounted to approximately HK\$5,000.
- After the cessation of Mr George Kwok Lung HONGCHOY as a director of APREA in August 2014, APREA ceased to be a connected person to The Link.
- After the cessation of Dr Patrick FUNG Yuk Bun as an Independent Non-Executive Director of the Manager on 1 August 2014, Wing Hang Bank (now known as OCBC Wing Hang Bank Limited) and Contender Limited, being his associates, ceased to be connected persons to The Link with effect from the same date. The amounts disclosed in the table above were calculated up till 31 July 2014.

LEASE TRANSACTIONS WITH CONNECTED PERSONS

In addition to the certain tenancies set out on page 96 of annual report 2012/2013 and page 114 of annual report 2013/2014 of The Link (of which the term of those tenancies still subsisted at the financial year end), the following tenancies were entered into or renewed by The Link and/or its subsidiaries with connected persons (as defined under Chapter 8 of the REIT Code) in the year of which the aggregate annual rent exceeded HK\$1 million:

Name of tenant	Nature of the transactions	Lease term	Annual rent HK\$'M ⁽¹⁾	Rental deposit received as at 31 March 2015 HK\$'M
HSBC	Tenancy for shop nos. L201-L206 at Lok Fu Plaza	Terms of 3 years expiring on 21 August 2017	4.8	1.3 ⁽²⁾
ICBC (Asia)	Tenancy for shop nos. F18, F19A, F19B and F19C at Oi Man Plaza	Terms of 3 years expiring on 31 August 2017	1.9	0.5
SCBHK	Tenancy for shop nos. G37-G40 at Hau Tak Shopping Centre	Terms of 3 years expiring on 2 July 2016	3.4	0.9 ⁽²⁾

Notes:

- The annual rent is calculated from the monthly base rent on a 12-month basis as if such rent were received from the beginning of the financial year.
- In the form of a bank guarantee.

PROVISION OF BANKING AND FINANCIAL SERVICES BY CONNECTED PERSONS

The Link and its subsidiaries engaged the HSBC Group, ICBC (Asia), Wing Hang Bank (ceased to be a connected person from 1 August 2014) and SCBHK to provide ordinary course banking and financial services in the year. Further details are set out in Note 30 to the consolidated financial statements. The HSBC Group also provided services to subsidiaries of The Link in relation to Mandatory Provident Fund accounts and payment and receipt arrangements. Bank accounts were maintained with the HSBC Group, ICBC (Asia), Wing Hang Bank and SCBHK for deposits and/or rent collection purposes.

Loans

Bilateral loans of HK\$500 million and HK\$300 million were made available in May 2010 and June 2010 to The Link Finance Limited (a wholly-owned subsidiary of The Link) by, respectively, HSBC and SCBHK, of which the outstanding balance due to, respectively, HSBC and SCBHK was HK\$500 million and HK\$165 million as at 31 March 2015.

A HK\$2.5 billion 5-year club loan was made available in April 2011 to The Link Finance Limited of which the outstanding balance due to HSBC (being one of the relevant banks) was HK\$400 million as at 31 March 2015.

Bilateral loans of HK\$500 million and HK\$1 billion were made available in September 2013 and November 2013 to The Link Finance Limited by, respectively, Hang Seng Bank Limited (“**Hang Seng Bank**”, a subsidiary of HSBC) and HSBC, of which the outstanding balance due to, respectively, Hang Seng Bank and HSBC was HK\$250 million and HK\$500 million as at 31 March 2015.

Deposits

As at 31 March 2015, subsidiaries of The Link placed deposits with the HSBC Group (including Hang Seng Bank), ICBC (Asia) and SCBHK of approximately HK\$2.1 billion, HK\$0.5 million and HK\$150.6 million, respectively.

Other transactions

During the year, the following two tranches of notes were issued by The Link Finance (Cayman) 2009 Limited (a wholly-owned subsidiary of The Link), as the issuer, under the MTN Programme through dealers who were connected persons:

- (i) a tranche of USD-denominated fixed rate listed notes due 2024 for a principal amount of US\$500 million issued on 3 September 2014 and listed on the Stock Exchange (debt code: 5794) with Australia and New Zealand Banking Group Limited, DBS Bank Ltd and HSBC (connected person to The Link) acting as dealers, and pursuant to the relevant subscription agreement dated 26 August 2014 entered into among (among others) the issuer, the Manager and the dealers, HSBC was paid a combined management and underwriting commission for severally subscribing for such USD notes with the other two dealers. Such commission exceeded HK\$1 million.
- (ii) A tranche of fixed rate private notes due 2022 for a principal amount of HK\$650 million issued on 10 February 2015 with SCBHK (connected person to The Link) acting as the dealer for such issue.

For both (i) and (ii) above, the issues were within the Waivers granted by the SFC in respect of connected party transactions with the HSBC Group and SCBHK. Both issues were conducted at arm’s length on normal commercial terms. In order to ensure the effective interest cost of a new note issue is competitive, the Manager monitors the market interest rates and compares quotations from multiple dealers from time to time. Save as disclosed above, no other note issued under the MTN Programme in the year was through dealer who was a connected person to The Link.

The Link Finance Limited also maintained interest rate swap contracts with HSBC in the year. As at 31 March 2015, the total notional principal outstanding value in respect of such swap contracts with HSBC was HK\$1.85 billion.

CONFIRMATION BY THE MANAGER AND THE TRUSTEE IN RESPECT OF CORPORATE FINANCE TRANSACTION WITH THE HSBC GROUP

The Trustee and the Manager both confirm that, with respect to the corporate finance transaction entered into with the HSBC Group in the year, (i) such transaction was carried out at arm’s length on normal commercial terms; (ii) the Trustee was not involved in the decision to enter into such transaction, subject only to its duties of oversight under the REIT Code and the Trust Deed; and (iii) the ongoing general conditions under the relevant Waiver (details of which were disclosed in the offering circular dated 14 November 2005 of The Link) were complied with. Save as disclosed above, there was no other corporate finance transaction entered into by The Link with the HSBC Group in the year.

Connected Party Transactions (Continued)

REPORT FROM AUDITOR IN RELATION TO CERTAIN CONNECTED PARTY TRANSACTIONS

The continuing connected party transactions conducted in the year have been reviewed by the auditor in accordance with Hong Kong Standard on Assurance Engagements 3000 “Assurance Engagements Other Than Audits or Reviews of Historical Financial Information” and with reference to Practice Note 740 “Auditor’s Letter on Continuing Connected Transactions under the Hong Kong Listing Rules” issued by the Hong Kong Institute of Certified Public Accountants. The auditor has issued an unqualified letter containing its findings and conclusions in respect of the connected party transactions including lease transactions and corporate finance transactions in accordance with the Waivers from strict compliance with the disclosure and unitholders’ approval requirements under Chapter 8 of the REIT Code granted by the SFC.

CONFIRMATION BY THE AUDIT AND RISK MANAGEMENT COMMITTEE

The management submitted quarterly compliance reports to the Audit and Risk Management Committee for review which were then presented to the Board after endorsement.

The Audit and Risk Management Committee has reviewed and is satisfied that the general nature and types of the ordinary course banking and financial services provided by the HSBC Group, ICBC (Asia), Wing Hang Bank (before ceasing to be a connected person on 1 August 2014) and SCBHK in the year were of the types that are contemplated in the respective Waivers granted by the SFC and were of the nature and types that were entered into in the ordinary and usual course of business at arm’s length on normal commercial terms and there were no material inconsistencies with the internal procedures of the Manager that should be drawn to the attention of the Unitholders.

The Audit and Risk Management Committee also confirms that, after review of the terms of all relevant connected party transactions (including the lease and corporate finance transactions), it is satisfied that all such connected party transactions entered into in the year:

- (i) were at arm’s length and on normal commercial terms;
- (ii) were in the ordinary and usual course of business of The Link;
- (iii) are fair and reasonable; and
- (iv) are in the interests of the Unitholders.

CONFIRMATION BY THE MANAGER

The Board (including the Independent Non-Executive Directors) confirms that:

- (i) based on the information provided, and representations made, by the Trustee, it is satisfied with the internal controls and compliance procedures of the Trustee, which demonstrate that the Trustee’s operations are run independently of other banking or financial functions or operations of the HSBC Group;
- (ii) the basis of the cap amount in relation to the corporate advisory transactions for the provision of corporate finance advice set out in the Waivers is fair and reasonable in light of The Link’s operations and unitholding structure, including the objectives and strategy of The Link, the size, geographical and tenancy mix of its property portfolio and its management structure;
- (iii) the scope and terms of the Waivers applied for are fair and reasonable, and in the best interests of the Unitholders; and
- (iv) the Manager is not bound to enter into corporate finance transactions with the HSBC Group despite of the Waivers granted.

CONTINUATION WITH THE WAIVERS GRANTED WITHOUT UNITHOLDERS’ APPROVAL

The Audit and Risk Management Committee has reviewed the terms of the Waivers. The Audit and Risk Management Committee and the full Board (including the Independent Non-Executive Directors) are satisfied that (on the basis of the terms of the Waivers and the internal controls and procedures in place) it is fair and reasonable and in the best interests of the Unitholders that the Waivers be continued without Unitholders’ approval.

NEW CONNECTED PARTY TRANSACTION WAIVERS GRANTED ON 6 MARCH 2015

New waivers were granted on 6 March 2015 by the SFC to The Link from strict compliance with certain provisions in the REIT Code (or referred to as the “Code” below) in respect of certain connected party transactions with HSBC Bank (China) Company Limited (“HSBC China”). No transactions were entered into by The Link and/or its subsidiaries with HSBC China for the year ended 31 March 2015. Terms and conditions of such new waivers relating to HSBC China are reproduced below:

Modifications and waivers granted in relation to certain requirements of the Code and conditions thereon

(I) Extension of Definition of “Relevant Banking Group”

The definition of the “Relevant Banking Group” in paragraphs 8 of Schedule VII to the Compliance Manual be extended to cover HSBC China, such that ordinary course banking services provided by HSBC China to The Link REIT’s Group will be deemed not to be connected party transactions and therefore will not be subject to any requirement for announcement or unitholders’ approval, provided that in relation to the ordinary course banking services with the Relevant Banking Group, the Manager will:

- (a) disclose in its annual report a positive or negative confirmation whether any ordinary course banking services has been entered into with each member of the Relevant Banking Group in the relevant financial year and a description of the general nature or types of such transactions; and
- (b) disclose in its annual report that (i) the Audit Committee has reviewed the general nature and types of such transactions and reported on them and (ii) the Audit Committee is satisfied that the general nature and types of transactions are of the type that are contemplated in the waiver application of the Manager and are of a nature and a type that would be entered into in the ordinary and usual course of business at arm’s length on normal commercial terms and there are no material inconsistencies with the internal procedures of the Manager that should be drawn to the attention of the unitholders.

In any case where the Relevant Banking Group (excluding the Trustee) is acting in its ordinary course of its business and in the capacity of fund manager, nominee, custodian, agent or trustee or otherwise on behalf of a third party (so that the transaction is being conducted for the account or benefit of a party other than the Relevant Banking Group concerned), the transaction (including a transaction in securities of The Link REIT) will not be regarded as a connected party transaction. Such a transaction would include a transaction between The Link REIT and another collective investment scheme (including another real estate investment trust) for which a company within the Relevant Banking Group acts as the manager or trustee, provided the transaction is not a proprietary transaction of the Relevant Banking Group (excluding the Trustee).

(II) Corporate Finance Transactions with HSBC China

Waiver from strict compliance with the unitholders’ approval and disclosure requirements in Rules 8.9 and 8.11 of the Code and a modification of the announcement, disclosure and reporting requirements under Chapter 8 of the Code with respect to certain “corporate finance transactions” with HSBC China be granted.

For this purpose “corporate finance transactions” means:

- (i) Underwriting, securitisation, issue of debt instruments or other securities, or other related arrangements where HSBC China is involved in an underwriting or arranging capacity or acts as listing agent and/or financial adviser and/or global co-ordinator to The Link REIT;
- (ii) lending and borrowing of funds or other related arrangements (including refinancing thereof) in connection with any facility agreement by which The Link REIT’s Group will finance the acquisition of real estate (other than ordinary course banking services which relate generally to working capital financing); and
- (iii) “corporate advisory transactions”, (i.e. the provision of corporate finance advice¹ to The Link REIT and excludes (i) and (ii) above).

The announcements, disclosures and reporting requirements under Chapter 8 of the Code that would apply in respect of any “corporate finance transactions” between HSBC China and any member of The Link REIT’s Group shall be modified as described in the conditions (a) to (i) below.

- (a) each transaction is carried out at arm’s length on normal commercial terms;
- (b) the offering document or any circular for The Link REIT will include clear disclosure regarding this waiver and, with respect to the transactions under (i) and (ii) of this waiver, full disclosure of the material terms of the relevant agreements;
- (c) the annual report of The Link REIT will disclose the following details:
 - (i) the aggregate fees paid to HSBC China in respect of corporate finance transactions conducted by HSBC China for The Link REIT in the relevant financial year; and
 - (ii) in respect of corporate finance transactions conducted by HSBC China for The Link REIT in the relevant financial year whose individual fees exceed HK\$1 million: (A) the nature of the transaction; (B) the parties to the transaction; and (C) the date of the transaction;
- (d) the Manager will confirm, in respect of corporate finance transactions entered into with HSBC China, in the annual report of The Link REIT that (a) above and the general conditions as set out below have been complied with;
- (e) a statement will be made by the Audit Committee in the annual report of The Link REIT that it has reviewed the terms of any such connected party transactions and is satisfied that these transactions have been entered into in the ordinary and usual course of business at arm’s length on normal commercial terms, are fair and reasonable and are in the interests of the unitholders;

Connected Party Transactions (Continued)

- (f) underwriting or other related agreements are to be in respect of a particular transaction carried out at arm's length on normal commercial terms, the primary objective of which is the offering or distribution of securities to parties outside of HSBC China;
- (g) aggregate fees of HSBC China generated from all "corporate advisory transactions" between HSBC China and The Link REIT conducted during the relevant financial year are to be capped at 0.5% of the net asset value of The Link REIT as disclosed in the latest published audited accounts of The Link REIT adjusted by any subsequent transactions published in an announcement and/or circular of The Link REIT, in order for the waiver to apply to corporate advisory transactions. If the aggregate fees of HSBC China generated from all corporate advisory transactions between HSBC China and The Link REIT conducted during the financial year exceed the cap above, the normal connected party transaction requirements under Chapter 8 of the Code (including obtaining unitholders' approval) will apply with respect to the relevant connected party transaction;
- (h) where a transaction involving HSBC China is required to be announced pursuant to the provisions of the Code and to which the waivers granted by the SFC in respect of connected party transactions do not apply, then disclosure of the role played by HSBC China and the relevant terms of engagement shall be made in the relevant announcement in accordance with normal market practice and the requirements of the Code; and
- (i) the auditor of The Link REIT to report to the Manager confirming that:
 - (i) the transactions were duly approved by the Board of Directors of the Manager in accordance with the internal procedures of the Manager;
 - (ii) the transactions were entered into in accordance with the terms of the agreements governing the transactions; and
 - (iii) the aggregate fees of HSBC China generated from all corporate advisory transactions between HSBC China and The Link REIT conducted during the relevant financial year do not exceed the cap as described above.

In addition to the aforesaid, the waivers set out in paragraphs I and II above shall also be subject to the following general conditions on an ongoing basis:

- (a) the Manager has implemented internal control and compliance procedures to deal with connected party transactions to ensure that connected party transactions are monitored and carried out on terms in compliance with the Code;
- (b) the connected party transaction waivers will be given on the basis that they only apply to connected party transactions which arise solely as a result of and for so long as Mr Peter TSE Pak Wing acting as an independent non-executive director ("**INED**") of the Manager. If other connected party transactions arise as a result of other circumstances, these will be governed by Chapter 8 of the Code in the normal way;
- (c) the connected party transactions are entered into at arm's length on normal commercial terms in the usual and ordinary course of business and in the interests of unitholders; and
- (d) the waivers do not need to be renewed on a regular basis, provided that: (i) the SFC reserves its right to review or revise the terms of the waivers or impose any conditions as it deems appropriate from time to time; and (ii) the full Board (including the INEDs) considers that it is fair and reasonable and in the best interests of the unitholders to continue with the waivers granted without unitholders' approval and disclose such confirmation in the annual report of The Link REIT. In addition, the Audit Committee will make a statement in the annual report of The Link REIT that it has reviewed the terms of the connected party transaction waivers and is satisfied that (on the basis of the terms of the waivers and the internal controls and procedures in place) it is fair and reasonable that the waivers be continued without unitholders' approval.

The various categories of transactions which are the subject of the waivers set out in paragraphs I and II above are supplementary to any and all applicable exemptions and permissions under the Code and are independent of each other so that: (a) none is in any way limited by or by reference to any of the others; and (b) if more than one category is relevant in any particular circumstance or situation, any relevant category may apply.

Notwithstanding the foregoing, the SFC has the right to review, revise or impose any of the conditions relating to the above waivers as it deems appropriate from time to time. In the event of future amendments to the Code imposing more stringent requirements than those applicable at the date of the above waivers which may be granted by the SFC on transactions of the kind to which the transactions belong (including, but not limited to, a requirement that such transaction be made conditional on approval by the independent unitholders), the Manager will take immediate steps to ensure compliance with such requirements within a reasonable period.

¹ For the avoidance of doubt, "corporate finance advice" means advice:

1. concerning compliance with or in respect of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, the Rules Governing the Listing of Securities on the Growth Enterprise Market of the Stock Exchange of Hong Kong Limited, The Code on Share Buy-backs or The Code on Takeovers and Mergers; or
2. concerning (i) any offer to dispose of securities to the public; (ii) any offer to acquire securities from the public; or (iii) acceptance of any offer referred in (i) and (ii), but only in so far as the advice is given generally to holders of securities or a class of securities; or
3. concerning corporate restructuring in respect of securities (including the issue, cancellation or variation of any rights attaching to any securities).

Note: "Audit Committee" referred to in the above terms and conditions is now known as the Audit and Risk Management Committee.

The Link is referred to as "**The Link REIT**" above.

The Link Together Initiatives

THE LINK TOGETHER INITIATIVES

“The Link Together Initiatives”, the flagship of the charity and community engagement programme of The Link, was established to support eligible charitable organisations in launching relevant service projects that benefit the communities near The Link’s properties. This programme is set up with the objective of advancing sustainable development in the communities that The Link serves and furthering The Link’s vision of serving and improving the lives of the people around us. Every year, The Link contributes an amount up to 0.25% of its net property income of the previous financial year to the programme. No awarded organisation will be granted a budget of more than 30% of the total granted funds.

Organisation	Project Category/ Name	Target Audience	# of Targeted Participants (approx.)	Total Funding Donated (HK\$)	Update on Progress
1. HOPE Worldwide	Community Healthy Aging for Seniors Programme	Elderly	1,600	1,089,000	The project, which aims to provide fall-risk assessments for the elderly, attracted approximately 1,700 participants (exceeded target) to join the screening at ten shopping centres of The Link and two elderly centres. Over 530 elderly were classified as high risk after the assessment, and amongst those, approximately 60% were willing to receive follow-up services provided by occupational therapists. This increase in number of participants has proved the elderly increased awareness of fall-risk. Another campaign “Walk the Extra Mile”, scheduled during April to June 2015, involves volunteers accompanying the elderly to go outside of their own communities.
2. The Free Methodist Church of Hong Kong	Goodbye Depression – the Mental Health Project for the Elderly	Elderly	3,000	927,960	The project targets to offer wide community support by providing screening and referral services on elderly depression. A roving exhibition at The Link’s properties reaches out to the local communities, particularly the elderly, in raising public concern and awareness over this problem.

The Link Together Initiatives (Continued)

Organisation	Project Category/ Name	Target Audience	# of Targeted Participants (approx.)	Total Funding Donated (HK\$)	Update on Progress
3. Playright Children's Play Association	Mobile Playborhood Project	Children & Families	10,430	1,078,000	Playborhoods are outdoor play spaces where children can laugh, run and think. Regular play service is provided at The Link's Sau Mau Ping and Tin Shui shopping centres thrice weekly. About 40% of children (and their parents) are repeat users and have gradually developed their own community network. Local charitable organisations in these two locations are willing to invest their resources to build and continue the playborhood beyond the current project.
4. HOPE Worldwide	Good Character Family Community Programme	Children & Families	1,000	396,000	Character Counter!, a systematic method of character education introduced from the US, is adopted locally to help cultivate children's character and improve parent-child relationships. Roving exhibitions that advocate the Six Pillars of Character via board games are organised at The Link's properties to connect the families with needs. The roving exhibitions are supported by The Link's staff volunteers.
5. Benji's Centre	Speak with Care at The Link	Children & Families	510	693,000	The project offers courses to help parents learn how to train their children who have speech and language impairments. Children who received training in musical instruments or in singing participate in performances cum a public education programme held at The Link's properties. They share their joy and achievements with shoppers and tenants. The Link's staff volunteer their time to assist in the performances.

Organisation	Project Category/ Name	Target Audience	# of Targeted Participants (approx.)	Total Funding Donated (HK\$)	Update on Progress
6. Youth Outreach	Heat Up the Street!	Youth	11,200	1,078,000	With regular service based in Tin Shui Wai, Tuen Mun and Yuen Long, the project successfully brings together a pool of local youths to cultivate an interest in dancing and learning how to dance. These young people participate in different dancing competitions, gaining confidence and self-respect.
7. Chinese YMCA of Hong Kong	Music in Community Caring Project	Youth	8,800	380,000	Mini-concerts are held to recruit young people who are interested in music to join the YMCA's elderly visit programme. These young people play music to cheer and show the elderly they care.
8. Hong Kong Guide Dogs Association	Love Leads the Way – Care and Training of Eight Puppies and Public Education Programme	Social Inclusion	4,000	771,067	Seminars are organised at schools to raise awareness and promote education about the visual impairment and guide dogs. Over 1,100 participants joined during January and February 2015.
9. World Green Organisation	Linking Food with Love – From the Golden Age to the Greens' Surplus Food Recycling Project	Social Inclusion	4,710	1,072,145	Waste analysis at six fresh markets of The Link over three months at the end of last year provided reference on food waste and its composition. Two food donation programmes commenced in early 2015 at H.A.N.D.S and Shek Lei Market, assisted by young volunteers, distribute food collected to the elderly. Further activities to inform tenants on stock management are in progress to help reduce waste sent to landfill.

Further details of The Link Together Initiatives and the selected projects are set out at www.thelinkreit.com.

Trustee's Report

We hereby confirm that, in our opinion, the Manager of The Link Real Estate Investment Trust has, in all material respects, managed The Link Real Estate Investment Trust in accordance with the provisions of the Trust Deed dated 6 September 2005, as amended and supplemented by eleven supplemental deeds, for the financial year ended 31 March 2015.

HSBC Institutional Trust Services (Asia) Limited
in its capacity as the Trustee of The Link Real Estate Investment Trust

Hong Kong, 10 June 2015

Independent Auditor's Report



羅兵咸永道

INDEPENDENT AUDITOR'S REPORT TO THE UNITHOLDERS OF THE LINK REAL ESTATE INVESTMENT TRUST

(a collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))

We have audited the consolidated financial statements of The Link Real Estate Investment Trust (“**The Link**”) and its subsidiaries (together, the “**Group**”) set out on pages 59 to 102, which comprise the consolidated statement of financial position as at 31 March 2015, and the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of distributions, the consolidated statement of changes in equity and net assets attributable to Unitholders and the consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

MANAGER'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The Manager of The Link is responsible for the preparation of these consolidated financial statements that give a true and fair view in accordance with Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants and is responsible for ensuring that the consolidated financial statements have been properly prepared in accordance with the relevant provisions of the Trust Deed dated 6 September 2005, as amended by the 11 Supplemental Deeds (the “**Trust Deed**”), and the relevant disclosure requirements set out in Appendix C of the Code on Real Estate Investment Trusts established by the Securities and Futures Commission of Hong Kong (the “**REIT Code**”), and for such internal control as the Manager determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these consolidated financial statements based on our audit and to report our opinion solely to the Unitholders, as a body, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

PricewaterhouseCoopers, 22/F Prince's Building, Central, Hong Kong
T: +852 2289 8888, F: +852 2810 9888, www.pwchk.com

Independent Auditor's Report (Continued)

AUDITOR'S RESPONSIBILITY (CONTINUED)

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of consolidated financial statements that give a true and fair view 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Manager of The Link, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

OPINION

In our opinion, the consolidated financial statements give a true and fair view of the financial position of the Group as at 31 March 2015, and of its financial performance and cash flows of the Group for the year then ended in accordance with Hong Kong Financial Reporting Standards and have been properly prepared in accordance with the relevant provisions of the Trust Deed and the relevant disclosure requirements set out in Appendix C of the REIT Code.

PricewaterhouseCoopers
Certified Public Accountants

Hong Kong, 10 June 2015

Consolidated Income Statement

For the year ended 31 March 2015

	Note	2015 HK\$'M	2014 HK\$'M
Revenues	6	7,723	7,155
Property operating expenses	8	(2,054)	(1,953)
Net property income		5,669	5,202
General and administrative expenses		(437)	(222)
Change in fair values of investment properties	15	22,699	13,445
Operating profit	9	27,931	18,425
Interest income		32	28
Finance costs on interest bearing liabilities	10	(359)	(393)
Gain on disposal of investment properties		445	–
Profit before taxation and transactions with Unitholders		28,049	18,060
Taxation	12	(819)	(755)
Profit for the year, before transactions with Unitholders		27,230	17,305
Distributions paid to Unitholders:			
– 2014 final distribution		(1,976)	–
– 2015 interim distribution		(2,054)	–
– 2013 final distribution		–	(1,725)
– 2014 interim distribution		–	(1,854)
		23,200	13,726
Represented by:			
Change in net assets attributable to Unitholders, excluding issues of new units and units bought back		23,217	13,851
Amount arising from cash flow hedging reserve movement	26	(17)	(125)
		23,200	13,726
Profit for the year, before transactions with Unitholders attributable to Unitholders (Note (i))	13	27,230	17,305

The notes on pages 65 to 102 are an integral part of these consolidated financial statements.

Notes:

- (i) Earnings per unit, based upon profit after taxation and before transactions with Unitholders attributable to Unitholders and the weighted average number of units in issue, is set out in Note 13 to the consolidated financial statements.
- (ii) Total Distributable Income (as defined in the Trust Deed constituting The Link Real Estate Investment Trust) is determined in the consolidated statement of distributions. The final distribution declared in respect of this year as set out in the consolidated statement of distributions will be paid to Unitholders on 7 July 2015.

Consolidated Statement of Comprehensive Income

For the year ended 31 March 2015

	Note	Before transactions with Unitholders HK\$'M	Transactions with Unitholders (Note (i)) HK\$'M	After transactions with Unitholders HK\$'M
For the year ended 31 March 2015				
Profit for the year		27,230	(27,247)	(17)
Other comprehensive income				
Item that may be reclassified subsequently to the consolidated income statement				
– Cash flow hedging reserve		17	–	17
Total comprehensive income for the year	(ii)	27,247	(27,247)	–

For the year ended 31 March 2014

Profit for the year		17,305	(17,430)	(125)
Other comprehensive income				
Item that may be reclassified subsequently to the consolidated income statement				
– Cash flow hedging reserve		125	–	125
Total comprehensive income for the year	(ii)	17,430	(17,430)	–

The notes on pages 65 to 102 are an integral part of these consolidated financial statements.

Notes:

- (i) Transactions with Unitholders comprise the distributions to Unitholders of HK\$4,030 million (2014: HK\$3,579 million) and change in net assets attributable to Unitholders, excluding issues of new units and units bought back, of HK\$23,217 million (2014: HK\$13,851 million).
- (ii) In accordance with the Trust Deed, The Link Real Estate Investment Trust is required to distribute to Unitholders not less than 90% of Total Distributable Income for each financial year. The trust also has a limited life of 80 years from the date of establishment. Accordingly, the units contain contractual obligations of the trust to pay to its Unitholders cash distributions and also upon termination of the trust, a share of all net cash proceeds derived from the sale or realisation of the assets of the trust less any liabilities, in accordance with their proportionate interests in the trust at the date of the termination. The Unitholders' funds are therefore classified as a financial liability rather than equity in accordance with Hong Kong Accounting Standard 32: Financial Instruments: Presentation. Consistent with Unitholders' funds being classified as a financial liability, the distributions to Unitholders and change in net assets attributable to Unitholders, excluding issues of new units and units bought back, are finance costs. Accordingly, the total comprehensive income, after the transactions with Unitholders, is zero.

Consolidated Statement of Distributions

For the year ended 31 March 2015

	Note	2015 HK\$'M	2014 HK\$'M
Profit for the year, before transactions with Unitholders attributable to Unitholders		27,230	17,305
Adjustments:			
– Change in fair values of investment properties attributable to Unitholders		(22,699)	(13,445)
– Gain on disposal of investment properties, net of transaction costs		(421)	–
– Other non-cash income		(46)	(30)
Total Distributable Income (Note (i))		4,064	3,830
Discretionary distribution (Note (ii))		128	–
Total Distributable Amount		4,192	3,830
Interim distribution, paid		2,054	1,854
Final distribution, to be paid to the Unitholders		2,138	1,976
Total distributions for the year (Note (iii))		4,192	3,830
Total Distributable Amount as a percentage of Total Distributable Income		103%	100%
Units in issue at 31 March	25	2,291,770,269	2,310,889,561
Distributions per unit to Unitholders:			
– Interim distribution per unit, paid (Note (iv))		HK89.56 cents	HK80.22 cents
– Final distribution per unit, to be paid to the Unitholders (Note (v))		HK93.28 cents	HK85.59 cents
Distribution per unit for the year		HK182.84 cents	HK165.81 cents

The notes on pages 65 to 102 are an integral part of these consolidated financial statements.

Notes:

- (i) Under the terms of the Trust Deed, the Total Distributable Income is the consolidated profit after taxation attributable to Unitholders (equivalent to profit for the year, before transactions with Unitholders) adjusted to eliminate the effects of certain non-cash adjustments which have been recorded in the consolidated income statement for the relevant year. The Link Real Estate Investment Trust is required to ensure that the total amount distributed to Unitholders as distributions for each financial year shall be no less than 90% of Total Distributable Income, plus at its discretion, any other additional amount that the Manager determines is distributable (i.e. Total Distributable Amount). The Manager has decided to distribute 100% (2014: 100%) of the Total Distributable Income as the distribution for the year ended 31 March 2015.
- (ii) Discretionary distribution refers to any additional amount to be distributed as determined by the Manager pursuant to clause 13.4 of the Trust Deed. The Manager recommended a discretionary distribution relating to the transaction costs incurred for the acquisition of an investment property during the year as part of interim distribution.
- (iii) The interim distribution was paid to Unitholders on 9 December 2014. The final distribution will be paid to Unitholders on 7 July 2015.
- (iv) The interim distribution per unit of HK89.56 cents for the six months ended 30 September 2014 was calculated based on the interim distribution of HK\$2,054 million for the period and 2,293,242,269 units in issue as at 30 September 2014. The interim distribution per unit of HK80.22 cents for the six months ended 30 September 2013 was calculated based on the interim distribution of HK\$1,854 million for the period and 2,310,889,561 units in issue as at 30 September 2013.
- (v) The final distribution per unit of HK93.28 cents for the year ended 31 March 2015 is calculated based on the final distribution to be paid to the Unitholders of HK\$2,138 million for the second half of the financial year and 2,291,770,269 units in issue as at 31 March 2015, without taking into account any change in the number of units in issue subsequent to the approval of the consolidated financial statements. The final distribution per unit of HK85.59 cents for the year ended 31 March 2014 was calculated based on the final distribution of HK\$1,976 million for the period and 2,308,962,561 units in issue as at 23 June 2014, being the record date of the final distribution for the year ended 31 March 2014.

Consolidated Statement of Financial Position

As at 31 March 2015

	Note	2015 HK\$'M	2014 HK\$'M
Non-current assets			
Goodwill	14	384	331
Investment properties	15	138,383	109,899
Property, plant and equipment	16	72	70
Derivative financial instruments	22	162	69
Deposit		316	–
		139,317	110,369
Current assets			
Trade and other receivables	17	312	237
Deposits and prepayments		67	66
Short-term bank deposits	18	1,215	2,234
Cash and cash equivalents	18	2,233	560
		3,827	3,097
Total assets		143,144	113,466
Current liabilities			
Trade payables, receipts in advance and accruals	19	1,433	1,310
Security deposits		1,173	1,101
Provision for taxation		240	209
Current portion of long-term incentive plan provision	20	77	60
Interest bearing liabilities	21	1,940	2,825
Derivative financial instruments	22	17	27
		4,880	5,532
Net current liabilities		1,053	2,435
Total assets less current liabilities		138,264	107,934
Non-current liabilities, excluding net assets attributable to Unitholders			
Long-term incentive plan provision	20	43	32
Interest bearing liabilities	21	15,130	9,699
Derivative financial instruments	22	96	98
Deferred tax liabilities	23	1,957	1,754
Other non-current liabilities	24	2,932	–
		20,158	11,583
Total liabilities, excluding net assets attributable to Unitholders		25,038	17,115
Net assets attributable to Unitholders		118,106	96,351
Units in issue	25	2,291,770,269	2,310,889,561
Net assets per unit attributable to Unitholders		HK\$51.53	HK\$41.69

The notes on pages 65 to 102 are an integral part of these consolidated financial statements.

On behalf of the Board of Directors of

The Link Management Limited, as Manager of The Link Real Estate Investment Trust

Nicholas Robert SALLNOW-SMITH

Chairman

10 June 2015

George Kwok Lung HONGCHOY

Chief Executive Officer

10 June 2015

Consolidated Statement of Changes in Equity and Net Assets attributable to Unitholders

For the year ended 31 March 2015

	Note	Net assets attributable to Unitholders HK\$'M	Total reserves HK\$'M	Total HK\$'M
Net assets attributable to Unitholders at 1 April 2014		96,351	–	96,351
Non-controlling interest put option obligation		(580)	580	–
Issuance of units under long-term incentive plan		74	–	74
Units bought back for cancellation	25	(956)	–	(956)
Profit for the year ended 31 March 2015, before transactions with Unitholders		27,230	–	27,230
Distributions paid to Unitholders				
– 2014 final distribution		(1,976)	–	(1,976)
– 2015 interim distribution		(2,054)	–	(2,054)
Change in fair values of cash flow hedges	26	–	(35)	(35)
Amount transferred to the consolidated income statement	26	–	52	52
Amount arising from cash flow hedging reserve movement	26	17	(17)	–
Change in net assets attributable to Unitholders and non-controlling interest for the year ended 31 March 2015, excluding issues of new units and units bought back		23,217	–	23,217
Net assets attributable to Unitholders at 31 March 2015		118,106	580	118,686
Net assets attributable to Unitholders at 1 April 2013		81,642	–	81,642
Issuance of units				
– under distribution reinvestment scheme		779	–	779
– under long-term incentive plan		79	–	79
Profit for the year ended 31 March 2014, before transactions with Unitholders		17,305	–	17,305
Distributions paid to Unitholders				
– 2013 final distribution		(1,725)	–	(1,725)
– 2014 interim distribution		(1,854)	–	(1,854)
Change in fair values of cash flow hedges	26	–	13	13
Amount transferred to the consolidated income statement	26	–	112	112
Amount arising from cash flow hedging reserve movement	26	125	(125)	–
Change in net assets attributable to Unitholders for the year ended 31 March 2014, excluding issues of new units		13,851	–	13,851
Net assets attributable to Unitholders at 31 March 2014		96,351	–	96,351

The notes on pages 65 to 102 are an integral part of these consolidated financial statements.

Consolidated Statement of Cash Flows

For the year ended 31 March 2015

	Note	2015 HK\$'M	2014 HK\$'M
Operating activities			
Net cash generated from operating activities	27(a)	4,853	4,659
Investing activities			
Acquisition of Lions Rise Mall	28	(1,380)	–
Acquisition of an investment property under development		(5,860)	–
Deposit for acquisition of EC Mall		(316)	–
Additions to investment properties		(1,038)	(1,005)
Proceeds from disposal of investment properties		2,956	–
Additions to property, plant and equipment		(25)	(18)
Interest income received		34	26
Decrease/(increase) in short-term bank deposits with original maturity of more than three months		1,019	(739)
Net cash used in investing activities		(4,610)	(1,736)
Financing activities			
Proceeds from interest bearing liabilities, net of transaction costs		10,217	2,233
Repayment of interest bearing liabilities		(5,780)	(3,050)
Loan from non-controlling interest		2,344	–
Interest expenses paid on interest bearing liabilities		(365)	(403)
Distributions paid to Unitholders		(4,030)	(2,800)
Units bought back for cancellation		(956)	–
Net cash generated from/(used in) financing activities		1,430	(4,020)
Net increase/(decrease) in cash and cash equivalents		1,673	(1,097)
Cash and cash equivalents at 1 April		560	1,657
Cash and cash equivalents at 31 March		2,233	560

The notes on pages 65 to 102 are an integral part of these consolidated financial statements.

Notes to the Consolidated Financial Statements

1 CORPORATE INFORMATION

The Link Real Estate Investment Trust (“**The Link**”) is a collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong). The Link is governed by a trust deed entered into on 6 September 2005 (as amended and supplemented by the First Supplemental Deed dated 4 November 2005, the Second Supplemental Deed dated 8 November 2005, the Third Supplemental Deed dated 16 January 2006, the Fourth Supplemental Deed dated 21 November 2006, the Fifth Supplemental Deed dated 13 July 2007, the Sixth Supplemental Deed dated 23 July 2007, the Seventh Supplemental Deed dated 5 October 2009, the Eighth Supplemental Deed dated 23 July 2010, the Ninth Supplemental Deed dated 25 July 2012, the Tenth Supplemental Deed dated 18 February 2014 and the Eleventh Supplemental Deed dated 15 January 2015) (together the “**Trust Deed**”).

The principal activity of The Link and its subsidiaries (the “**Group**”) is investing in real estate (other than real estate of a residential, hotel or serviced apartment nature) and undertaking property development and related activities in respect of all types of developments that contain retail and/or commercial portions. The addresses of the registered offices of the Manager, The Link Management Limited, and the Trustee, HSBC Institutional Trust Services (Asia) Limited, are 33/F., AXA Tower, Landmark East, 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong and 1 Queen’s Road Central, Hong Kong, respectively.

2 BASIS OF PREPARATION

(a) Statement of compliance

The consolidated financial statements have been prepared in accordance with the Hong Kong Financial Reporting Standards (“**HKFRSs**”), the requirements of the Trust Deed and the relevant disclosure requirements as set out in Appendix C of the Code on Real Estate Investment Trusts (the “**REIT Code**”) issued by the Securities and Futures Commission of Hong Kong. HKFRSs is a collective term which includes all applicable Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“**HKASs**”) and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”).

As at 31 March 2015, the Group’s current liabilities exceeded its current assets by HK\$1,053 million (2014: HK\$2,435 million). Taking into account the unutilised committed bank loan facilities of HK\$2,985 million, the Group considers that its liquidity and financial position as a whole is healthy and it has a reasonable expectation that the Group has adequate resources to meet its liabilities and commitments as and when they fall due and to continue in operational existence for the foreseeable future. Accordingly, it continues to adopt the going concern basis in preparing the consolidated financial statements.

(b) Accounting convention and functional currency

The consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of derivative financial instruments, investment properties and non-controlling interest put option obligation, which are stated at fair values as explained in the significant accounting policies set out in Note 3.

The consolidated financial statements are presented in millions of Hong Kong Dollars, the functional currency of The Link.

(c) Adoption of new and revised HKFRSs

For the year ended 31 March 2015, the Group has adopted all the new amendments and interpretations that are currently in issue and effective.

Notes to the Consolidated Financial Statements (Continued)

2 BASIS OF PREPARATION (CONTINUED)

(c) Adoption of new and revised HKFRSs (Continued)

HKAS 27 (2011), HKFRS 10 and HKFRS 12 Amendments	Separate Financial Statements, Consolidated Financial Statements and Disclosure of Interests in Other Entities: Investment Entities
HKAS 32 Amendments	Offsetting Financial Assets and Financial Liabilities
HKAS 36 Amendments	Recoverable Amount Disclosures for Non-Financial Assets
HKAS 39 Amendments	Novation of Derivatives and Continuation of Hedge Accounting
HK(IFRIC)-Int 21	Levies

The adoption of these new amendments and interpretations has not had any significant effect on the accounting policies or results reported and financial position of the Group.

The following new standards, amendments and interpretations, which have been published but are not yet effective, have not been early adopted in the consolidated financial statements. These are effective for the Group's accounting periods beginning on or after 1 April 2015.

HKAS 1 Amendments	Disclosure Initiative ⁽¹⁾
HKAS 16 and HKAS 38 Amendments	Clarification of Acceptable Methods of Depreciation and Amortisation ⁽¹⁾
HKAS 16 and HKAS 41 Amendments	Agriculture: Bearer Plants ⁽¹⁾
HKAS 19 (2011) Amendments	Defined Benefit Plans: Employee Contributions ⁽²⁾
HKAS 27 Amendments	Equity Method in Separate Financial Statements ⁽¹⁾
HKAS 28 (2011) and HKFRS 10 Amendments	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ⁽¹⁾
HKAS 28 (2011), HKFRS 10 and HKFRS 12 Amendments	Investment Entities: Applying the Consolidation Exception ⁽¹⁾
HKFRS 7 and HKFRS 9 Amendments	Mandatory Effective Date of HKFRS 9 and Transition Disclosures ⁽³⁾
HKFRS 9 Amendments	Financial Instruments: Hedge Accounting and amendments to HKFRS 9, HKFRS 7 and HKAS 39 ⁽³⁾
HKFRS 9 (2014)	Financial Instruments ⁽³⁾
HKFRS 11 Amendments	Accounting for Acquisitions of Interests in Joint Operations ⁽¹⁾
HKFRS 14	Regulatory Deferral Accounts ⁽¹⁾
HKFRS 15	Revenue from Contracts with Customers ⁽⁴⁾
Annual Improvements to HKFRSs 2010 – 2012 Cycle ⁽⁵⁾	
Annual Improvements to HKFRSs 2011 – 2013 Cycle ⁽²⁾	
Annual Improvements to HKFRSs 2012 – 2014 Cycle ⁽¹⁾	

⁽¹⁾ effective for accounting periods beginning on or after 1 January 2016

⁽²⁾ effective for accounting periods beginning on or after 1 July 2014

⁽³⁾ effective for accounting periods beginning on or after 1 January 2018

⁽⁴⁾ effective for accounting periods beginning on or after 1 January 2017

⁽⁵⁾ effective for accounting periods beginning on or after 1 July 2014, with limited exceptions

The Group is in the process of making an assessment of the impact of these new and revised HKFRSs upon initial application. So far, the Manager considered that while the adoption of the new or revised HKFRSs may result in new or amended disclosures, these are unlikely to have a significant impact on the Group's reported results of operations and financial position.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies adopted in the preparation of the consolidated financial statements are set out below. These policies have been consistently applied to all the years presented.

(a) Basis of consolidation

The consolidated financial statements incorporate the assets and liabilities of The Link and all its subsidiaries as at 31 March 2015 and their results for the year then ended.

Subsidiaries are entities, including structured entities, over which the Group has control. The Group controls an entity when the Group is exposed to, 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.

Subsidiaries are consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

Where the Group enters into a contract that contains an obligation (for example a written put option exercisable by the contract counterparty) to acquire shares in a partly-owned subsidiary company from the non-controlling interest, which is not part of a business combination, the Group records a financial liability for the present value of the redemption amount with a corresponding charge directly to equity. Changes to the value of the financial liability are recognised in the consolidated income statement.

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of impairment of the asset transferred.

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the units issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. Acquisition-related costs are expensed in the consolidated income statement during the period in which they are incurred.

(b) Segment reporting

A segment is a distinguishable component of the Group that is engaged either in providing a particular type of service (operating segment), or in providing services within a particular economic environment (geographical segment), and which is subject to risks and rewards that are different from those of other segments. Consistent with the Group's internal financial reporting to the Manager, being the chief operating decision maker, for the purpose of making decisions about allocating resources and assessing performance, segment assets consist primarily of tangible assets and receivables and segment liabilities mainly comprise operating liabilities. No geographical segment information has been prepared as all the properties are located within Hong Kong for the years presented.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**(c) Investment properties**

A property that is held for long-term rental yields or for capital appreciation or both, is classified as an investment property. It also includes properties that are being constructed or developed for future use as investment properties.

Investment property comprises land held under government leases and treated under finance lease and buildings held under finance leases.

An investment property is measured initially at its cost, including related transaction costs.

After initial recognition, an investment property is carried at fair value, representing open market value determined at each reporting date. The carrying value of the investment property is reviewed every six months and is independently valued by external valuers at least annually.

Any gain or loss arising on disposal of the investment property (calculated as the difference between the disposal proceeds and the carrying amount, including revaluation, of the asset) is recognised in the consolidated income statement in the period in which the investment property is disposed of.

Changes in fair values of the investment properties are recognised in the consolidated income statement.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repair and maintenance costs are expensed in the consolidated income statement during the period in which they are incurred.

(d) Property, plant and equipment

Property, plant and equipment are stated at historical cost less accumulated depreciation and accumulated impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repair and maintenance costs are expensed in the consolidated income statement during the period in which they are incurred.

Depreciation of property, plant and equipment is calculated using the straight-line method to allocate cost less estimated residual value less accumulated impairment losses over the shorter of the estimated useful lives or their lease terms (if applicable), as follows:

Leasehold improvements	5 years
Equipment	3 to 5 years
Motor vehicles	5 years

An asset's residual value and useful life are reviewed and adjusted if appropriate, at each reporting date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount, as an impairment loss.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amounts and are recognised in the consolidated income statement.

(e) Trade and other receivables

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost, less provision for impairment. A provision for impairment of trade and other receivables is established when there is objective evidence that the Group will not be able to collect all amounts due according to the original terms of the receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. The amount of the provision is recognised in the consolidated income statement.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(f) Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less and bank overdrafts.

(g) Goodwill

Goodwill represents the excess of the cost of an acquisition over the fair value of the Group's share of the net identifiable assets of the acquired business at the date of acquisition. Goodwill on business combinations is stated as a separate asset. Separately recognised goodwill is tested annually for impairment and carried at cost less accumulated impairment losses. Impairment losses on goodwill are not reversed. Gains and losses on the disposal of an entity include the carrying amount of goodwill relating to the entity sold. Goodwill is allocated to cash-generating units for the purpose of impairment testing.

(h) Unitholders' funds as a financial liability

In accordance with the Trust Deed, The Link is required to distribute to Unitholders not less than 90% of the Group's Total Distributable Income for each financial year. The trust also has a limited life of 80 years from the date of establishment. Accordingly, the units contain contractual obligations of the trust to pay to its Unitholders cash distributions and also upon termination of the trust, a share of all net cash proceeds derived from the sale or realisation of the assets of the trust less any liabilities, in accordance with their proportionate interests in the trust at the date of the termination. The Unitholders' funds are therefore classified as a financial liability rather than equity in accordance with HKAS 32: Financial Instruments: Presentation. This liability is shown on the consolidated statement of financial position as the net assets attributable to Unitholders. Distributions to Unitholders are recognised in the consolidated income statement.

(i) Trade payables and provisions

(i) Trade payables

Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

(ii) Provisions

Provisions are recognised when there is a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and a reliable estimate of the amount can be made. Where a provision is expected to be reimbursed, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

(j) Operating leases

Leases where substantially all the risks and rewards of ownership of assets remain with the leasing company are accounted for as operating leases. Details of the recognition of operating lease rental income are set out in Note 3(n)(i) below.

(k) Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the consolidated income statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case the tax is also recognised in other comprehensive income or directly in equity, respectively.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the reporting date in the countries where the Group's subsidiaries operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**(k) Current and deferred taxation (Continued)**

Deferred taxation is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred taxation is determined using tax rates (and laws) that have been enacted or substantially enacted by the reporting date and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred taxation is provided on temporary differences arising on investments in subsidiaries, except where the timing of the reversal of the temporary differences is controlled by the Group and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax liability or deferred tax asset arising from investment property is determined based on the presumption that the carrying amount of such investment property will be recovered through sale with the corresponding tax rate applied.

(l) Interest bearing liabilities

Interest bearing liabilities are recognised initially at fair value, net of transaction costs incurred. Interest bearing liabilities are subsequently stated at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the consolidated income statement over the period of the instrument using the effective interest method.

(m) Impairment of non-financial assets

Assets are reviewed for impairment annually and whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. Non-financial assets other than goodwill that suffer impairment are reviewed for possible reversal of the impairment at each reporting date.

(n) Revenue recognition**(i) Rentals from retail properties**

Operating lease rental income is recognised on a straight-line basis over the term of the lease agreement. Contingent rental income (representing income over and above base rent) such as turnover rent, is recognised according to the terms of the lease agreements when the amount can be reliably measured, in the accounting period in which it is earned. Lease incentives provided, such as rent-free periods, are amortised on a straight-line basis and are recognised as a reduction of rental income over the respective term of the lease.

(ii) Gross rentals from car parks

Gross rentals from car parks are recognised as revenue on an accrual basis.

(iii) Service fees and charges

Service fees and charges such as air conditioning income arising from the provision of services are recognised when such services are rendered.

(iv) Interest income

Interest income is recognised on a time proportion basis using the effective interest method.

(o) Expenditure

Expenditures, including property related outgoings and other expenses, are recognised on an accrual basis.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(p) Employee benefits

Employee benefits such as wages, salaries and bonuses are recognised as an expense when the employee has rendered the service.

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave as a result of services rendered by employees up to the reporting date. Employee entitlements to sick leave and maternity leave are not recognised until the time of leave. The employer's contributions to the Mandatory Provident Fund for employees are expensed as incurred.

(q) Employees' long-term incentive plan

Incentives in the form of a long-term incentive plan are provided to eligible employees (including directors).

Employee services rendered in exchange for the grant of the long-term incentive plan awards are recognised as an expense, with a corresponding increase in the liability incurred. This expense is charged to the consolidated income statement over the vesting periods. Until the liability is settled, the value of the liability is re-measured at each reporting date and at the date of settlement, with any changes in value recognised in the consolidated income statement for the year. At each reporting date, estimates of the number of long-term incentive plan awards that are expected to vest will be revised and the impact of the revision is recognised in the consolidated income statement. The carrying value of the long-term incentive plan awards is reviewed every six months and is independently valued by external valuers at least annually. If the awards do not vest on the vesting dates, the amounts charged to the consolidated income statement will be written back.

(r) Derivative financial instruments and hedging activities

A derivative is initially recognised at fair value on the date a derivative contract is entered into and is subsequently re-measured at its fair value. The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged.

(i) Cash flow hedge

Hedging relationships are classified as cash flow hedges when such relationships are used to hedge against exposure to variability in cash flows that are attributable to a particular risk associated with a recognised asset or liability and such variability could affect profit or loss.

The Group documents at the inception of the transaction the relationship between hedging instruments and hedged items, as well as its risk management objective and strategy for undertaking various hedge transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives that are used in hedging transactions have been and will continue to be highly effective in offsetting changes in cash flows of hedged items.

The changes in the fair value of the effective portion of derivatives that are designated and qualify as cash flow hedges are recognised in other comprehensive income and deferred in a cash flow hedging reserve. The gain or loss relating to the ineffective portion is recognised immediately in the consolidated income statement.

Amounts accumulated in hedging reserve are transferred to the consolidated income statement in the periods when the hedged item affects earnings. However, when the highly probable forecast transaction that is hedged results in the recognition of a non-financial asset or a non-financial liability, the gains and losses previously deferred in cash flow hedging reserve are transferred from hedging reserve and included in the measurement of the initial cost or carrying amount of the asset or liability.

When a hedging instrument expires or is sold or terminated, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss existing in the cash flow hedging reserve at that time shall remain in hedging reserve and is recognised when the forecast transaction is ultimately recognised in the consolidated income statement. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in hedging reserve is immediately transferred to the consolidated income statement.

Notes to the Consolidated Financial Statements (Continued)

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(r) Derivative financial instruments and hedging activities (Continued)

(ii) Fair value hedge

Derivatives designated as hedging instruments to hedge the fair value of recognised assets or liabilities may qualify as fair value hedges.

The Group uses interest rate swap contracts to hedge its exposure to variability in fair values of recognised liabilities against changes in market interest rates.

The Group uses cross currency swap contracts to hedge its exposure to variability in fair value of recognised foreign currency liabilities against changes in foreign currency exchange rates and market interest rates. The changes in fair values of the cross currency swap contracts are recognised directly in the consolidated income statement.

Changes in the fair values of these derivative contracts, together with the changes in the fair values of the hedged liabilities attributable to the hedged risk are recognised in the consolidated income statement as finance costs on interest bearing liabilities. At the same time the carrying amounts of the hedged liabilities in the consolidated statement of financial position are adjusted for the changes in fair values.

(s) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. All other borrowing costs are recognised in the consolidated income statement in the period in which they are incurred.

4 FINANCIAL RISK MANAGEMENT

(a) Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including interest rate risk and currency risk), credit risk and liquidity risk.

Risk management is carried out by the Manager. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance. The Group uses derivative financial instruments such as interest rate swap contracts and cross currency swap contracts to manage financial risk.

(i) Market risk

(A) Interest rate risk

The Group is exposed to interest rate risk through the impact of rate changes in interest bearing liabilities and assets. The risks can be separated into cash flow interest rate risk and fair value interest rate risk.

Cash flow interest rate risk is the risk that changes in market interest rates will impact cash flows arising from variable rate financial instruments. Borrowings at floating rates therefore expose the Group to cash flow interest rate risk. The Group manages its cash flow interest rate risk by using floating-to-fixed interest rate swap contracts. Such interest rate swap contracts have the economic effect of converting borrowings from floating rates to fixed rates.

Fair value interest rate risk is the risk that the values of financial liabilities will fluctuate because of changes in market interest rates. The Group manages its fair value interest rate risk by entering into interest rate swap contracts which have the economic effect of converting borrowings from fixed rates to floating rates.

As at 31 March 2015, if interest rates on floating rate interest bearing liabilities net of floating rate interest bearing assets had been 100 basis points higher/lower with all other variables held constant, profit for the year, before transactions with Unitholders, would have been HK\$25 million (2014: HK\$23 million) lower/higher, mainly as a result of higher/lower interest expense on floating rate borrowings. As at 31 March 2015, if interest rates had been 100 basis points higher/lower, the hedging reserve would have been HK\$36/37 million (2014: HK\$58/60 million) higher/lower mainly as a result of an increase/decrease in the fair values of the cash flow hedges as described above.

4 FINANCIAL RISK MANAGEMENT (CONTINUED)

(a) Financial risk factors (Continued)

(i) Market risk (Continued)

(B) Currency risk

Currency risk arises on account of monetary assets and liabilities denominated in a currency that is not the functional currency. The Group has medium term notes denominated in Australian Dollars and United States Dollars. It uses cross currency swap contracts to hedge its exposure against changes in the Australian Dollars and United States Dollars exchange rates, management therefore considers that there are no significant currency risk with respect to Australian Dollars and United States Dollars. As at 31 March 2015, the Hong Kong Dollars equivalents of the Australian Dollars and United States Dollars medium term notes stand at HK\$146 million (2014: HK\$178 million) and HK\$3,905 million (2014: Nil), respectively.

(ii) Credit risk

Credit risk arises from the potential failure of the Group's counterparties to meet their obligations under financial contracts. The Group is exposed to credit risk on its cash and cash equivalents and deposits with banks and financial institutions, derivative financial instruments as well as trade receivables.

Credit risk is managed on a group basis. The Group manages its deposits with banks and financial institutions by limiting the level of deposits to be placed with any counterparties. Deposits placed with any individual counterparty cannot exceed a pre-defined limit assigned to the individual counterparty. As at 31 March 2015, all deposits were placed with financial institutions with external credit ratings of no less than "A-".

In respect of credit exposures to tenants, credit risk exposure is minimised by undertaking transactions with a large number of counterparties and conducting credit reviews on prospective tenants. The Group also has policies in place to ensure that rental security deposits are required from tenants prior to commencement of leases. It also has other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. In addition, the Group regularly reviews the recoverable amount of each individual trade receivable to ensure that adequate provision for impairment losses is made for irrecoverable amounts. The Group has no significant concentrations of credit risk.

The maximum exposure to credit risk is represented by the carrying amount of each financial asset in the consolidated statement of financial position after deducting any impairment allowance. The Group's exposure to credit risk arising from trade receivables amounted to HK\$95 million (2014: HK\$65 million) and is set out in Note 17. The Group's exposure to credit risk arising from bank deposits amounted to HK\$3,447 million (2014: HK\$2,794 million) and is set out in Note 18. The Group's exposure to credit risk arising from derivative financial instruments amounted to HK\$162 million (2014: HK\$69 million) and is set out in Note 22.

(iii) Liquidity risk

Prudent liquidity risk management includes maintaining sufficient cash and the availability of funding from committed credit facilities and operating cashflow.

The Group has cash and cash equivalents and short-term bank deposits of HK\$3,448 million (2014: HK\$2,794 million) as at 31 March 2015. In addition to the cash resources, the Group has total available borrowing facilities amounting to HK\$20,040 million (2014: HK\$16,874 million), of which HK\$17,055 million (2014: HK\$12,564 million) was drawn as at 31 March 2015. The undrawn committed facilities, in the form of bank loans, totalled HK\$2,985 million (2014: HK\$4,310 million) as at 31 March 2015.

As at 31 March 2015, the Group's current liabilities exceeded its current assets by HK\$1,053 million (2014: HK\$2,435 million). The Group will continue to monitor market conditions to assess the possibility of arranging longer term refinancing at favourable rates and extending the maturity profile of its debts.

Notes to the Consolidated Financial Statements (Continued)

4 FINANCIAL RISK MANAGEMENT (CONTINUED)

(a) Financial risk factors (Continued)

(iii) Liquidity risk (Continued)

The table below analyses the Group's financial liabilities into relevant maturity groupings based on the remaining period at the reporting date to the contractual maturity dates. The amounts disclosed in the table are the contractual undiscounted cash flows which comprise both interest and principal cash flows.

	Less than 1 year HK\$'M	Between 1 and 2 years HK\$'M	Between 2 and 5 years HK\$'M	Over 5 years HK\$'M
At 31 March 2015				
Interest bearing liabilities	2,384	3,920	4,693	9,195
Trade payables and accruals	1,250	–	–	–
Security deposits	446	311	355	61
Unitholders' funds	–	–	–	118,106
Amount due to non-controlling interest	–	–	–	2,828
Non-controlling interest put option obligation	–	–	–	980
Derivative financial instruments (net settled)	27	70	5	13
At 31 March 2014				
Interest bearing liabilities	3,141	1,864	4,719	4,479
Trade payables and accruals	1,160	–	–	–
Security deposits	414	309	334	44
Unitholders' funds	–	–	–	96,351
Derivative financial instruments (net settled)	59	21	46	1

(b) Capital management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern whilst seeking to maximise benefits to Unitholders.

The Group monitors capital on a regular basis and observes the REIT Code's maximum gearing ratio of 45%. This ratio is calculated as total borrowings (including current and non-current borrowings) divided by total asset value as shown in the consolidated statement of financial position.

	2015 HK\$'M	2014 HK\$'M
Interest bearing liabilities (Note 21)	17,070	12,524
Total asset value	143,144	113,466
Gearing ratio	11.9%	11.0%

4 FINANCIAL RISK MANAGEMENT (CONTINUED)

(c) Fair value estimation

(i) Fair value hierarchy

HKFRS 13 requires disclosure of fair value measurement by three levels of fair value measurement hierarchy. The following table presents the Group's assets and liabilities that are measured at fair value:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices).

Level 3: Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs).

	Level 1 HK\$'M	Level 2 HK\$'M	Level 3 HK\$'M	Total HK\$'M
At 31 March 2015				
Assets				
Investment properties	–	–	138,383	138,383
Derivative financial instruments	–	162	–	162
Total assets	–	162	138,383	138,545
Liabilities				
Derivative financial instruments	–	113	–	113
Non-controlling interest put option obligation	–	–	580	580
Total liabilities	–	113	580	693

At 31 March 2014

Assets

Investment properties	–	–	109,899	109,899
Derivative financial instruments	–	69	–	69
Total assets	–	69	109,899	109,968

Liabilities

Derivative financial instruments	–	125	–	125
----------------------------------	---	-----	---	-----

There were no transfers between these three levels during the year (2014: Nil).

The Group's policy is to recognise transfers into and out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer.

4 FINANCIAL RISK MANAGEMENT (CONTINUED)

(c) Fair value estimation (Continued)

(ii) Fair value disclosure

The carrying values less impairment provision of trade receivables and the carrying values of trade payables, accruals, bank deposits and short-term interest bearing liabilities are a reasonable approximation of their fair values due to their short-term maturities.

The fair values of long-term interest bearing liabilities are based on market prices or are estimated by using the expected future payments discounted at market interest rates.

5 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

The preparation of the consolidated financial statements in conformity with HKFRSs requires the use of certain critical accounting estimates. It also requires the Manager to exercise its judgement in the process of applying the Group's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next year are discussed below.

(a) Investment properties

The fair value of each investment property is individually determined at each reporting date by independent valuers based on a market value assessment. The valuers have relied on the discounted cash flow analysis, income capitalisation approach and residual approach as their primary methods, cross-referenced to the direct comparison method. Details of the valuation techniques and assumptions have been disclosed in Note 15.

(b) Financial instruments

In estimating the fair value of its financial instruments, the Group uses valuation techniques such as dealer quotes and discounted cash flows. The Group also makes assumptions that are based on market conditions existing at each reporting date.

(c) Long-term incentive plan valuation

The value of awards granted is estimated based on valuation techniques. The valuations are based on various assumptions on future unit prices, outstanding length of the awards and distribution pay-out rates, which management considers as representing the best estimate of the value of the liability for such awards at the reporting date. The carrying value of the long-term incentive plan awards is reviewed every six months and is independently valued by external valuers at least annually.

5 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (CONTINUED)

(d) Non-controlling interest put option obligation

The fair value of the non-controlling interest put option obligation is determined at each reporting date by independent valuers based on a market value assessment. The valuers have used discounted cash flow as the valuation technique. The valuation is based on various assumptions, including the estimated fair value of the equity interests of the non-wholly owned subsidiary at the expected time of exercise of the put option, the expected time of exercise itself, the cash flow and the discount rate used. Details of the valuation technique and assumptions have been disclosed in Note 24.

(e) Goodwill

Goodwill is recorded as a separate asset and it is subject to an annual impairment test. The tests undertaken as at 31 March 2014 and 2015 indicated that no impairment provision was necessary.

For the purposes of impairment tests, the recoverable amount of goodwill is determined based on the cash flow projections inherent in the valuation of investment properties by the principal valuer. Judgement was required to determine key assumptions for adoption in the cash flow projections, such as income and expenditure growth rates, discount rate, income capitalisation rate, etc. The income and expenditure growth rates were driven by the forecast occupancy rate, reversion rate, progress on asset enhancement projects and inflation. The discount rate and income capitalisation rates stated in Note 15 were used in the cash flow projections. Changes to these key assumptions can significantly affect the cash flow projections and therefore the results of the impairment tests.

6 REVENUES

Revenues recognised during the year comprise:

	2015 HK\$'M	2014 HK\$'M
Rentals from retail properties	5,711	5,326
Gross rentals from car parks	1,656	1,494
	7,367	6,820
Other revenues		
– Air conditioning service fees	337	318
– Other property related revenue	19	17
	356	335
Total revenues	7,723	7,155

Leases with tenants provide for monthly base rent and recovery of certain outgoings. Additional rents based on business turnover amounted to HK\$169 million (2014: HK\$141 million) and have been included in the rental income.

Notes to the Consolidated Financial Statements (Continued)

7 SEGMENT INFORMATION

	Retail properties HK\$'M	Car parks HK\$'M	Others HK\$'M	Total HK\$'M
For the year ended 31 March 2015				
Revenues	6,064	1,659	–	7,723
Segment results	4,502	1,167	(437)	5,232
Change in fair values of investment properties	15,443	7,256	–	22,699
Interest income				32
Finance costs on interest bearing liabilities				(359)
Gain on disposal of investment properties				445
Profit before taxation and transactions with Unitholders				28,049
Taxation				(819)
Profit for the year, before transactions with Unitholders				27,230
Capital expenditure	2,197	212	5,907	8,316
Depreciation	–	–	(23)	(23)
As at 31 March 2015				
Segment assets	107,584	25,237	6,329	139,150
Goodwill				384
Derivative financial instruments				162
Short-term bank deposits				1,215
Cash and cash equivalents				2,233
Total assets				143,144
Segment liabilities	2,070	183	353	2,606
Provision for taxation				240
Long-term incentive plan provision				120
Interest bearing liabilities				17,070
Derivative financial instruments				113
Deferred tax liabilities				1,957
Other non-current liabilities				2,932
Total liabilities, excluding net assets attributable to Unitholders				25,038
Net assets attributable to Unitholders				118,106

7 SEGMENT INFORMATION (CONTINUED)

	Retail properties HK\$'M	Car parks HK\$'M	Others HK\$'M	Total HK\$'M
For the year ended 31 March 2014				
Revenues	5,657	1,498	–	7,155
Segment results	4,167	1,035	(222)	4,980
Change in fair values of investment properties	10,183	3,262	–	13,445
Interest income				28
Finance costs on interest bearing liabilities				(393)
Profit before taxation and transactions with Unitholders				18,060
Taxation				(755)
Profit for the year, before transactions with Unitholders				17,305
Capital expenditure	972	116	17	1,105
Depreciation	–	–	(20)	(20)
As at 31 March 2014				
Segment assets	91,424	18,709	139	110,272
Goodwill				331
Derivative financial instruments				69
Short-term bank deposits				2,234
Cash and cash equivalents				560
Total assets				113,466
Segment liabilities	1,927	177	307	2,411
Provision for taxation				209
Long-term incentive plan provision				92
Interest bearing liabilities				12,524
Derivative financial instruments				125
Deferred tax liabilities				1,754
Total liabilities, excluding net assets attributable to Unitholders				17,115
Net assets attributable to Unitholders				96,351

Notes to the Consolidated Financial Statements (Continued)

8 PROPERTY OPERATING EXPENSES

	2015 HK\$'M	2014 HK\$'M
Property managers' fees, security and cleaning	554	543
Staff costs (Note 11)	381	325
Government rent and rates	236	209
Repair and maintenance	201	200
Utilities	300	296
Promotion and marketing expenses	108	111
Estate common area costs	113	114
Other property operating expenses	161	155
	2,054	1,953

9 OPERATING PROFIT

	2015 HK\$'M	2014 HK\$'M
Operating profit for the year is stated after charging:		
Staff costs (Note 11)	546	452
Depreciation of property, plant and equipment	23	20
Loss on disposal of property, plant and equipment	2	–
Trustee's fee	9	8
Valuation fee	3	3
Auditor's remuneration		
– audit service	4	4
– non-audit service	8	3
Bank charges	5	4
Operating lease charges	26	24
Other legal and professional fees	22	9
Commission to property agents	28	–
Donations	7	10

10 FINANCE COSTS ON INTEREST BEARING LIABILITIES

	2015 HK\$'M	2014 HK\$'M
Interest expenses on interest bearing liabilities wholly repayable within five years	208	195
Interest expenses on interest bearing liabilities wholly repayable beyond five years	172	142
Other borrowing costs (Note (i))	14	74
	394	411
Less: capitalised under investment properties (Note (ii))	(35)	(18)
	359	393

Notes:

- (i) Other borrowing costs include HK\$52 million (2014: HK\$83 million) net losses on interest rate swap contracts designated as cash flow hedges, HK\$69 million (2014: HK\$56 million) net gains on interest rate swap contracts and cross currency swap contracts designated as fair value hedges and various banking and financing charges.
- (ii) Interest expenses have been capitalised under investment properties at an average interest rate of 2.9% (2014: 3.3%) per annum.

11 STAFF COSTS

	2015 HK\$'M	2014 HK\$'M
Wages and salaries	494	455
Contributions to mandatory provident fund scheme	13	11
Long-term incentive plan awards (Note 20)	111	40
	618	506
Less: capitalised under investment properties	(72)	(54)
Staff costs (Note 9)	546	452

(a) Staff costs can be further analysed as below:

	2015 HK\$'M	2014 HK\$'M
Included under property operating expenses (Note 8)	381	325
Included under general and administrative expenses	165	127
	546	452

Notes to the Consolidated Financial Statements (Continued)

11 STAFF COSTS (CONTINUED)

(b) Directors' emoluments

The remunerations of directors are set out below:

Name of Director	Cash and other benefits in kind – received during the year					2015 Total cash remuneration HK\$'000	2014 Total cash remuneration HK\$'000
	Fees	Base pay, allowance and other benefits (Note (i)) HK\$'000	Contribution to pension scheme HK\$'000	Variable remuneration related to performance (Note (ii)) HK\$'000	2015 Total cash remuneration HK\$'000		
Mr Nicholas Robert SALLNOW-SMITH	1,975	–	–	–	1,975	1,975	
Mr George Kwok Lung HONGCHOY	–	6,960	18	12,199	19,177	15,697	
Mr Andy CHEUNG Lee Ming	–	3,503	18	4,190	7,711	7,539	
Mr Ian Keith GRIFFITHS	543	–	–	–	543	543	
Mr William CHAN Chak Cheung	763	–	–	–	763	725	
Ms May Siew Boi TAN	670	–	–	–	670	670	
Mr Peter TSE Pak Wing (Note (iv))	464	–	–	–	464	–	
Ms Nancy TSE Sau Ling (Note (iv))	361	–	–	–	361	–	
Mr David Charles WATT	603	–	–	–	603	602	
Prof Richard WONG Yue Chim	770	–	–	–	770	747	
Ms Elaine Carole YOUNG	603	–	–	–	603	602	
Mr Michael Ian ARNOLD (Note (v))	–	–	–	–	–	279	
Mrs Eva CHENG LI Kam Fun (Note (vi))	480	–	–	–	480	52	
Mr Anthony CHOW Wing Kin (Note (vii))	757	–	–	–	757	730	
Dr Patrick FUNG Yuk Bun (Note (viii))	188	–	–	–	188	565	
Mr Stanley KO Kam Chuen (Note (ix))	210	–	–	–	210	675	
	8,387	10,463	36	16,389	35,275	31,401	

Name of Director	Long-term incentive plan awards – Provision made based on estimated values and over vesting period (Note (iii))				Total remuneration – Cash and provision	
	Current year grants HK\$'000	Prior years grants HK\$'000	2015 Long-term incentive plan provision HK\$'000	2014 Long-term incentive plan provision HK\$'000	2015 HK\$'000	2014 HK\$'000
Mr Nicholas Robert SALLNOW-SMITH	510	3,026	3,536	1,432	5,511	3,407
Mr George Kwok Lung HONGCHOY	3,690	17,481	21,171	7,107	40,348	22,804
Mr Andy CHEUNG Lee Ming	1,009	5,210	6,219	2,137	13,930	9,676
Mr Ian Keith GRIFFITHS	145	841	986	398	1,529	941
Mr William CHAN Chak Cheung	190	1,122	1,312	531	2,075	1,256
Ms May Siew Boi TAN	175	310	485	152	1,155	822
Mr Peter TSE Pak Wing (Note (iv))	–	–	–	–	464	–
Ms Nancy TSE Sau Ling (Note (iv))	–	–	–	–	361	–
Mr David Charles WATT	160	929	1,089	440	1,692	1,042
Prof Richard WONG Yue Chim	198	1,071	1,269	507	2,039	1,254
Ms Elaine Carole YOUNG	160	286	446	140	1,049	742
Mr Michael Ian ARNOLD (Note (v))	–	–	–	345	–	624
Mrs Eva CHENG LI Kam Fun (Note (vi))	–	–	–	–	480	52
Mr Anthony CHOW Wing Kin (Note (vii))	–	1,122	1,122	531	1,879	1,261
Dr Patrick FUNG Yuk Bun (Note (viii))	–	876	876	415	1,064	980
Mr Stanley KO Kam Chuen (Note (ix))	–	1,046	1,046	495	1,256	1,170
	6,237	33,320	39,557	14,630	74,832	46,031

11 STAFF COSTS (CONTINUED)

(b) Directors' emoluments (Continued)

Notes:

- (i) Other benefits include leave pay, insurance premium and club membership fee.
- (ii) The variable remunerations paid during the year were in relations to performance and services of prior years, based on financial and non-financial key performance indicators.
- (iii) Values of the long-term incentive plan awards are estimated based on valuation techniques with assumptions on future unit prices, outstanding length of the awards and distribution pay-out rates. There is no commitment to pay out the estimated values provided. The eventual amounts to be paid depend on the scale of achievement against certain performance and service related vesting conditions. For the portion of the awards which do not vest on the vesting dates, the amounts previously charged to the consolidated income statement will be written back. Details on the long-term incentive plan of the Group are set out in Note 20.

For the year ended 31 March 2015, certain long-term incentive plan awards have been vested and units of The Link have been issued under the plan. The amounts recognised as expenses represent the provision recognised as set out in the accounting policy Note 3(q).

- (iv) Appointed on 24 July 2014.
- (v) Retired on 3 September 2013.
- (vi) Resigned on 1 February 2015.
- (vii) Retired on 22 May 2015.
- (viii) Retired on 1 August 2014.
- (ix) Retired on 23 July 2014.

(c) Five highest paid individuals

The five individuals whose emoluments were the highest in the Group for the year include two (2014: two) directors whose emoluments are reflected in the analysis presented above. The emoluments payable to the remaining three (2014: three) individuals during the year are as follows:

	2015 HK\$'M	2014 HK\$'M
Basic salaries, other allowances and benefits in kind	8	10
Discretionary bonus	5	3
Long-term incentive plan awards	11	3
Total	24	16

The emoluments of the five individuals fell within the following bands:

	2015 Number of individuals	2014 Number of individuals
Emolument bands		
HK\$5,000,001 – HK\$5,500,000	–	2
HK\$5,500,001 – HK\$6,000,000	–	1
HK\$7,000,001 – HK\$7,500,000	1	–
HK\$8,000,001 – HK\$8,500,000	1	–
HK\$9,000,001 – HK\$9,500,000	1	–
HK\$9,500,001 – HK\$10,000,000	–	1
HK\$13,500,001 – HK\$14,000,000	1	–
HK\$22,500,001 – HK\$23,000,000	–	1
HK\$40,000,001 – HK\$40,500,000	1	–

(d) Pension – defined contribution plan

The Group operates a pension scheme-Mandatory Provident Fund. The scheme is a defined contribution plan funded through payments to trustee-administered funds. A defined contribution plan is a pension plan under which the employer pays fixed contributions into a separate entity (a fund). The Group has no further payment obligations once the contributions have been paid.

Notes to the Consolidated Financial Statements (Continued)

12 TAXATION

Hong Kong profits tax has been provided for at the rate of 16.5% (2014: 16.5%) on the estimated assessable profit for the year.

The amount of taxation charged to the consolidated income statement represents:

	2015 HK\$'M	2014 HK\$'M
Current taxation	616	519
Deferred taxation		
– Accelerated depreciation allowances	203	236
Taxation	819	755

The differences between the Group's expected tax charge, using the Hong Kong profits tax rate, and the Group's taxation for the year were as follows:

	2015 HK\$'M	2014 HK\$'M
Profit before taxation	28,049	18,060
Expected tax calculated at the Hong Kong profits tax rate of 16.5% (2014: 16.5%)	4,628	2,980
Tax effect of non-deductible expenses	33	5
Tax effect of non-taxable income	(3,824)	(2,224)
Adjustment in respect of prior years	(18)	(6)
Taxation	819	755

13 EARNINGS PER UNIT BASED UPON PROFIT AFTER TAXATION AND BEFORE TRANSACTIONS WITH UNITHOLDERS ATTRIBUTABLE TO UNITHOLDERS

	2015	2014
Profit after taxation and before transactions with Unitholders attributable to Unitholders	HK\$27,230 million	HK\$17,305 million
Weighted average number of units for the year for calculating basic earnings per unit	2,301,106,036	2,303,298,171
Adjustment for dilutive contingently issuable units under long-term incentive plan	2,541,450	2,021,485
Weighted average number of units for the year for calculating diluted earnings per unit	2,303,647,486	2,305,319,656
Basic earnings per unit based upon profit after taxation and before transactions with Unitholders attributable to Unitholders	HK\$11.83	HK\$7.51
Diluted earnings per unit based upon profit after taxation and before transactions with Unitholders attributable to Unitholders	HK\$11.82	HK\$7.51

14 GOODWILL

	2015 HK\$'M	2014 HK\$'M
At 1 April	331	331
Acquisition of Lions Rise Mall (Note 28)	60	–
Disposal of investment properties	(7)	–
At 31 March	384	331

15 INVESTMENT PROPERTIES

(a) Details of the movements of investment properties are as follows:

	Retail properties HK\$'M	Car parks HK\$'M	Properties under development HK\$'M	Total HK\$'M
At 1 April 2014	91,245	18,654	–	109,899
Acquisition of Lions Rise Mall (Note 28)	1,244	76	–	1,320
Additions	953	136	5,880	6,969
Disposals	(1,559)	(945)	–	(2,504)
Change in fair values	15,443	7,256	–	22,699
At 31 March 2015	107,326	25,177	5,880	138,383
At 1 April 2013	80,090	15,276	–	95,366
Additions	972	116	–	1,088
Change in fair values	10,183	3,262	–	13,445
At 31 March 2014	91,245	18,654	–	109,899

(b) Government leases

The properties included as investment properties on the consolidated statement of financial position comprise properties where the Group has legal title under government leases/new grant for a fixed number of years (with renewal rights in one case). As at 31 March 2015, the remaining lease periods range from 28 to 49 years (2014: 29 to 46 years).

(c) Valuation process

The investment properties were revalued on an open market value basis as at 31 March 2014 and 2015 by CBRE Limited, an independent firm of professional qualified valuers and the principal valuer of The Link.

The Manager held discussions with the principal valuer and reviewed all significant inputs used by the principal valuer. Discussions of the valuation processes and results at each reporting date are held between the Manager and the principal valuer.

(d) Valuation techniques

The principal valuer has relied on the income capitalisation approach, discounted cash flow analysis and residual approach as its primary approaches, cross-referenced to the direct comparison method.

Notes to the Consolidated Financial Statements (Continued)

15 INVESTMENT PROPERTIES (CONTINUED)

(d) Valuation techniques (Continued)

The income capitalisation approach involves the capitalisation of the current passing income and potential reversionary income to arrive at the capital value at an appropriate capitalisation rate. The adopted capitalisation rate reflects the nature, location and tenancy profile of the properties together with the current market investment criteria, as supported by the market evidence. The prevailing market rentals have been obtained through analysis of recent lettings and achievable rentals of the properties and other similar developments in the locality. Adjustments are made accordingly to reflect factors specific to the lease and property.

Discounted cash flow analysis allows an investor or owner to make an assessment of the longer term return that is likely to be derived from a property with a combination of both income and capital growth over an assumed investment horizon. In undertaking this analysis, a wide range of assumptions are made including a target or pre-selected internal rate of return, net property income, income growth, potential capital expenditure, costs associated with the initial purchase of the property and also its disposal at the end of the investment period.

Residual approach involves the assessment of a property's fair value by assuming its completion at the date of valuation and deducts the estimated development costs to derive at the residual value of the property under development. Property's fair value adopts a direct comparison approach, making reference to the latest market transaction records of relevant properties in the vicinity. Estimated future development costs include estimated construction costs, professional fee, finance costs, other required costs and an allowance for developer's profit.

The three valuation techniques are summarised in the below table with their respective significant unobservable inputs.

	Significant unobservable inputs	Relationship of significant unobservable inputs to fair value
Income capitalisation approach		
Retail properties and car parks	i) Capitalisation rate (Blended): 3.40% – 5.60%	The higher the capitalisation rate, the lower the fair value.
	ii) Net passing income per annum: HK\$0.4M – HK\$223.5M	The higher the net passing income, the higher the fair value.
Discounted cash flow analysis		
Retail properties and car parks	i) Discount rate: 7.50%	The higher the discount rate, the lower the fair value.
	ii) Net passing income per annum: HK\$0.4M – HK\$223.5M	The higher the net passing income, the higher the fair value.
Residual approach		
Properties under development	Estimated development costs and allowance for developer's profit	The higher the estimated development costs and allowance for developer's profit, the lower the fair value.

The investment properties are included in Level 3 (2014: Level 3) of the fair value hierarchy.

(e) Restriction of the REIT Code

The Link acquired Lions Rise Mall and a piece of land for commercial property development in Kowloon East on 18 September 2014 and 23 February 2015, respectively. In accordance with the REIT Code, The Link is prohibited from disposing of its properties for at least two years from either the time such properties are acquired or the completion of the development of the properties, unless the Unitholders have passed a special resolution consenting to the proposed disposal.

15 INVESTMENT PROPERTIES (CONTINUED)

(f) Security for the Group's loan facilities

As at 31 March 2015, certain of the Group's investment properties, amounting to approximately HK\$12,986 million (2014: HK\$10,772 million), were pledged to secure the loan from The Hong Kong Mortgage Corporation Limited. No property was pledged to secure any bank loan or medium term note.

16 PROPERTY, PLANT AND EQUIPMENT

	Leasehold improvements HK\$'M	Motor vehicles HK\$'M	Equipment HK\$'M	Total HK\$'M
At 1 April 2014	15	1	54	70
Additions	10	2	15	27
Disposals	(2)	–	–	(2)
Depreciation charge for the year	(8)	(1)	(14)	(23)
At 31 March 2015	15	2	55	72
At 31 March 2015				
Cost	76	6	146	228
Accumulated depreciation	(61)	(4)	(91)	(156)
Net book value	15	2	55	72
At 1 April 2013	21	2	50	73
Additions	–	–	17	17
Depreciation charge for the year	(6)	(1)	(13)	(20)
At 31 March 2014	15	1	54	70
At 31 March 2014				
Cost	70	4	131	205
Accumulated depreciation	(55)	(3)	(77)	(135)
Net book value	15	1	54	70

17 TRADE AND OTHER RECEIVABLES

	2015 HK\$'M	2014 HK\$'M
Trade receivables	98	66
Less: provision for impairment of trade receivables	(3)	(1)
Trade receivables – net	95	65
Other receivables	217	172
	312	237

Receivables are denominated in Hong Kong Dollars and the carrying amounts of these receivables approximate their fair values.

There are no specific credit terms given to the tenants. The trade receivables are generally fully covered by the rental deposits/bank guarantees from corresponding tenants.

Notes to the Consolidated Financial Statements (Continued)

17 TRADE AND OTHER RECEIVABLES (CONTINUED)

The ageing of trade receivables is as follows:

	2015 HK\$'M	2014 HK\$'M
0 – 30 days	90	64
31 – 90 days	5	1
Over 90 days	3	1
	98	66

Monthly rentals in respect of retail properties are payable in advance by tenants in accordance with the leases while daily gross receipts from car parks are received from the car park operators in arrears. Included in the net trade receivables of HK\$95 million (2014: HK\$65 million) presented above were HK\$46 million (2014: HK\$43 million) of accrued car park income and HK\$31 million (2014: HK\$14 million) of accrued turnover rent, which were not yet due as at 31 March 2015. The remaining HK\$18 million (2014: HK\$8 million) were past due but not considered impaired.

The ageing of the past due but not considered impaired trade receivables is as follows:

	2015 HK\$'M	2014 HK\$'M
0 – 30 days	13	7
31 – 90 days	5	1
	18	8

As at 31 March 2015, trade receivables of HK\$3 million (2014: HK\$1 million) were considered as impaired and had been provided for. The individually impaired receivables are those where collectibility is in doubt.

The ageing of the impaired trade receivables is as follows:

	2015 HK\$'M	2014 HK\$'M
Over 90 days	3	1

Movements on the provision for impairment of trade receivables are as follows:

	2015 HK\$'M	2014 HK\$'M
At 1 April	1	1
Provision for impairment of trade receivables	5	1
Receivables written off during the year as uncollectible	(3)	(1)
At 31 March	3	1

17 TRADE AND OTHER RECEIVABLES (CONTINUED)

The creation and release of provision for impairment of trade receivables have been included in property operating expenses in the consolidated income statement. Amounts charged to the provision account will be written off when there is no expectation of recovering additional cash.

The other classes of receivables included in the trade and other receivables do not contain impaired assets.

The maximum exposure to credit risk at the reporting date is the fair value of trade receivables.

18 CASH AND CASH EQUIVALENTS AND SHORT-TERM BANK DEPOSITS

	2015 HK\$'M	2014 HK\$'M
Cash in hand	1	–
Cash at bank	2,060	42
Short-term bank deposits with original maturity of less than three months	172	518
Cash and cash equivalents	2,233	560
Short-term bank deposits with original maturity of more than three months	1,215	2,234
	3,448	2,794

19 TRADE PAYABLES, RECEIPTS IN ADVANCE AND ACCRUALS

	2015 HK\$'M	2014 HK\$'M
Trade payables	28	17
Receipts in advance	183	150
Accruals	1,222	1,143
	1,433	1,310

Payables are denominated in Hong Kong Dollars and the carrying amounts of these payables approximate their fair values.

The ageing of trade payables is as follows:

	2015 HK\$'M	2014 HK\$'M
0 – 30 days	27	14
31 – 90 days	1	3
	28	17

Notes to the Consolidated Financial Statements (Continued)

20 LONG-TERM INCENTIVE PLAN PROVISION

	2015 HK\$'M	2014 HK\$'M
Long-term incentive plan provision	120	92
Less: current portion of long-term incentive plan provision	(77)	(60)
Non-current portion of long-term incentive plan provision	43	32

A long-term incentive plan (the “**LTI Plan**”) was approved and adopted by ordinary resolution on 23 July 2007 at the annual general meeting of the Unitholders. The LTI Plan shall be valid and effective for 10 years commencing on the adoption date.

Under the LTI Plan, the Manager may grant three types of awards, the Restricted Unit Award (“**RUA**”), Unit Option and Conditional Cash Award (“**CCA**”) (collectively the “**Awards**”) to directors and key employees of the Manager. Awards are approved by the Human Resources and Compensation Committee and, in the case of directors of the Manager, by the Board on recommendation of the Remuneration Committee. No Unit Option has been granted since the adoption date.

Upon the vesting of RUA, units are to be issued to the grantees on a sliding scale, depending on the scale of achievement against the total Unitholders return (“**TUR**”) or net property income (“**NPI**”), where appropriate, providing that the minimum criteria for the performance measure determined by the Human Resources and Compensation Committee has been met.

During the year, certain directors and employees of the Manager were granted RUA and CCA at nil monetary consideration. The RUA granted under the LTI Plan, in general, will vest approximately two to three years from the date of grant.

The eventual numbers of units to be issued under RUA on vesting, which are linked to the performance of The Link based on the TUR, NPI or certain vesting conditions, where appropriate, will range from 0% to 200% of RUA granted. CCA is granted in conjunction with the grant of RUA, bestowing upon the grantee a conditional right to receive a cash payment representing an amount equivalent to the aggregate of the distributions per unit to Unitholders during the vesting period, multiplied by the number of units that will eventually be issued to such grantee pursuant to RUA vested.

During the vesting period, a liability is recognised representing the estimated value of the Awards granted and the portion of the vesting period expired as at the reporting date. The value of the Awards was estimated at the reporting date by Towers Watson Hong Kong Limited, an independent external valuer based on valuation techniques and assumptions on unit prices, outstanding length of the Awards and distribution pay-out rates. The change in value of the outstanding Awards was charged to the consolidated income statement. In the event that the vesting conditions are not met, the amount previously accrued will be written back accordingly.

During the year, the Group issued 1,764,208 units (2014: 2,055,632 units) for RUA vested in accordance with the vesting conditions under the LTI Plan.

20 LONG-TERM INCENTIVE PLAN PROVISION (CONTINUED)

Movements in the number of RUA during the year and the maximum number of units to be issued upon vesting of RUA are as follows:

Date of grant	Vesting period	Outstanding as at 1 April 2014	Granted during the year	Vested during the year ⁽ⁱ⁾	Cancelled during the year	Lapsed during the year	Outstanding as at 31 March 2015	Maximum to be issued on vesting date ⁽ⁱⁱ⁾
23 September 2011	23 September 2011 to 30 June 2014	529,760	–	(507,259) ⁽ⁱⁱⁱ⁾	(16,250)	(6,251)	–	–
16 July 2012	16 July 2012 to 30 June 2014	527,117	–	(511,104) ⁽ⁱⁱⁱ⁾	(12,750)	(3,263)	–	–
	16 July 2012 to 30 June 2015	526,655	–	–	–	(14,921)	511,734	1,023,468
20 January 2014	20 January 2014 to 30 June 2015	515,500	–	–	–	(13,082)	502,418	932,086
	20 January 2014 to 30 June 2016	515,500	–	–	–	(17,730)	497,770	922,790
17 July 2014	17 July 2014 to 30 June 2016	–	499,750	–	–	(12,250)	487,500	924,500
	17 July 2014 to 30 June 2017	–	499,750	–	–	(12,250)	487,500	924,500
Subtotal		2,614,532	999,500	(1,018,363)	(29,000)	(79,747)	2,486,922	4,727,344
Additional units vested over 100% of RUA granted		–	–	(745,845) ⁽ⁱⁱⁱ⁾	–	–	–	–
Total		2,614,532	999,500	(1,764,208)	(29,000)	(79,747)	2,486,922	4,727,344

Notes:

- (i) RUA vesting percentages during the year ranged from 146% to 200%.
- (ii) If certain vesting conditions are met.
- (iii) Additional units over 100% of RUA granted were vested pursuant to the relevant vesting conditions.

21 INTEREST BEARING LIABILITIES

	2015 HK\$'M	2014 HK\$'M
Bank borrowings	4,425	3,167
Medium term notes	11,645	6,357
Secured loan	1,000	3,000
	17,070	12,524
Less: current portion of interest bearing liabilities	(1,940)	(2,825)
Non-current portion of interest bearing liabilities	15,130	9,699

Notes to the Consolidated Financial Statements (Continued)

21 INTEREST BEARING LIABILITIES (CONTINUED)

Interest bearing liabilities are repayable as follows:

	2015 HK\$'M	2014 HK\$'M
Due in the first year		
Bank borrowings	940	825
Secured loan	1,000	2,000
	1,940	2,825
Due in the second year		
Bank borrowings	2,496	613
Medium term notes	958	–
Secured loan	–	1,000
	3,454	1,613
Due in the third year		
Bank borrowings	–	1,243
Medium term notes	300	988
	300	2,231
Due in the fourth year		
Bank borrowings	989	–
Medium term notes	1,103	300
	2,092	300
Due in the fifth year		
Bank borrowings	–	486
Medium term notes	1,375	1,095
	1,375	1,581
Due beyond the fifth year		
Medium term notes	7,909	3,974
	17,070	12,524

Notes:

- (i) Except for medium term notes of HK\$146 million (2014: HK\$178 million) which are denominated in Australian Dollars and HK\$3,905 million (2014: Nil) which are denominated in United States Dollars, all the other interest bearing liabilities are denominated in Hong Kong Dollars.
- (ii) All of The Link's foreign currencies borrowings are fully hedged into Hong Kong Dollars.
- (iii) The effective interest rate of the interest bearing liabilities (taking into account cross currency swap contracts and interest rate swap contracts) at the reporting date was 2.66% (2014: 2.77%). The carrying amounts of the interest bearing liabilities approximate their fair values.

22 DERIVATIVE FINANCIAL INSTRUMENTS

	2015 HK\$'M	2014 HK\$'M
Derivative assets		
Non-current item		
Designated as cash flow hedge		
– interest rate swap contract	–	5
Designated as fair value hedge		
– cross currency swap contract	69	–
– interest rate swap contracts	93	64
	162	69
Derivative liabilities		
Current item		
Designated as cash flow hedge		
– interest rate swap contracts	(17)	(4)
Designated as fair value hedge		
– cross currency swap contract	–	(23)
	(17)	(27)
Non-current item		
Designated as cash flow hedge		
– interest rate swap contracts	(34)	(69)
Designated as fair value hedge		
– cross currency swap contracts	(62)	(29)
	(96)	(98)
	(113)	(125)
	49	(56)

The fair values of financial instruments that are not traded in an active market are determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2 of the fair value hierarchy.

The fair values of cross currency swap contracts and interest rate swap contracts are calculated by reference to the present values of the estimated future cash flows, taking into account market observable yield curves and forward exchange rates at each reporting date. Cross currency swap contracts and interest rate swap contracts are included in Level 2 (2014: Level 2) of the fair value hierarchy.

Notes:

- (i) The Group uses cross currency swap contracts and interest rate swap contracts (swapping from foreign currencies to Hong Kong Dollars) to minimise its exposure to movements in foreign currency exchange rates and interest rates in relation to its interest bearing liabilities. The fair values of these cross currency swap contracts and interest rate swap contracts are classified as non-current items should the remaining maturities of the hedged items extend for more than 12 months. Any change in fair values of the effective portion of the cash flow hedges in relation to interest rate swap contracts is recognised in the hedging reserve. Any change in fair values of the fair value hedges in relation to interest rate swap contracts and any change in fair value of cross currency swap contracts are recognised directly in the consolidated income statement. A net amount of HK\$17 million (2014: HK\$125 million) has been credited to the hedging reserve during the year as further set out in Note 26.
- (ii) As at 31 March 2015, the derivative financial instruments qualifying as cash flow hedges have, in effect, provided the Group with an average fixed interest rate period of 1.9 years on HK\$1,950 million borrowings (2014: 2.7 years on HK\$2,150 million borrowings) from the reporting date. The notional principal amount and the weighted average fixed interest rate of the outstanding floating rates to fixed rates interest rate swap contracts as at 31 March 2015 were HK\$1,950 million (2014: HK\$2,150 million) and 2.84% (2014: 2.95%) respectively.
- (iii) As at 31 March 2015, the derivative financial instruments qualifying as fair value hedges have, in effect, converted part of the Group borrowings into Hong Kong Dollars fixed rate and floating rates interest bearing liabilities. The notional principal amounts of the outstanding cross currency swap contracts and interest rate swap contracts qualifying as fair value hedges as at 31 March 2015 were HK\$4,083 million (2014: HK\$507 million) and HK\$1,820 million (2014: HK\$1,820 million) respectively.
- (iv) Gains and losses on interest rate swap contracts recognised in the hedging reserve (Note 26) as at 31 March 2015 will be released to the consolidated income statement.

Notes to the Consolidated Financial Statements (Continued)

23 DEFERRED TAX LIABILITIES

Deferred taxation is calculated in full on temporary differences under the liability method using a tax rate of 16.5% (2014: 16.5%).

The movements in deferred tax assets and liabilities during the year were as follows:

	2015 HK\$'M	2014 HK\$'M
Temporary differences		
At 1 April	1,754	1,518
Recognised in the consolidated income statement:		
– Accelerated depreciation allowances claimed	203	236
At 31 March	1,957	1,754

The deferred tax liabilities solely arose from accelerated depreciation allowances claimed.

24 OTHER NON-CURRENT LIABILITIES

	2015 HK\$'M	2014 HK\$'M
Amount due to non-controlling interest	2,352	–
Non-controlling interest put option obligation	580	–
	2,932	–

Note:

On 23 February 2015, The Group through a non-wholly owned subsidiary (the “**Project Company**”, in which The Link has an indirect 60% interest and Nan Fung Development Limited (“**Nan Fung**”) has an indirect 40% interest) acquired a piece of land at HK\$5,860 million for commercial property development in Kowloon East, which would be developed into a Grade-A commercial complex with two office towers and retail elements and car parks.

For the purpose of funding the commercial property development, Nan Fung, a non-controlling interest of the Project Company has contributed a cash of HK\$2,344 million to the Project Company. This amount due to non-controlling interest is unsecured, interest bearing at an effective interest rate of 2.9%, has no fixed repayment term and not repayable within one year. The balance is denominated in Hong Kong dollars and the carrying amount of the balance approximates its fair value.

Pursuant to the shareholders’ agreement, Nan Fung has a right to exercise a put option to require The Link to purchase all the issued shares Nan Fung holds in the Project Company at the then fair market value, after the second anniversary of the completion of the commercial property development and certain conditions have been satisfied. The put option obligation was recognised as financial liability based on a valuation performed by Crowe Horwath (HK) Consulting & Valuation Limited, an independent firm of professional qualified valuers.

The valuer has used discounted cash flow as the valuation technique. The valuation is based on various assumptions and calculated by reference to a number of unobservable inputs, including the estimated fair value of the equity interests of the Project Company at the expected time of exercise of the put option, the expected time of exercise itself, the cash flow and the discount rate used.

Fair value of the put option obligation is included in Level 3 of the fair value hierarchy. If the estimated fair value of the equity interests of the Project Company at the time of exercise is higher, the fair value of the put option obligation would also be higher. If the expected time of exercise is later or if the discount rate is higher, then the fair value of the put option obligation would be lower.

The Manager held discussions with the valuer and reviewed all significant inputs used. Discussions of the valuation processes and results at each reporting date are held between the Manager and the valuer.

25 UNITS IN ISSUE

	2015 Number of units	2014 Number of units
At 1 April	2,310,889,561	2,288,061,440
Units issued under distribution reinvestment scheme	–	20,772,489
Units issued under long-term incentive plan	1,764,208	2,055,632
Units bought back for cancellation	(20,883,500)	–
At 31 March	2,291,770,269	2,310,889,561

Pursuant to the general mandate granted to the Manager by the Unitholders, the Manager (on behalf of The Link) bought back a total of 20,883,500 units (2014: Nil) at an aggregate price of HK\$956 million (2014: Nil). Details of the units bought back during the year were as follows:

Month	Units bought back	Price paid per unit		Aggregate consideration HK\$'M
		Highest HK\$	Lowest HK\$	
June 2014	1,927,000	42.20	41.45	81
August 2014	1,773,500	46.30	45.35	81
September 2014	15,711,000	47.30	44.50	724
December 2014	1,472,000	48.00	47.60	70
Total	<u>20,883,500</u>			<u>956</u>
Expenses on units bought back				<u>3</u>
				<u>959</u>

All units bought back were cancelled during the year.

Closing price of the units as at 31 March 2015 was HK\$47.80 (2014: HK\$38.15) per unit. Based on 2,291,770,269 units in issue as at 31 March 2015 (2014: 2,310,889,561 units), market capitalisation was HK\$109,547 million (2014: HK\$88,160 million).

Notes to the Consolidated Financial Statements (Continued)

26 RESERVES

	Other reserve HK\$'M	Hedging reserve HK\$'M	Earnings retained for cash flow hedge adjustments HK\$'M	Total reserves HK\$'M
At 1 April 2014	–	(68)	68	–
Non-controlling interest put option obligation	(580)	–	–	(580)
Cash flow hedges:				
– Change in fair values	–	(35)	–	(35)
– Amount transferred to the consolidated income statement (Note)	–	52	–	52
	–	17	–	17
Net assets attributable to Unitholders:				
– Amount arising from cash flow hedging reserve movement	–	–	(17)	(17)
At 31 March 2015	(580)	(51)	51	(580)
At 1 April 2013	–	(193)	193	–
Cash flow hedges:				
– Change in fair values	–	13	–	13
– Amount transferred to the consolidated income statement (Note)	–	112	–	112
	–	125	–	125
Net assets attributable to Unitholders:				
– Amount arising from cash flow hedging reserve movement	–	–	(125)	(125)
At 31 March 2014	–	(68)	68	–

Note: Amount transferred to the consolidated income statement in respect of cash flow hedges was included in “Finance costs on interest bearing liabilities” (Note 10).

27 NOTE TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

(a) Net cash generated from operating activities

	2015 HK\$'M	2014 HK\$'M
Profit before taxation and transactions with Unitholders	28,049	18,060
Loss on disposal of property, plant and equipment	2	–
Long-term incentive plan awards	111	40
Depreciation charge	23	20
Gain on disposal of investment properties	(445)	–
Interest income	(32)	(28)
Finance costs on interest bearing liabilities	359	393
Change in fair values of investment properties	(22,699)	(13,445)
Increase in trade and other receivables, deposits and prepayments	(74)	(25)
Increase in trade payables, receipts in advance and accruals	80	14
Increase in security deposits	72	107
Long-term incentive plan paid	(9)	(8)
Hong Kong profits tax paid	(584)	(469)
Net cash generated from operating activities	4,853	4,659

(b) Major non-cash transactions

During the year, additional units of HK\$74 million (2014: HK\$79 million) were issued under the long-term incentive plan.

28 ACQUISITION OF LIONS RISE MALL

On 18 August 2014, The Link, through a wholly-owned subsidiary, entered into a sale and purchase agreement to acquire Lions Rise Mall from Bethan Company Limited, which is a wholly-owned subsidiary of Kerry Properties Limited at a cash consideration of HK\$1,380 million. The transaction was completed on 18 September 2014. The acquisition is expected to add value to The Link's portfolio with potential for further growth in rental income and capital value.

Lions Rise Mall contributed revenues of HK\$25 million and NPI of HK\$18 million since the acquisition date, while such information before the acquisition date is not available to The Link.

The fair value of the investment property and goodwill arising from the acquisition are as follows:

	Fair value HK\$'M
Investment property acquired (Note 15) (Note)	1,320
Goodwill (Note 14)	60
Cash outflow on acquisition	1,380
Acquisition-related costs (included in "General and administrative expenses" in the consolidated income statement for the year ended 31 March 2015)	128

Note: The investment property was valued at 13 August 2014 by CBRE Limited, the principal valuer of The Link. This approximates the fair value of the investment property at the acquisition date.

Notes to the Consolidated Financial Statements (Continued)

29 COMMITMENTS

(a) Capital commitments

	2015 HK\$'M	2014 HK\$'M
Improvement projects to existing investment properties		
– Authorised but not contracted for	5,190	2,064
– Contracted but not provided for	860	483
	6,050	2,547

(b) Operating lease commitments

As at 31 March 2015, the analysis of the Group's aggregate future minimum lease rental payables under non-cancellable operating leases is as follows:

	2015 HK\$'M	2014 HK\$'M
Within one year	17	20
Between one and five years	5	16
	22	36

30 CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES

Information required to be disclosed concerning related party transactions is set out in this note unless disclosed elsewhere in these consolidated financial statements.

(a) Nature of relationship with connected/related parties

The table set forth below summarises the names of the connected/related parties, as defined in the REIT Code/HKAS 24 (Revised) "Related Party Disclosures", and nature of their relationship with the Group as at 31 March 2015:

Connected/related party	Relationship with the Group
HSBC Institutional Trust Services (Asia) Limited (the "Trustee") *	The Trustee of The Link
The Hongkong and Shanghai Banking Corporation Limited and its subsidiaries (excluding the Trustee and its proprietary subsidiaries) (the "HSBC Group") *	Associates # of the Trustee
CBRE Limited (the "Principal Valuer")	The Principal Valuer of The Link
Aedas Limited *	Associate # of director
Asia Pacific Real Estate Association Limited ("APREA") (Note (i))	Associate # of director
Contender Limited (Note (ii))	Associate # of former director
Foundation for the Arts and Music in Asia Limited	Associate # of director
Hong Kong Youth Arts Foundation	Associate # of director
Industrial and Commercial Bank of China (Asia) Limited ("ICBC (Asia)")	Associate # of director
Standard Chartered Bank (Hong Kong) Limited ("SCBHK")	Associate # of director
The Chamber of Hong Kong Listed Companies	Associate # of director
The Hong Kong Institute of Directors Limited	Associate # of director
Wing Hang Bank, Limited (currently known as OCBC Wing Hang Bank Limited) ("Wing Hang Bank") * (Note (ii))	Associate # of former director

* These connected parties are also considered as related parties of the Group.

"Associate" has the meaning ascribed to it under the REIT Code.

Notes:

- (i) APREA was an associate of Mr George Kwok Lung HONGCHOY. After the cessation of Mr George Kwok Lung HONGCHOY as a director of APREA in August 2014, APREA ceased to be a connected party of The Link.
- (ii) Wing Hang Bank and Contender Limited were associates of Dr Patrick FUNG Yuk Bun, who retired as a director on 1 August 2014 and since then, Wing Hang Bank and Contender Limited ceased to be connected parties of The Link.

30 CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

(b) Transactions with connected/related parties

The following transactions were carried out with connected/related parties:

	2015 HK\$'M	2014 HK\$'M
Trustee's fee paid and payable to the Trustee (Note (ii))	(9)	(8)
Transactions with the HSBC Group (Note (iii))		
Interest expense and various financing charges to the HSBC Group on interest bearing liabilities, cross currency swap contracts and interest rate swap contracts	(11)	(55)
Rental income from the HSBC Group on leasing of retail units	30	26
Interest income from the HSBC Group on short-term bank deposits	1	1
Transactions with the Principal Valuer (Note (iv))		
Valuation fee	(3)	(3)
Consultancy service fees	(2)	–
Architectural/renovation consultancy services fees paid and payable to the Aedas Limited (Note (iii))	(10)	(5)
Organising cultural activities project fee paid and payable to Hong Kong Youth Arts Foundation (Note (iii))	(1)	–
Transactions with ICBC (Asia) (Note (iii))		
Rental income from ICBC (Asia) on leasing of retail units	8	7
Interest income from ICBC (Asia) on short-term bank deposits	2	2
Transactions with SCBHK (Note (iii))		
Interest expense and various financing charges to SCBHK on interest bearing liabilities	(1)	(1)
Rental income from SCBHK on leasing of retail units	10	9
Interest income from SCBHK on short-term bank deposits	3	1
Transactions with Wing Hang Bank (Note (v))		
Interest income from Wing Hang Bank on short-term bank deposits	1	2

Notes:

- (i) All connected party transactions were carried out in accordance with the terms of the relevant agreements governing the transactions and in the ordinary course of business.
- (ii) The Trustee is entitled to receive an annual trustee's fee (calculated and paid monthly) at a rate of 0.008% per annum of the latest property value as determined in the latest annual valuation report of an independent property valuer recommended by the Manager and appointed by the Trustee for and on behalf of The Link from time to time, subject to a minimum of HK\$150,000 per month.
- (iii) The transactions were entered into at arm's length on normal commercial terms.
- (iv) CBRE Limited was appointed as the Principal Valuer of The Link with effect from 17 November 2013. The former Principal Valuer, Jones Lang LaSalle Limited, was responsible for the property valuation of The Link up till the period ended 30 September 2013. Valuation fee for the year ended 31 March 2015 of HK\$3 million was paid and payable to CBRE Limited while valuation fee for the year ended 31 March 2014 of HK\$2 million and HK\$1 million were paid to CBRE Limited and Jones Lang LaSalle Limited respectively.
The transactions with the Principal Valuer were entered into at arm's length on normal commercial terms.
- (v) Wing Hang Bank was an associate of Dr Patrick FUNG Yuk Bun, who retired as a director on 1 August 2014 and since then, Wing Hang Bank ceased to be a connected party of The Link.
The transactions with Wing Hang Bank were entered into at arm's length on normal commercial terms.

Notes to the Consolidated Financial Statements (Continued)

30 CONNECTED PARTY TRANSACTIONS AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)**(c) Balances with related parties**

Balances with related parties are set out below:

	2015 HK\$'M	2014 HK\$'M
Trustee's fee payable to the Trustee	(1)	(1)
Interest bearing liabilities with the HSBC Group	(1,650)	(650)
Security deposits from the HSBC Group	(2)	(2)
Net cross currency swap contract and interest rate swap contract with the HSBC Group	22	18
Deposits placed with the HSBC Group	2,112	171

(d) Key management compensation

The aggregate amounts of emoluments of the key management staff of the Group are as follows:

	2015 HK\$'M	2014 HK\$'M
Fees	8	8
Basic salaries, allowances and other benefits	62	53
Long-term incentive plan awards	66	23
	136	84

31 FUTURE MINIMUM RENTAL RECEIVABLES

As at 31 March 2015, the analysis of the Group's aggregate future minimum rental income receivables under non-cancellable operating leases is as follows:

	2015 HK\$'M	2014 HK\$'M
Within one year	3,968	3,761
Between one and five years	4,488	3,790
Beyond five years	252	114
	8,708	7,665

Most of the operating leases are on fixed terms and for terms of 3 years (2014: 3 years).

32 SUBSIDIARIES

The Link held the following subsidiaries as at 31 March 2015:

Name	Place of establishment and kind of legal entity/place of operations	Principal activities	Particulars of issued share capital	Interest held
<i>Directly held:</i>				
The Link Holdings Limited	Cayman Islands, limited liability company/Hong Kong	Investment holding	US\$1	100%
The Link Management Limited	Hong Kong, limited liability company/Hong Kong	Asset management	HK\$5,000,001	100%
<i>Indirectly held:</i>				
Assets Guard Holdings Limited	British Virgin Islands, limited liability company/Hong Kong	Investment holding	US\$10	60%
Captain Smart Investments Limited	British Virgin Islands, limited liability company/Hong Kong	Investment holding	US\$1	100%
Century Land Investment Limited	Hong Kong, limited liability company/Hong Kong	Property development	HK\$1	60%
Great Land (HK) Limited	Hong Kong, limited liability company/Hong Kong	Property holding and leasing	HK\$1,000,000	100%
Link (LRM) Limited	Hong Kong, limited liability company/Hong Kong	Property holding and leasing	HK\$1	100%
Link Asset Management Limited	Hong Kong, limited liability company/Hong Kong	Asset management	HK\$1	100%
Metro Pilot Limited	British Virgin Islands, limited liability company/Hong Kong	Investment holding	US\$1	100%
Sky Master Global Limited	British Virgin Islands, limited liability company/Hong Kong	Investment holding	US\$1	100%
The Link (PRC) Holdings Limited	British Virgin Islands, limited liability company/Hong Kong	Investment holding	US\$1	100%
The Link Finance (Cayman) 2006 Limited	Cayman Islands, limited liability company/Hong Kong	Dormant	US\$1	100%
The Link Finance (Cayman) 2009 Limited	Cayman Islands, limited liability company/Hong Kong	Financing	US\$1	100%
The Link Finance Limited	Hong Kong, limited liability company/Hong Kong	Financing	HK\$1	100%
The Link Properties Limited	Cayman Islands, limited liability company/Hong Kong	Property holding and leasing	US\$1	100%

The Manager considers the non-controlling interest in respect of Assets Guard Holdings Limited and Century Land Investment Limited are not material to the Group.

Notes to the Consolidated Financial Statements (Continued)

33 EVENT AFTER THE REPORTING DATE

On 24 March 2015, The Link, through a wholly-owned subsidiary, entered into a sale and purchase agreement to acquire the entire issued share capital of China East Investment Limited and the shareholder loan at a cash consideration (after final adjustment) of US\$305 million (equivalent to HK\$2,362 million). The transaction was completed on 1 April 2015.

China East Investment Limited owns the entire registered capital of ECM Property Holding (Tianjin) Co., Ltd., which is the sole owner of the EC Mall located at Jia No. 1, Danling Street, Haidian District of Beijing, the People's Republic of China.

The fair values of the assets and liabilities of China East Investment Limited and its subsidiary and goodwill arising from the acquisition as at the acquisition date are as follows:

	Fair value HK\$'M
Investment property (Note)	3,077
Property, plant and equipment	1
Cash and cash equivalents	48
Other net current liabilities	(56)
Bank borrowings	(779)
Net assets acquired	2,291
Goodwill	71
	2,362
Purchase consideration settled in cash	2,362
Cash and cash equivalents in subsidiaries acquired	(48)
Cash outflow on acquisition	2,314
Acquisition-related costs (included in "General and administrative expenses" in the consolidated income statement for the year ended 31 March 2015)	7

Note: The investment property was revalued at 20 March 2015 by CBRE Limited, the principal valuer of The Link. This approximates the fair value of the investment property at the acquisition date.

34 APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements were authorised for issue by the Board and the Trustee on 10 June 2015.

Valuation Report

CBRE

CBRE Limited

Suites 1204-06, 12/F, 3/F & 4/F

Three Exchange Square

8 Connaught Place

Central, Hong Kong

T 852 2820 2800

F 852 2810 0830

香港中環康樂廣場八號交易廣場第三期

十二樓1204-06室,三樓及四樓

電話 852 2820 2800 傳真 852 2810 0830

www.cbre.com.hk

地產代理(公司)牌照號碼

Estate Agent's Licence No: C-004065

Our Ref: V/F13-295b1/DMO/JYA

29 May 2015

The Board of Directors

The Link Management Limited

(For itself as manager of The Link Real Estate Investment Trust

("The Link REIT"), and for and on behalf of The Link REIT)

33/F, AXA Tower, Landmark East

100 How Ming Street

Kwun Tong, Kowloon

Hong Kong

Trustee

HSBC Institutional Trust Services (Asia) Limited

1 Queen's Road Central

Hong Kong

Dear Sirs,

THE LINK REIT – ANNUAL VALUATION AS AT 31 MARCH 2015

Instruction

We refer to the instruction received from The Link Management Limited ("LML"), in its capacity as the manager of The Link Real Estate Investment Trust ("Link REIT") and HSBC Institutional Trust Services (Asia) Limited, in its capacity as the trustee of The Link REIT (as "Trustee") (collectively known as the "Instructing Party") to provide our opinion of market values of 174 Retail and Car Parking Facilities in Hong Kong (the "Properties", with details stated in Schedule of Values) and the market value of the site New Kowloon Inland Lot No. 6512 (the "Property under Development", with details stated in Schedule of Values) of the Link REIT as at 31 March 2015 for purpose of presentation in its 2014-2015 Annual Report. This valuation report has been prepared in compliance with the relevant requirements set out in the Code on Real Estate Investment Trusts ("REIT Code") issued by the Securities and Futures Commission of Hong Kong ("SFC"), the trust deed of the Link REIT dated 6 September 2005 as supplemented from time to time by the supplemental deeds and, where applicable, the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("SEHK").

Valuation Report (Continued)

Valuer's Interest

We hereby certify that the valuer(s) is/are suitably qualified and authorised to practise as a valuer; does not have a pecuniary interest, financial or otherwise, that could conflict with the proper valuation of the Properties and the Property under Development (including the parties with whom our client is dealing, including the lender or selling agent, if any); accepts instructions to value the Properties and the Property under Development only from the Instructing Party.

Valuation Principles

This valuation is prepared in accordance with the "HKIS Valuation Standards (2012 Edition)" published by the Hong Kong Institute of Surveyors ("HKIS"), the RICS Valuation – Professional Standards of the Royal Institution of Chartered Surveyors and the International Valuation Standards ("IVS") published by the International Valuation Standards Councils. In addition to the above, this valuation has been prepared in accordance with the REIT Code issued by the SFC.

We have adopted the Market Value as defined by HKIS and IVS, namely:

"Market Value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

Valuation Methodologies

In arriving at our opinion of value, we have considered relevant general and economic factors. We have primarily carried out the valuation of the Properties by using Income Capitalisation Approach and Discounted Cash Flow Analysis. Cross reference has been made to Direct Comparison Approach. For the Property under Development, we have carried out the valuation by using the Residual Approach, and cross-checked with Direct Comparison Approach. From the outcomes of these analyses and calculations, a final value conclusion is reached.

Income Capitalisation Approach

The income capitalisation approach involves the capitalisation of the current passing income and potential reversionary income to arrive at the capital value. This approach is typically applied through the application of appropriate capitalisation rate. The adopted capitalisation rate reflects the nature, location and tenancy profile of the Properties together with the current market investment criteria, as supported by the market evidence. The prevailing market rentals have been obtained through our analysis of recent lettings and achievable rentals of the Properties and other similar developments in the locality. Adjustments are made according to date of tenancy, location, size, floor level, grading of the shopping mall, facilities, etc.

The ranges of capitalisation rates adopted are shown as below.

- Retail: 3.4% to 5.2%
- Car Park: 3.8% to 6.0%
- Blended: 3.4% to 5.6%

Discounted Cash Flow Analysis

Discounted Cash Flow Analysis allows an investor or owner to make an assessment of the longer term return that is likely to be derived from a property with a combination of both income and capital growth over an assumed investment horizon. In undertaking this analysis, a wide range of assumptions are made including a target or pre-selected internal rate of return, net property income, income growth, potential capital expenditure, costs associated with the initial purchase of the property and also its disposal at the end of the investment period.

Direct Comparison Approach

Direct Comparison Method involves an analysis of sales transactions of comparable properties with similar type and characteristics of the Properties. Adjustments are made to reflect the differences in various aspects including date of transaction, location, size, floor level, grading and quality, building age, facilities, tenancy mix and any other relevant factors which are considered to be essential in determining the property values.

Residual Approach

Residual Approach involves the assessment of the Gross Development Value by reference to its development potential, from which the development costs, such as the construction costs, professional fees, and finance costs that will be expended to complete the development, as well as allowances for risk and profit are deducted, to arrive at a “residual” sum which represents the Market Value of the site. The Gross Development Value is arrived at by making reference to sales transactions of comparable properties as available in the market with adjustment made to reflect the differences and where appropriate. The adopted development costs and allowance for risks and profits are mainly based on the current economic condition, commodity price trends, complexity of the proposed development and common market practice.

Valuation Reconciliation

The results of the valuation methods will be reconciled and the assessed value will be analysed in terms of initial passing yield, internal rate of return and on a dollar per square foot basis.

Assumptions, Disclaimers, Limitations & Qualifications**Acknowledgement of Information**

We have relied to a considerable extent on the information provided by LML and have accepted advice given to us on such matters as identification of the Properties and the Property under Development, planning approvals, statutory notices, easements, tenure, occupation, floor plans, floor areas, tenancy schedule and all other relevant matters.

In the course of our valuation, we have made reference to inter alia, the following information provided by the Instructing Party:-

- Copy of Tenancy Schedule as at 31 March 2015 and subsequent updates;
- Copy of Retail Actual Income from March 2014 to February 2015;
- Copy of Other Retail and Car Park incomes from March 2014 to February 2015;
- Copy of Operating Expenses from March 2014 to February 2015;
- Copy of CAPEX schedules as at 31 January 2015 and subsequent updates;
- Copy of Asset Enhancement Plans & layout plans of the Properties; and
- Copy of Preliminary Development Scheme of New Kowloon Inland Lot No. 6512.

Dimensions, measurements and areas included in the report are based on information contained in copies of documents provided to us and are therefore only approximations. No on site measurements have been taken. Should these prove to be incorrect or inadequate, the accuracy of the valuation may be affected.

Property Title

We have conducted title searches from the Land Registry. We have not perused the original grant documentations. We have assumed that there are no further easements or encumbrances not disclosed by this title search which may affect market values.

Our Investigations

The inspections of the Properties and the Property under Development were undertaken in the period between January to April 2015. However, we have not carried out a structural survey nor tested any of the services or facilities and are therefore unable to state that the buildings are free from defect. We have not inspected unexposed or inaccessible portions of the building and are therefore unable to state that these are free from rot, infestation, asbestos or other hazardous and/or contaminated material. Unless otherwise stated in the valuation report, our valuation is based upon the assumption that the buildings do not have any defects requiring any significant expenditure.

We are not engaged to carry out all possible investigations in relation to the Properties and the Property under Development. Unless otherwise stated in the valuation report, the valuation assumes that the building complies with all relevant statutory requirements in respect of matters such as health, building and fire safety regulations. CBRE is not liable for any loss occasioned by a decision not to conduct further investigations.

Valuation Report (Continued)

Limitation of Liability

Our findings and conclusion of values of the Properties and the Property under Development in this report are valid only for the stated purpose and only for the Valuation Date, and for the sole use of the Instructing Party. The liability of CBRE and its directors and employees is limited to the Addressee of this report only. No accountability, obligation or liability to any third parties is accepted. Use by, or reliance upon this valuation report by anyone other than the Instructing Party is not authorised by CBRE and CBRE will not be liable for any loss arising from such unauthorised use or reliance.

Summary of Values

A summary of retail Internal Floor Area ("IFA"), number of car parking spaces, assessed market values, initial yield and indicated internal rate of return of each Retail and Car Parking Facilities and the Property Under Development is shown in the attached Schedule of Values.

Valuation

Retail and Car Parking Facilities

We are of the opinion that the market value of the unencumbered leasehold interests of the Properties, subject to the existing tenancies, as at 31 March 2015, was in the sum of HK\$132,502,500,000 (HONG KONG DOLLARS ONE HUNDRED THIRTY TWO BILLION FIVE HUNDRED AND TWO MILLION FIVE HUNDRED THOUSAND).

- Initial Yield of 4.55%

The notional apportionment of the Retail Facilities and Car Parking Facilities was as follows:-

Retail Facilities

- Retail value was HK\$107,325,800,000 (Hong Kong Dollars One Hundred and Seven Billion Three Hundred Twenty Five Million Eight Hundred Thousand)
- Initial Yield of 4.46%

Car Parking Facilities

- Car Park value was HK\$25,176,700,000 (Hong Kong Dollars Twenty Five Billion One Hundred Seventy Six Million Seven Hundred Thousand)
- Initial Yield of 4.92%

Property under Development

We are of the opinion that the market value of the Property under Development, based on prevailing market conditions, the assumptions and the factors stated in the Full Valuation Report, as at 31 March 2015 was in the sum of HK\$5,880,000,000 (HONG KONG DOLLARS FIVE BILLION EIGHT HUNDRED EIGHTY MILLION).

Yours faithfully

For and on behalf of

CBRE Limited

Daniel Mohr AAPI, MRICS

Executive Director

Head of Valuation and Advisory Services, Greater China

Head of International Valuation, Asia

Mr Mohr is a member of Royal Institution of Chartered Surveyors. He has over 10 years of experience in valuation of properties in China.

Encl.

Schedule of Values

This valuation comprises the following properties.

Retail and Car Parking Facilities

No.	Property	No.	Property
16	Butterfly Plaza	44	Fu Shin Shopping Centre
151	Car Park within Ching Wang Court	59	Fu Tai Shopping Centre
172	Car Park within Chuk Yuen (North) Estate	29	Fu Tung Plaza
166	Car Park within Fung Lai Court	51	Fung Tak Shopping Centre
165	Car Park within Hong Keung Court	4	Hau Tak (II) Shopping Centre
131	Car Park within Ka Tin Court	37	Heng On Commercial Centre
159	Car Park within Kam On Court	39	Hin Keng Shopping Centre
111	Car Park within Kin Ming Estate	135	Hing Man Commercial Centre
164	Car Park within King Lai Court	95	Hing Tung Shopping Centre
169	Car Park within Kwai Hong Court	55	Hing Wah Plaza
152	Car Park within Lai On Estate	73	Hui Lai Shopping Centre
173	Car Park within Lower Wong Tai Sin (I) Estate	72	Hoi Fu Shopping Centre
156	Car Park within Ming Nga Court	40	Homantin Plaza
145	Car Park within Ning Fung Court	92	Ka Fuk Shopping Centre
171	Car Park within Pang Ching Court	7	Kai Tin Shopping Centre
137	Car Park within Po Pui Court	78	Kai Yip Commercial Centre
158	Car Park within San Wai Court	69	Kam Tai Shopping Centre
167	Car Park within Sau Mau Ping (I) Estate	99	Kam Ying Court Shopping Centre
133	Car Park within Tin King Estate	100	Kin Sang Shopping Centre
162	Car Park within Tin Yau Court	85	King Lam Shopping Centre
129	Car Park within Tin Yuet Estate	62	Kwai Fong Plaza
140	Car Park within Tsui Ping South Estate	60	Kwai Shing East Shopping Centre
134	Car Park within Tsz Man Estate	67	Kwong Fuk Commercial Centre
154	Car Park within Upper Ngau Tau Kok Estate	105	Kwong Tin Shopping Centre
124	Car Park within Wah Lai Estate	38	Kwong Yuen Shopping Centre
144	Car Park within Wang Fuk Court	106	Lai Kok Shopping Centre
150	Car Park within Yee Kok Court	70	Lee On Shopping Centre
161	Car Park within Yee Nga Court	86	Lei Cheng Uk Shopping Centre
139	Car Park within Ying Ming Court	57	Lei Tung Commercial Centre
138	Car Park within Yue On Court	41	Lek Yuen Plaza
9	Cheung Fat Plaza	11	Leung King Plaza
89	Cheung Hang Shopping Centre	33	Lions Rise Mall
47	Cheung Hong Commercial Centre	1	Lok Fu Plaza
83	Cheung Wah Shopping Centre	77	Lok Wah Commercial Centre
13	Choi Ming Shopping Centre	75	Long Ping Commercial Centre
26	Choi Wan Commercial Complex	12	Lung Cheung Plaza
8	Choi Yuen Plaza	64	Lung Hang Commercial Centre
19	Chuk Yuen Plaza	58	Maritime Bay
88	Chun Shek Shopping Centre	50	Mei Lam Commercial Centre
2	Chung Fu Plaza	98	Ming Tak Shopping Centre
30	Chung On Shopping Centre	23	Nan Fung Plaza
117	Fortune Shopping Centre	24	Oi Man Plaza
74	Fu Cheong Shopping Centre	46	Oi Tung Shopping Centre
66	Fu Heng Shopping Centre	31	On Ting Commercial Complex

Valuation Report (Continued)

No.	Property	No.	Property
101	On Yam Shopping Centre	79	Shek Wai Kok Commercial Centre
104	Ping Tin Shopping Centre	76	Shek Yam Shopping Centre
115	Po Hei Court Commercial Centre	6	Sheung Tak Plaza
49	Po Lam Shopping Centre	42	Shun Lee Commercial Centre
43	Po Tat Shopping Centre	119	Shun On Commercial Centre
103	Po Tin Shopping Centre	120	Siu Hei Commercial Centre
81	Retail and Car Park within Ap Lei Chau Estate	21	Siu Sai Wan Plaza
112	Retail and Car Park within Cheung On Estate	27	Stanley Plaza
110	Retail and Car Park within Cheung Wang Estate	90	Sui Wo Court Commercial Centre
127	Retail and Car Park within Ching Wah Court	54	Sun Chui Shopping Centre
149	Retail and Car Park within Fung Wah Estate	118	Sun Tin Wai Commercial Centre
114	Retail and Car Park within Hong Pak Court	63	Tai Hing Commercial Centre
168	Retail and Car Park within Hong Shui Court	68	Tai Wo Hau Commercial Centre
125	Retail and Car Park within Hong Yat Court	14	Tai Wo Plaza
163	Retail and Car Park within Hung Hom Estate	36	Tai Yuen Commercial Centre
122	Retail and Car Park within Ko Chun Court	25	Tak Tin Plaza
174	Retail and Car Park within Ko Yee Estate	17	Tin Chak Shopping Centre
157	Retail and Car Park within Lok Nga Court	116	Tin Ma Court Commercial Centre
121	Retail and Car Park within Lok Wah (South) Estate	34	Tin Shing Shopping Centre
123	Retail and Car Park within Mei Chung Court	32	Tin Shui Shopping Centre
146	Retail and Car Park within Nam Cheong Estate	96	Tin Tsz Shopping Centre
143	Retail and Car Park within Po Nga Court	109	Tin Wan Shopping Centre
155	Retail and Car Park within Sau Mau Ping (III) Estate	22	Tin Yiu Plaza
93	Retail and Car Park within Shun Tin Estate	94	Tsing Yi Commercial Complex
153	Retail and Car Park within Siu On Court	56	Tsui Ping North Shopping Circuit
160	Retail and Car Park within Tai Ping Estate	82	Tsz Ching Shopping Centre (I) & (II)
132	Retail and Car Park within Tin Wah Estate	3	Tsz Wan Shan Shopping Centre
170	Retail and Car Park within Tin Wang Court	53	Un Chau Shopping Centre
141	Retail and Car Park within Tin Yat Estate	65	Wah Ming Shopping Centre
128	Retail and Car Park within Tong Ming Court	97	Wah Sum Shopping Centre
130	Retail and Car Park within Tsui Wan Estate	71	Wan Tau Tong Shopping Centre
148	Retail and Car Park within Tsz Oi Court	84	Wan Tsui Commercial Complex
108	Retail and Car Park within Tung Tau Estate	102	Wang Tau Hom (Wang Fai Centre)
126	Retail and Car Park within Wo Ming Court	15	Wo Che Plaza
142	Retail and Car Park within Yan Ming Court	5	Wong Tai Sin Plaza
136	Retail and Car Park within Yan Shing Court	20	Yat Tung Shopping Centre
147	Retail and Car Park within Ying Fuk Court	18	Yau Mei & Ko Cheung (Lei Yue Mun Plaza)
87	Sam Shing Commercial Centre	45	Yau Oi Commercial Centre
10	Sau Mau Ping Shopping Centre	113	Yin Lai Court Shopping Centre
28	Sha Kok Commercial Centre	61	Yiu On Shopping Centre
48	Shan King Commercial Centre	107	Yiu Tung Shopping Centre
91	Shek Lei Shopping Centre Phase I	35	Yu Chui Shopping Centre
52	Shek Lei Shopping Centre Phase II	80	Yung Shing Shopping Centre

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
1	Lok Fu Plaza	390,847	793	223.5	4.41%	5,357.0	7.50%	5,006.0	5,182.0	4.31%	7.73%
	Brief Description:	Lok Fu Plaza comprises a 6-storey with basement level retail building (Commercial Centre I), a 4-storey car park building (Car Park I), a 7-storey with basement level retail building (Commercial Centre II) and a 2-storey car park building (Car Park II), some Integrated Commercial/Car Park Accommodation in Wang Shun House, Wang Tat House and Wang Yat House as well as Associated Areas in Lok Fu Estate. The property was completed between 1983 and 1991. A total of 793 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 107,428/335,530 equal and undivided shares of and in New Kowloon Inland Lot No. 6451 and is held under Government Lease for a term of 50 years from 31 December 2007.									
2	Chung Fu Plaza	217,523	1,177	170.6	4.58%	3,614.0	7.50%	3,404.0	3,509.0	4.86%	7.78%
	Brief Description:	Chung Fu Plaza comprises a 9-storey commercial/car park building (Chung Fu Plaza Phase 1) and a 3-storey commercial building (Chung Fu Plaza Phase 2) linked by a footbridge on the first floor. In addition, the property includes a kindergarten and a day nursery respectively located on the ground and first floors of the Ancillary Facilities Block in Tin Chung Court. Phase 1 and Phase 2 were completed in 1999 and 2000 respectively. A total of 1,177 parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. Chung Fu Plaza Phase I comprises all that piece or parcel of ground in Section A of Tin Shui Wai Town Lot No. 18 and 2,021/363,535 equal and undivided shares of and in the Remaining Portion of Tin Shui Wai Town Lot No. 18 and is held under Government Lease for a term of 50 years from 8 January 1999. Chung Fu Plaza Phase 2 comprises portion of 50,802/297,568 equal and undivided shares of and in Tin Shui Wai Town Lot No. 41 and is held under Government Lease for a term of 50 years from 8 June 2010.									
3	Tsz Wan Shan Shopping Centre	202,188	940	162.7	4.62%	3,389.0	7.50%	3,206.0	3,298.0	4.93%	7.81%
	Brief Description:	Tsz Wan Shan Shopping Centre comprises an 8-storey commercial building and an adjoining car park building (Commercial/Car Park Block), a 3-storey car park building (Multi-storey Car Park), a 3-storey car park building (Car Park Block A) and another split-level 4-storey car park building (Car Park Block B), a lift tower, some facilities in Integrated Commercial/Car Park Accommodation in Ancillary Facilities Block, various Open Car Parks and Associated Areas in Tsz Lok Estate (Open Car Parks). The property was completed in 1997. A total of 940 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 81,055/481,546 equal and undivided shares of and in the Remaining Portion of New Kowloon Inland Lot No. 6442 and is held under Government Lease for a term of 50 years from 8 October 2007.									
4	Hau Tak (II) Shopping Centre	176,708	623	144.4	4.38%	3,215.0	7.50%	2,983.0	3,099.0	4.66%	7.68%
	Brief Description:	Hau Tak (II) Shopping Centre, completed in 1993, comprises two 5-storey Commercial/Car Park Blocks (East Wing & West Wing), various Open Car Parks and Associated Areas in Hau Tak Estate. A total of 623 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 49,962/324,918 equal and undivided shares of and in Tseung Kwan O Town Lot No. 99 and is held under Government Lease for a term of 50 years from 14 October 2005.									

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
5	Wong Tai Sin Plaza	146,945	688	144.2	4.42%	3,103.0	7.50%	2,891.0	2,997.0	4.81%	7.71%
	Brief Description:	Wong Tai Sin Plaza comprises, a 4-storey commercial/car park building (Multi-storey Commercial/Car Park Accommodation), a 5-storey commercial/car park building (Commercial/Car Park Block), a single-storey car park building (Car Park Block) and various cooked food stalls (Commercial Blocks). In addition, it includes Integrated Commercial/Car Park Accommodations located within the residential blocks of Lung Kwong House, Lung Fai House, Lung Lok House and Lung On House, various Open Car Parks and Associated Areas in Lower Wong Tai Sin II Estate. The property was built in phases from 1982 to 1983. A total of 688 car parking spaces are provided in Wong Tai Sin Plaza.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 51,200/323,235 equal and undivided shares of and in New Kowloon Inland Lot No. 6438 and is held under Government Lease for a term of 50 years from 17 May 2007.									
6	Sheung Tak Plaza	131,300	1,280	140.8	4.60%	2,936.0	7.50%	2,778.0	2,857.0	4.93%	7.81%
	Brief Description:	Sheung Tak Plaza comprises a 4-storey commercial/car park building (Commercial/Car Park Block), three 5-storey car park buildings (Car Parks A, B and C), Integrated Commercial/Car Park Accommodation on the ground floor of Sheung Mei House, various Open Car Parks and Associated Areas in Sheung Tak Estate. The property was completed in 1998. A total of 1,280 car parking spaces are provided in the property. Sheung Tak Shopping Centre has been renamed as Sheung Tak Plaza and Car Parks A, B and C of Sheung Tak Estate have also been renamed as Sheung Tak Car Park 1, Sheung Tak Car Park 2 and Sheung Tak Car Park 3 effective from 1 April 2013.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 95,092/467,545 equal and undivided shares of and in Tseung Kwan O Town Lot No. 98 and is held under Government Lease for a term of 50 years from 26 March 2007.									
7	Kai Tin Shopping Centre	184,086	461	135.5	4.61%	2,800.0	7.50%	2,651.0	2,726.0	4.97%	7.81%
	Brief Description:	Kai Tin Shopping Centre comprises a 7-storey Commercial/Car Park Block, a 5-storey Multi-storey Commercial/Car Park Accommodation and various Associated Areas and Car Parks in Kai Tin Estate. The property was completed by two phases in 1999 and 2003. A total of 461 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 65,207/256,946 equal and undivided shares of and in New Kowloon Inland Lot No. 6481 and is held under Government Lease for a term of 50 years from 29 September 2009.									
8	Choi Yuen Plaza	128,819	536	130.1	4.53%	2,772.0	7.50%	2,603.0	2,688.0	4.84%	7.76%
	Brief Description:	Choi Yuen Plaza comprises a 6-storey (including a basement level) commercial/car park building (Commercial/Car Park Block). In addition, the property includes Open Car Parks, Associated Areas and various shop units located within the residential blocks of Choi Chu House, Choi Yuk House, Choi Ping House and Choi Wah House (Integrated Commercial/Car Park Accommodation). The property was completed in 1982. A total of 536 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 34,746/286,392 equal and undivided shares of and in Fanling Sheung Shui Town Lot No. 230 and is held under Government Lease for a term of 50 years from 17 September 2005.									
9	Cheung Fat Plaza	165,494	590	126.6	4.57%	2,656.0	7.50%	2,507.0	2,582.0	4.90%	7.80%
	Brief Description:	Cheung Fat Plaza comprises a 7-storey (including a basement) Shopping Centre and an Electricity Substation in Cheung Fat Estate completed in 1987. A total of 590 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 49,331/171,904 equal and undivided shares of and in Tsing Yi Town Lot No. 172 and is held under Government Lease for a term of 50 years from 22 December 2005.									

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
10 Sau Mau Ping Shopping Centre											
		158,421	611	123.2	4.62%	2,618.0	7.50%	2,470.0	2,544.0	4.84%	7.80%
Brief	Sau Mau Ping Shopping Centre comprises a 4-storey Commercial/Car Park Block, a 5-storey car park podium of the										
Description:	Ancillary Facilities Building (Multi-storey Car Park A) and some Associated Areas in Sau Mau Ping Estate. The property was completed in 2002. A total of 611 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 57,670/833,450 equal and undivided shares of and portion of 10/833,450 equal and undivided shares of and in New Kowloon Inland Lot No. 6453 and is held under Government Lease for a term of 50 years from 23 February 2007.										
11 Leung King Plaza											
		177,332	616	112.3	4.58%	2,541.0	7.50%	2,400.0	2,471.0	4.55%	7.80%
Brief	Leung King Plaza, completed in 1988, comprises a 4-storey commercial/car park building (Commercial/Car Park Block),										
Description:	HA Open Car Parks and HA Road in Leung King Estate. A total of 616 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 54,922/426,295 equal and undivided shares of and in Tuen Mun Town Lot No. 458 and is held under Government Lease for a term of 50 years from 8 February 2001.										
12 Lung Cheung Plaza											
		142,150	473	8.7	4.21%	2,557.0	7.50%	2,331.0	2,444.0	0.36%	7.56%
Brief	Lung Cheung Plaza comprises a 5-storey including a basement level Commercial/Car Park Accommodation and										
Description:	Associated Areas in Upper Wong Tai Sin Estate. The property was completed in 2001. A total of 473 car parking spaces are provided in the property. Lung Cheung Plaza is currently under Asset Enhancement. The IFA as at 31 March 2015 was approximately 22,275 sqft.										
Title Details:	The property is held by The Link Properties Limited. It comprises 53,974/311,854 equal and undivided shares of and in New Kowloon Inland Lot No. 6439 and is held under Government Lease for a term of 50 years from 23 February 2007.										
13 Choi Ming Shopping Centre											
		98,564	765	106.0	4.42%	2,385.0	7.50%	2,215.0	2,300.0	4.61%	7.69%
Brief	Choi Ming Shopping Centre comprises a 5-storey (including the basement) commercial/car park building (Commercial/										
Description:	Car Park Block), an 8-storey car park building (Carport Building) and all those Covered Parking Spaces on the ground floor of Choi Ming Court, and the ground floor of a 6-storey commercial/car park building, Kin Ming Estate (known as Extension Block). Choi Ming Shopping Centre was completed in 2001, and the Extension Block was completed in 2003. A total of 765 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 44,614/346,996 equal and undivided shares of Tseung Kwan O Town Lot No. 82 and portion of 39,133/420,644 equal and undivided shares of Tseung Kwan O Town Lot No. 109. It is held under Government Lease for a term of 50 years from 4 May 2001 (Tseung Kwan O Town Lot No. 82) and 15 March 2010 (Tseung Kwan O Town Lot No. 109).										
14 Tai Wo Plaza											
		130,658	454	91.2	4.45%	2,319.0	7.50%	2,173.0	2,246.0	4.06%	7.75%
Brief	Tai Wo Plaza comprises a 3-storey plus a Basement level Commercial/Car Park Block (Phase 1) and a 2-storey plus a										
Description:	Basement level Commercial/Car Park Block (Phase 2) linked by a footbridge across the MTR East Rail Tai Wo Station. In addition, the property includes a single-storey Cooked Food Centre and portions of the Integrated HA Accommodation comprising various shop units, stores, offices and clinics on the ground, second and third floors of Oi Wo House and shops, offices and clinics on the ground, second and third floors of On Wo House and the entrance access on the ground floor of Hei Wo House that leads to the ground floor of Phase 1 Commercial Block in Tai Wo Estate. The property was completed in 1989. A total of 454 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 40,117/414,930 equal and undivided shares of and in Tai Po Town Lot No. 176 and is held under Government Lease for a term of 50 years from 10 February 2000.										

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
15 Wo Che Plaza											
		190,441	828	101.8	4.34%	2,275.0	7.50%	2,109.0	2,192.0	4.64%	7.68%
Brief Description:	Wo Che Plaza, completed in 1977, comprises a 4-storey Commercial/Car Park Block, various retail units on the ground floors of Tai Wo House, Foo Wo House, Hau Wo House, Chi Wo House and King Wo House (Integrated Commercial/Car Park Accommodation), Associated Areas and Open Car Parks in Wo Che Estate. A total of 828 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 55,437/474,742 equal and undivided shares of and in Sha Tin Town Lot No. 549 and is held under Government Lease for a term of 50 years from 23 February 2007.										
16 Butterfly Plaza											
		172,252	313	64.6	4.83%	2,062.9	7.50%	1,994.9	2,028.9	3.19%	7.93%
Brief Description:	Butterfly Plaza comprises a 3-storey retail building with market (Commercial Complex), a 4-storey car park building (Multi-storey Car Park) and various cooked food stalls at the Commercial Area near Block 6. In addition, the property includes various shop units located at the ground and first floors within the residential blocks of Tip Ling House and Tip Sum House (Integrated Commercial/Car Park Accommodation), Open Car Parks, Open Loading and Unloading Spaces and Associated Areas in Butterfly Estate. The property was completed in 1983. A total of 313 car parking spaces are provided in the property. Butterfly Plaza is currently under Asset Enhancement. The IFA as at 31 March 2015 was approximately 133,015 sqft.										
Title Details:	The property is held by The Link Properties Limited. It comprises 38,316/248,783 equal and undivided shares of and in Tuen Mun Town Lot No. 473 and is held under Government Lease for a term of 50 years from 14 October 2005.										
17 Tin Chak Shopping Centre											
		137,224	302	99.0	4.61%	2,078.1	7.50%	1,965.9	2,022.0	4.90%	7.81%
Brief Description:	Tin Chak Shopping Centre comprises a 4-storey commercial building (Commercial Block) and a 4-storey car park building. In addition, it includes Kiosk at the Entrance of the Commercial Block and Associated Areas in Tin Chak Estate. The property was completed in 2001. A total of 302 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 38,810/272,897 equal and undivided shares of and in Tin Shui Wai Town Lot No. 37 and is held under Government Lease for a term of 50 years from 14 October 2005.										
18 Yau Mei & Ko Cheung (Lei Yue Mun Plaza)											
		101,512	0	101.4	4.60%	2,051.0	7.50%	1,937.0	1,994.0	5.09%	7.80%
Brief Description:	Lei Yue Mun Plaza comprises a 4-storey commercial podium underneath Blocks J, K and L of Yau Mei Court (Commercial Accommodation). The property was completed in 2001.										
Title Details:	The property is held by The Link Properties Limited. It comprises 19,357/392,161 equal and undivided shares of and in New Kowloon Inland Lot No. 6459 and is held under Government Lease for a term of 50 years from 3 June 2005.										
19 Chuk Yuen Plaza											
		137,329	1,103	86.7	4.80%	1,826.0	7.50%	1,754.0	1,790.0	4.85%	7.92%
Brief Description:	Chuk Yuen Plaza comprises a 5-storey commercial building with basement car park (Commercial/Car Park Block), a 4-storey car park podium of Chui Yuen House (Multi-storey Car Park Accommodation) and various free-standing cooked food stalls (Cooked Food Stalls). In addition, the property includes various shop units on the ground and second floors of Sau Yuen House, Open Car Parking spaces (Open Car Parks) and Associated Areas within Chuk Yuen (South) Estate. The property was completed in 1984. A total of 1,103 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 62,198/354,665 equal and undivided shares of and in the Remaining Portion of New Kowloon Inland Lot No. 6452 and is held under Government Lease for a term of 50 years from 16 August 2007.										

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
20 Yat Tung Shopping Centre											
		193,118	1,900	87.5	4.68%	1,832.0	7.50%	1,743.0	1,788.0	4.89%	7.85%
Brief	Yat Tung Shopping Centre comprises a 3-storey Commercial Centre 1 (Commercial Blocks) and a 4-storey Commercial										
Description:	Centre 2 (Commercial Blocks), two 6-storey car park buildings (Multi-storey Car Park 1 and car park 3) and a 6-storey commercial/car park block (Commercial/Car Park Block), various open car parks and Associated Areas in Yat Tung Estate. The property was built in phases from 2001 to 2003. A total of 1,900 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 107,811/930,819 equal and undivided shares of and in Tung Chung Town Lot No. 30 and is held under Government Lease for a term of 50 years from 5 February 2009.										
21 Siu Sai Wan Plaza											
		101,270	558	89.9	4.69%	1,823.0	7.50%	1,730.0	1,777.0	5.06%	7.83%
Brief	Siu Sai Wan Plaza comprises a 5-storey Shopping Centre interconnected with a 12-level car park block, a 2-storey car										
Description:	park block (Siu Sai Wan Estate Phase 3 Car Park), a post office (the Integrated Commercial Accommodation) on the ground floor of Sui Yick House and various car parking spaces in Siu Sai Wan Estate. The property was completed in 1989. A total of 558 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 34,606/418,894 equal and undivided shares of and in Chai Wan Inland Lot No. 176 and is held under Government Lease for a term of 50 years from 26 March 2007.										
22 Tin Yiu Plaza											
		90,248	480	90.2	4.65%	1,810.0	7.50%	1,709.5	1,759.8	5.13%	7.80%
Brief	Tin Yiu Plaza comprises a 4-storey commercial/car park building (Commercial/Car Park Block), Open Car Parks and										
Description:	Associated Areas in Tin Yiu Estate. The property was completed in 1992. A total of 480 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 31,581/574,611 equal and undivided shares of and in Tin Shui Wai Town Lot No. 38 and is held under Government Lease for a term of 50 years from 17 September 2005.										
23 Nan Fung Plaza											
		83,137	0	71.6	4.20%	1,675.0	7.50%	1,538.0	1,607.0	4.46%	7.60%
Brief	Nan Fung Plaza, completed in 1999, comprises various commercial units, a Kindergarten on ground floor and podium										
Description:	level 1 and various External Wall Advertising Spaces of the commercial podium in Nan Fung Plaza.										
Title Details:	The property is held by The Link Properties Limited. It comprises 154,634/1,485,995 equal and undivided shares of and in Tseung Kwan O Town Lot No. 23 and is held under New Grant No. 8648 for a term commencing from 21 November 1995 to 30 June 2047.										
24 Oi Man Plaza											
		192,762	808	68.5	4.73%	1,575.0	7.50%	1,509.0	1,542.0	4.44%	7.90%
Brief	Oi Man Plaza comprises a 3-storey commercial building with an adjoining four 3-storey garage buildings namely Garages										
Description:	A to D (Multi-storey Commercial/Car Park Accommodation), a single-storey wet market building (Commercial Block 2) and various cooked food stalls (Commercial Block 1). In addition, the property includes various shop units located on the ground floors within the residential blocks of Chiu Man House, Hong Man House and Chung Man House, various Open Car Parks and the Associated Areas within Oi Man Estate. The property was completed in 1975. A total of 808 car parking spaces in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 54,395/204,983 equal and undivided shares of and in the Remaining Portion of New Kowloon Inland Lot No. 9826 and is held under Government Lease for a term of 75 years commencing from 1 April 1968.										

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
25 Tak Tin Plaza											
		98,494	754	69.5	4.64%	1,533.0	7.50%	1,454.0	1,494.0	4.65%	7.83%
Brief Description:	Tak Tin Plaza comprises a 4-storey commercial building (Commercial Block), a 7-storey (14 split-levels) car park building (Car Park Block A), a 6-storey (10 split-levels) car park building (Car Park Block B) and a single-storey car park podium (Car Park Block C) located within the residential block of Tak Hong House. In addition, the property includes Portions of the Integrated HA Accommodation on the 2nd floor of Tak King House and Open Car Parks near to Tak Shing House. The property was completed in 1991. A total of 754 car parking spaces in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 25,782/308,756 equal and undivided shares of and in New Kowloon Inland Lot No. 6326 and is held under Government Lease for a term of 50 years from 18 March 1999.										
26 Choi Wan Commercial Complex											
		168,280	859	66.3	4.80%	1,486.0	7.50%	1,429.0	1,458.0	4.55%	7.92%
Brief Description:	Choi Wan Commercial Complex comprises a 5-storey (with split-levels on lower ground, ground and first floors) commercial/car park building standing beside Block 6 (Commercial/Car Park Block 1), a 7-storey commercial/car park building beside Block 15 (Commercial/Car Park Block 2), a 2-storey building (Commercial Block 1), various shops units on the ground and first floors of Fei Fung House and various cooked food stalls (Commercial Block 2). In addition, it includes various Open Car Parks, Associated Areas and Integrated Accommodation in Choi Wan Estate. The property was completed in 1980. A total of 859 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 61,003/394,552 equal and undivided shares of and in the Remaining Portion of New Kowloon Inland Lot No. 6461 and is held under Government Lease for a term of 50 years from 29 December 2008.										
27 Stanley Plaza											
		98,549	411	59.3	4.39%	1,493.0	7.50%	1,401.0	1,447.0	4.10%	7.76%
Brief Description:	Stanley Plaza, completed in phases from 1999 to 2000, consists of three portions. Portion 1 comprises a 6-storey commercial/car park building (Commercial/Car Park Block), a 3-storey commercial building (Murray House) and three single-storey shop stalls/kiosks at the Village Square together with the open venue thereof. Portion 2 comprises various Open Car Parks near Lung Tak Court with Ma Hang Estate. Portion 3 comprises two shop units on the ground floor of Leung Ma House and the 2-storey basement car park building (Basement Car Park Block) situated adjacent to Leung Ma House of Ma Hang Estate. A total of 411 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 37,045/116,974 equal and undivided shares of and in Stanley Inland Lot No. 98 and is held under Government Lease for a term of 50 years from 11 June 2009.										
28 Sha Kok Commercial Centre											
		92,279	662	69.1	4.65%	1,472.0	7.50%	1,401.0	1,437.0	4.81%	7.84%
Brief Description:	Sha Kok Commercial Centre comprises a 4-storey commercial/car park building (Commercial Block) and several isolated cooked food stalls. In addition, the property includes various shop units located on the ground floors within the residential blocks of Osprey House and Sand Martin House (Integrated Commercial/Car Park Accommodation) and Open Car Parks in Sha Kok Estate. The property was completed in 1980. A total of 662 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 32,438/340,309 equal and undivided shares of and in Sha Tin Town Lot No. 552 and is held under Government Lease for a term of 50 years from 3 July 2008.										
29 Fu Tung Plaza											
		105,203	537	70.4	4.85%	1,447.0	7.50%	1,392.0	1,420.0	4.96%	7.93%
Brief Description:	Fu Tung Plaza comprises a 4-storey commercial/car park building (Commercial/Car Park Block), a 3-storey car park building (Car Park Block), various open car parks (Open Car Parks) and Associated Areas in Fu Tung Estate. The property was completed in 1997. A total of 537 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 44,218/209,377 equal and undivided shares of and in Tung Chung Town Lot No. 40 and is held under Government Lease for a term of 50 years from 30 April 2008.										

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
30	Chung On Shopping Centre	82,160	995	72.4	4.81%	1,434.0	7.50%	1,377.0	1,406.0	5.15%	7.92%
	Brief	Chung On Shopping Centre comprises a 5-storey commercial/car park building with roof (Commercial/Car Park Block),									
	Description:	Associated Areas, covered car parking spaces on the ground floor of Chung Ping House (Integrated Commercial/Car Park Accommodation) and all the Open Car Parks in Chung On Estate. The property was completed in 1996. A total of 995 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 41,385/223,886 equal and undivided shares of and in Sha Tin Town Lot No. 544 and is held under Government Lease for a term of 50 years from 14 October 2005.									
31	On Ting Commercial Complex	107,828	546	68.0	4.60%	1,400.8	7.50%	1,331.5	1,366.2	4.98%	7.84%
	Brief	On Ting Commercial Complex comprises a 5-storey (including a Mezzanine Floor) car park and market building (Car									
	Description:	Park and Market Building), another 3-storey retail building (New Annex Block) and a Restaurant Block. In addition, the property includes 6-storey Commercial Accommodation located within the residential block of Ting Cheung House, various Open Car Parks and Associated Areas in On Ting Estate. The property was completed in 1980. A total of 546 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 41,242/323,574 equal and undivided shares of and in the Remaining Portion of Tuen Mun Town Lot No. 476 and is held under Government Lease for a term of 50 years from 29 September 2009.									
32	Tin Shui Shopping Centre	73,070	577	67.5	4.43%	1,413.0	7.50%	1,318.0	1,366.0	4.94%	7.71%
	Brief	Tin Shui Shopping Centre comprises a 2-storey commercial building and adjoining 4-storey commercial/car park block									
	Description:	(connected internally and together known as Commercial/Car Park Block), various Open Car Parks and Associated Areas in Tin Shui Estate. The property was completed in 1992. A total of 577 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 34,646/599,404 equal and undivided shares of and in Tin Shui Wai Town Lot No. 39 and is held under Government Lease for a term of 50 years from 5 September 2007.									
33	Lions Rise Mall	66,511	61	38.3*	3.80%	1,424.2	7.50%	1,259.8	1,342.0	2.85%	7.36%
	Brief	Lions Rise Mall, completed in 2012, comprises 3 storeys within the commercial podium and portion of the Car Parking									
	Description:	Spaces on basement level of the development named Lions Rise. A total of 55 private car parking spaces and 6 motor cycle parking spaces are provided in the property.									
	Title Details:	The property is held by Link (LRM) Limited. It comprises 12,551/81,133 equal and undivided shares of and in New Kowloon Inland Lot No. 6309 and is held under Conditions of Sale No. 20045 for a term of 50 years from 31 July 2007.									
		<i>*As Lions Rise Mall was acquired by Link (LRM) Limited on 18 September 2014, the annual net passing income was estimated based on information from September 2014 to February 2015 provided by the Instructing Party.</i>									
34	Tin Shing Shopping Centre	78,431	1,458	12.2	4.60%	1,281.0	7.50%	1,212.0	1,247.0	0.98%	7.77%
	Brief	Tin Shing Shopping Centre comprises an 8-storey commercial/car park building (Tin Shing Commercial Centre), a									
	Description:	3-storey Kindergarten and Play Areas and a Nursery (Ancillary Facilities Block) in Tin Shing Court. The property was completed in 2000. A total of 1,458 car parking spaces are provided with the property. Tin Shing Shopping Centre is currently under Asset Enhancement. The IFA as at 31 March 2015 was approximately 17,785 sqft.									
	Title Details:	The property is held by The Link Properties Limited. It comprises whole share of Section A of Tin Shui Wai Town Lot No. 17 and 1,480/357,800 equal and undivided shares of the Remaining Portion of Tin Shui Wai Town Lot No. 17 and is held under Government Lease for a term of 50 years from 28 November 1997.									

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
35 Yu Chui Shopping Centre											
		105,873	1,175	57.6	4.40%	1,219.0	7.50%	1,131.0	1,175.0	4.90%	7.69%
Brief	Yu Chui Shopping Centre comprises a 7-storey commercial building including mezzanine floor (Commercial Complex)										
Description:	and a free-standing 4-storey ancillary facilities building (Car Park and Ancillary Facilities Block) and various Open Loading and Unloading Spaces in Yu Chui Court. The property was completed in 2001. A total of 1,175 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 48,967/361,200 equal and undivided shares of and in Sha Tin Town Lot No. 462 and is held under Government Lease for a term of 50 years from 18 May 2001.										
36 Tai Yuen Commercial Centre											
		139,180	594	53.2	4.66%	1,198.0	7.50%	1,137.0	1,168.0	4.56%	7.83%
Brief	Tai Yuen Commercial Centre comprises a 4-storey commercial building (Commercial Block B), a 3-storey (including a basement) retail building (Commercial Block A) as well as a stand-alone 4-storey car park building (Car Park Block). In addition, it includes various shop units located within the residential blocks of Tai Man House, Tai Tak House and Tai Wing House, various Associated Areas, a Pump Room and various Open Car Parks in Tai Yuen Estate. The property was completed in 1980. A total of 594 car parking spaces are provided in the property										
Title Details:	The property is held by The Link Properties Limited. It comprises 38,718/353,530 equal and undivided shares of and in Tai Po Town Lot No. 192 and is held under Government Lease for a term of 50 years from 29 June 2007.										
37 Heng On Commercial Centre											
		115,804	585	58.3	4.73%	1,168.0	7.50%	1,114.0	1,141.0	5.11%	7.87%
Brief	Heng On Commercial Centre comprises a 5-storey commercial/car park building (Commercial/Car Park Block)										
Description:	completed in 1987. In addition, it includes Associated Areas and Lorry Parking Spaces along the Estate Road in Heng On Estate. A total of 585 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 39,206/40,831 equal and undivided shares of and in Section C of Sha Tin Town Lot No. 500 and 812/247,314 equal and undivided shares of and in the Remaining Portion of Sha Tin Town Lot No. 500, and is held under Government Lease for a term of 50 years from 8 April 1998.										
38 Kwong Yuen Shopping Centre											
		80,678	736	56.0	4.95%	1,124.0	7.50%	1,091.0	1,108.0	5.06%	7.98%
Brief	Kwong Yuen Shopping Centre comprises five 2-storey to 3-storey commercial buildings (Commercial Complex –										
Description:	Commercial Block Nos. 1 to 5) with Associated Area, a 5-storey car park building with a wet market on Floor 5 (Car Park Block No. 1) and a 6-storey car park building (Car Park Block No. 2) and Open Car Park in Kwong Yuen Estate. The property was completed in 1991. A total of 736 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 29,929/279,026 equal and undivided shares of and in Sha Tin Town Lot No. 506 and is held under Government Lease for a term of 50 years from 8 February 2001.										
39 Hin Keng Shopping Centre											
		95,699	636	50.4	4.69%	1,106.0	7.50%	1,053.0	1,080.0	4.67%	7.86%
Brief	Hin Keng Shopping Centre comprises a 6-storey commercial/car parking building with basement floor (Commercial/Car										
Description:	Park Complex), several isolated Cooked Food Stalls, Open Car Parks and HA roads in Hin Keng Estate. The property was completed in 1987. A total of 636 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 37,320/396,392 equal and undivided shares of and in Sha Tin Town Lot No. 503 and is held under Government Lease for a term of 50 years from 10 February 2000.										

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
40	Homantin Plaza	101,903	299	52.0	4.89%	1,098.0	7.50%	1,062.0	1,080.0	4.82%	7.96%
	Brief Description:	Homantin Plaza comprises a 4-storey commercial/car park building and an adjoining 3-storey car park building in Ho Man Tin Estate. The property was completed in 2001. A total of 299 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 3,411/57,202 equal and undivided shares of Section A of Kowloon Inland Lot No. 11119 and 20,327/214,270 equal and undivided shares of the Remaining Portion of Kowloon Inland Lot No. 11119 and is held under Government Lease for a term of 50 years from 20 November 1998.									
41	Lek Yuen Plaza	106,080	438	53.2	4.63%	1,106.0	7.50%	1,048.0	1,077.0	4.94%	7.83%
	Brief Description:	Lek Yuen Plaza comprises a 3-storey commercial/car park building (Commercial/Car Park Block), various shop units located on the ground to second floor within the residential blocks of Wing Shui House, Wah Fung House, Fu Yu House, Fook Hoi House and Kwai Wo House (Integrated Commercial/Car Park Accommodation) as well as Open Car Parks and Associated Areas in Lek Yuen Estate. The property was completed in 1976. A total of 438 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 28,600/199,774 equal and undivided shares of and in Sha Tin Town Lot No. 550 and is held under Government Lease for a term of 50 years from 7 May 2007.									
42	Shun Lee Commercial Centre	214,578	731	53.5	4.89%	1,078.0	7.50%	1,042.0	1,060.0	5.05%	7.96%
	Brief Description:	Shun Lee Commercial Centre comprises a 4-storey commercial building (Commercial Complex I), a 3-storey retail building (Commercial Complex II), two 3-storey car park buildings (Car Park Blocks A and C) and a single-storey car park building (Car Park Block B). In addition, the property includes various shops units located within the residential blocks of Lee Foo House, Lee Hong House, Lee Yat House and Lee Yip House, as well as Open Car Parks in Shun Lee Estate. The property was completed in 1978. A total of 731 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 56,354/295,872 equal and undivided shares of and in New Kowloon Inland Lot No. 6465 and is held under Government Lease for a term of 50 years from 31 March 2010.									
43	Po Tat Shopping Centre	83,133	1,083	50.6	4.56%	1,067.0	7.50%	1,008.0	1,038.0	4.87%	7.80%
	Brief Description:	Po Tat Shopping Centre comprises a 7-storey commercial and car park building (Commercial Centre) and two 3-storey car park podiums underneath Blocks A to C (Car Park Podium I) and Blocks D to F (Car Park Podium II), Integrated Commercial/Car Park Accommodation in Tat Cheung House and various Associated Areas in Po Tat Estate. The property was completed in 2002. A total of 1,083 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 75,195/546,029 equal and undivided shares of and in New Kowloon Inland Lot No. 6470 and is held under Government Lease for a term of 50 years from 9 April 2009.									
44	Fu Shin Shopping Centre	98,114	525	48.0	4.87%	1,048.0	7.50%	1,012.0	1,030.0	4.66%	7.95%
	Brief Description:	Fu Shin Shopping Centre comprises a 8-storey Commercial/Car Park Building, a single-storey Cooked Food Stalls, various Associated Areas and open car parking spaces in Fu Shin Estate. It was completed in 1986. A total of 525 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 33,761/330,620 equal and undivided shares of and in Tai Po Town Lot No. 189 and is held under Government Lease for a term of 50 years from 14 October 2005.									

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
45 Yau Oi Commercial Centre											
		85,263	780	32.7	4.75%	1,040.6	7.50%	960.8	1,000.7	3.26%	7.65%
Brief Description:	Yau Oi Commercial Centre comprises a 3-storey commercial complex composing the restaurant block and portions of Oi Yung House, an adjoining single-storey commercial podium, a 6-storey car park building with market including mezzanine floor, another 4-storey car park building, various cooked food stalls and Open Car Parks in Yau Oi Estate. The property was completed in 1980. A total of 780 car parking spaces are provided in the property. Yau Oi Commercial Centre is currently under Asset Enhancement. The IFA as at 31 March 2015 was approximately 53,550 sqft.										
Title Details:	The property is held by The Link Properties Limited. It comprises 41,037/551,040 equal and undivided shares of and in Tuen Mun Town Lot No. 479 and is held under Government Lease for a term of 50 years from 14 July 2010										
46 Oi Tung Shopping Centre											
		81,184	634	45.4	4.80%	974.0	7.50%	937.0	956.0	4.75%	7.92%
Brief Description:	Oi Tung Shopping Centre comprises a 3-storey commercial building (Commercial Centre) and a 6-storey car park podium accommodating various welfare units and car parking spaces located within the residential block of Oi Sin House (Multi-storey Commercial/Car Park Accommodation and the Integrated Commercial/Car Park Accommodation) and various Associated Areas in Oi Tung Estate. The property was completed in 2000. A total of 634 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 34,910/194,191 equal and undivided shares of and in Shau Kei Wan Inland Lot No. 849 and is held under Government Lease for a term of 50 years from 17 September 2005.										
47 Cheung Hong Commercial Centre											
		133,925	709	41.5	4.90%	967.0	7.50%	940.0	954.0	4.35%	7.99%
Brief Description:	Cheung Hong Commercial Centre comprises a 5-storey commercial/car park building including lower ground floor (Commercial Centre No. 1) in Phase I, a 4-storey retail building (Commercial Centre No. 2), a 3-storey car park building known as Car Park Block No. 1, a 3-storey car park/market/games area complex known as Car Park Block No. 2 and a 2-storey restaurant block. In addition, the property includes various isolated cooked food stalls and various shop units located within the residential blocks of Hong Kwai House, Hong Tai House, Hong Fu House, Hong Shun House and Hong Mei House, various shops stalls and welfare units located on the ground floor and first floor within the residential block of Hong Wo House, Open Car Parks and Associated Areas within Cheung Hong Estate. The property was completed in 1980. A total of 709 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 48,055/467,365 equal and undivided shares of and in Tsing Yi Town Lot No. 175 and is held under Government Lease for a term of 50 years from 10 September 2009.										
48 Shan King Commercial Centre											
		128,049	638	41.1	4.69%	971.0	7.50%	924.0	948.0	4.34%	7.84%
Brief Description:	Shan King Commercial Centre comprises 5-storey commercial/car park building (Car Park/Commercial Complex), a 4-storey car park building (Car Park/Community Block), Portions of the Integrated HA Accommodation on the ground floor and second floor of King Wah House, various Cooked Food Stalls on ground floor and Open Car Parks in Shan King Estate. The property was completed in 1983. A total of 638 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 41,369/477,867 equal and undivided shares of and in Tuen Mun Town Lot No. 469 and is held under Government Lease for a term of 50 years from 20 August 2004.										

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
49 Po Lam Shopping Centre											
		95,017	398	46.2	4.87%	931.0	7.50%	898.0	915.0	5.04%	7.95%
Brief Description:	Po Lam Shopping Centre comprises a 4-storey commercial building (Commercial Complex I), a 3-storey retail building (Commercial Complex II) and a 3-storey car park building (Car Park Block). In addition, the property includes various shop units located within the residential block of Po Ning House and Po Kan House (Integrated HA Accommodation), various Open Car Parks as well as the electricity sub-station in Po Lam Estate. The property was completed in 1989. A total of 398 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 25,495/341,494 equal and undivided shares of and in Tseung Kwan O Town Lot No. 88 and is held under Government Lease for a term of 50 years from 19 October 2004.										
50 Mei Lam Commercial Centre											
		75,254	375	41.9	4.49%	938.8	7.50%	876.1	907.5	4.61%	7.72%
Brief Description:	Mei Lam Commercial Centre comprises a 3-storey commercial building (Commercial Complex), an adjoining 4-storey car park building with a wet market on the ground floor (Multi-storey Car Park) and various cooked food stalls (Commercial Block). In addition, the property includes a shop unit located within the residential block of Mei Fung House (Portions of the Integrated HA Accommodation). The property was completed in 1981. A total of 375 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 29,125/273,313 equal and undivided shares of and in Sha Tin Town Lot No. 558 and is held under Government Lease for a term of 50 years from 22 March 2010.										
51 Fung Tak Shopping Centre											
		72,319	487	39.8	4.60%	925.0	7.50%	872.0	899.0	4.43%	7.78%
Brief Description:	Fung Tak Shopping Centre comprises a 4-storey commercial building (Commercial Centre) and an adjoining 6-storey car park building. It also includes various shop units at Ban Fung House and Ngan Fung House. The property was completed in 1991. A total of 487 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises whole of Sections A and C of New Kowloon Inland Lot No. 6318 and 1,070/202,138 equal and undivided shares of the Remaining Portion of New Kowloon Inland Lot No. 6318 and is held under Government Lease for a term of 50 years from 8 April 1998.										
52 Shek Lei Shopping Centre Phase II											
		84,461	179	44.0	4.69%	915.0	7.50%	872.8	893.9	4.92%	7.87%
Brief Description:	Shek Lei Shopping Centre Phase II comprises a 6-storey commercial/car park building (Commercial/Car Park Block). The property was completed in 1999. A total of 179 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 28,398/655,826 equal and undivided shares of and in the Remaining Portion of Kwai Chung Town Lot No. 505 and is held under Government Lease for a term of 50 years from 31 March 2010.										
53 Un Chau Shopping Centre											
		50,185	213	41.1	4.04%	933.6	7.50%	839.8	886.7	4.63%	7.47%
Brief Description:	Un Chau Shopping Centre comprises a 2-storey commercial building (Commercial Podium), a 2-storey car park building, a single-storey car park podium under Un Hong House (Car Park Podium) in Un Chau Estate. The property was completed in 1999. A total of 213 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 17,388/355,830 equal and undivided shares of and in New Kowloon Inland Lot No. 6478 and is held under Government Lease for a term of 50 years from 11 March 2010.										

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
54	Sun Chui Shopping Centre	74,092	620	41.9	4.60%	911.0	7.50%	859.0	885.0	4.74%	7.79%
Brief Description:	Sun Chui Shopping Centre comprises a 2-storey commercial building (Commercial Centre) linked with a single-storey wet market building (Market), a 3-storey car park building (Car Park 1), two single-storey car park buildings (Car Parks 2 & 3) and several isolated cooked food stalls. In addition, the property includes the premises on the ground floor and second floor of Sun Yee House (Portions of Integrated HA Accommodation) and Open Car Parks in Sun Chui Estate. The property was completed in 1983. A total of 620 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 27,934/395,903 equal and undivided shares of and in Sha Tin Town Lot No. 554 and is held under Government Lease for a term of 50 years from 25 May 2009.										
55	Hing Wah Plaza	82,011	268	42.5	4.65%	906.9	7.50%	858.9	882.9	4.81%	7.82%
Brief Description:	Hing Wah Plaza comprises a 2-storey commercial building (Commercial Centre), a 9-storey car park building (Car Park Block), the Integrated Commercial/Car Park Accommodation on the ground floor of May Wah House and Associated Areas in Hing Wah Estate. The property was completed in 2000. A total of 268 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 27,675/160,197 equal and undivided shares of and in Chai Wan Inland Lot No. 177 and is held under Government Lease for a term of 50 years from 28 February 2007.										
56	Tsui Ping North Shopping Circuit	109,067	421	39.4	4.69%	901.8	7.50%	860.3	881.1	4.47%	7.87%
Brief Description:	Tsui Ping North Shopping Circuit comprises a 2-storey commercial podium located within various interlinked residential blocks (Commercial Complex), a 4-storey car park building with Associated Areas and external walls (Car Park Block), portions of the Integrated HA Accommodation in Tsui Tsz House, Tsui Lau House, Tsui Pak House, Tsui On House, Tsui Yue House and Tsui To House as well as various Open Car Parks in Tsui Ping (North) Estate. The property was completed in 1990. A total of 421 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 31,542/345,220 equal and undivided shares of and in Kwun Tong Inland Lot No. 754 and is held under Government Lease for a term of 50 years from 24 January 2002.										
57	Lei Tung Commercial Centre	86,971	687	30.7	5.06%	860.0	7.50%	839.0	850.0	3.61%	8.01%
Brief Description:	Lei Tung Commercial Centre comprises a 4-storey commercial building (Commercial Complex 1) and a 7-storey (including 3 basement levels) commercial/car park building (Commercial Complex 2), which are linked by 2 footbridges across the Lei Tung Estate Bus Terminus. In addition, it includes a 4 level car park/market building (Car Park/Market Block), a 3-storey car park/community hall building (Car Park/Community Hall Block), various ancillary units and car parking spaces on ground, second & third floors of Tung Hing House, ground floor of Tung Mau House, basement, ground & second floors of Tung Sing House, second to fourth floors of Tung On House (Portions of the Integrated HA Accommodation) and various Associated Areas within Commercial Complex 1, Car Park/Market Block and Car Park/Community Hall (Associated Areas to the Detached HA Accommodation) within Lei Tung Estate. The property was completed in 1988. A total of 687 car parking spaces are provided in the property. Lei Tung Commercial Centre is currently under Asset Enhancement. The IFA as at 31 March 2015 was approximately 91,620 sqft.										
Title Details:	The property is held by The Link Properties Limited. It comprises 45,424/451,716 equal and undivided shares of and in Ap Lei Chau Inland Lot No. 133 and is held under Government Lease for a term of 50 years from 20 December 2004.										

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
58	Maritime Bay	41,017	0	38.1	4.20%	849.0	7.50%	778.0	814.0	4.69%	7.59%
	Brief	Maritime Bay, completed in 1998, comprises various commercial units on ground floor and upper ground floor of the									
	Description:	commercial accommodation of Maritime Bay.									
	Title Details:	The property is held by Great Land (HK) Limited. It comprises 573/5,411 equal and undivided shares of and in Tseung Kwan O Town Lot No. 49 and is held under New Grant No. SK 8530 for a term commencing from 27 March 1995 and expiring on 30 June 2047.									
59	Fu Tai Shopping Centre	60,866	635	37.6	4.80%	827.2	7.50%	797.2	812.2	4.63%	7.94%
	Brief	Fu Tai Shopping Centre comprises a 6-storey commercial/car park building (Commercial/Car Park Accommodation),									
	Description:	various Open Car Parks and Associated Areas in Fu Tai Estate. The property was completed in 2000. A total of 635 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 38,769/382,833 equal and undivided shares of and in Tuen Mun Town Lot No. 418 and is held under Government Lease for a term of 50 years from 12 March 2001.									
60	Kwai Shing East Shopping Centre	111,161	583	35.6	4.68%	821.0	7.50%	782.0	802.0	4.44%	7.86%
	Brief	Kwai Shing East Shopping Centre comprises a 5-storey commercial building (Commercial/Car Park Block), another									
	Description:	5-storey commercial block (Multi-storey Commercial/Car Park Accommodation), a standalone single-storey retail building (Commercial Block) and a single-storey car park podium under Shing Ka House. The property was completed in 1999. A total of 583 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 50,672/426,967 equal and undivided shares of and in Kwai Chung Town Lot No. 498 and is held under Government Lease for a term of 50 years from 13 October 2009.									
61	Yiu On Shopping Centre	47,684	547	37.8	4.60%	800.0	7.50%	753.0	777.0	4.86%	7.77%
	Brief	Yiu On Shopping Centre comprises a 7-storey multi-purpose complex with retail shops, market and parking spaces									
	Description:	completed in 1989. It also comprises Open Car Parks within Yiu On Estate. A total of 547 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 12,616/306,501 equal and undivided shares of and in Sha Tin Town Lot No. 505 and is held under Government Lease for a term of 50 years from 18 March 1999									
62	Kwai Fong Plaza	57,304	483	37.4	4.70%	786.0	7.50%	751.0	769.0	4.87%	7.88%
	Brief	Kwai Fong Plaza comprises a 6-storey car park building (Car Park Block 1), the roof and upper roof of Car Park									
	Description:	Block 2, a 2-storey commercial/car park building (Commercial/Car Park Block), the Integrated Commercial/Car Park Accommodation in Kwai Oi House and Kwai Kin House, the Multi-storey Commercial/Car Park Accommodation, Open Car Parks and Associated Areas in Kwai Fong Estate. The property was built in phases from 1995 to 2000. A total of 483 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 24,107/408,730 equal and undivided shares of and in Kwai Chung Town Lot No. 500 and is held under Government Lease for a term of 50 years from 27 March 2009.									

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
63 Tai Hing Commercial Centre											
		102,925	672	35.4	5.07%	769.0	7.50%	753.0	761.0	4.65%	8.05%
Brief	Tai Hing Commercial Centre comprises two 2-storey retail buildings (Commercial Blocks 1 & 2) were completed in 1977.										
Description:	It also includes various Open Car Parks and Associated Areas in Tai Hing Estate. Commercial Block 1 is intersected by Tai Fong Street into two parts and connected via a footbridge on the first floor. A total of 672 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 27,288/474,882 equal and undivided shares of and in the Remaining Portion of Tuen Mun Town Lot No. 484 and is held under Government Lease for a term of 50 years from 18 March 2009.										
64 Lung Hang Commercial Centre											
		68,253	440	32.8	4.80%	774.0	7.50%	743.0	759.0	4.32%	7.90%
Brief	Lung Hang Commercial Centre comprises a 3-storey commercial/car park building (Commercial Complex), a single-storey market building (Market), a separate single-storey car park building (Car Park Block), three cooked food stalls and Open Car Parks in Lung Hang Estate. The property was completed in 1983. A total of 440 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 23,047/289,255 equal and undivided shares of and in Sha Tin Town Lot No. 557 and is held under Government Lease for a term of 50 years from 31 March 2010										
65 Wah Ming Shopping Centre											
		66,528	295	37.1	4.70%	772.2	7.50%	735.5	753.9	4.92%	7.86%
Brief	Wah Ming Shopping Centre comprises a 3-storey commercial building and an adjoining 3-storey commercial/car park building (Commercial/Car Park Blocks) are linked by a footbridge on second floor. It also includes Portions of the Parking Areas within Wah Ming Estate. The property was completed in 1990. A total of 295 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 22,726/324,858 equal and undivided shares of and in Fanling Sheung Shui Town Lot No. 204 and is held under Government Lease for a term of 50 years from 18 March 1999.										
66 Fu Heng Shopping Centre											
		55,220	517	39.2	5.00%	748.0	7.50%	729.0	739.0	5.31%	8.02%
Brief	Fu Heng Shopping Centre comprises a 3-storey (including semi-basement level) commercial/car park building with a 2-storey car park/indoor recreational centre annexed thereto (Multi-purpose Complex), a 3-storey Car Park Block and various Open Car Parks in Fu Heng Estate. The indoor recreational centre does not form part of Fu Heng Shopping Centre. The property was completed in 1990. A total of 517 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 22,900/358,013 equal and undivided shares of and in Tai Po Town Lot No. 178 and is held under Government Lease for a term of 50 years from 10 February 2000.										
67 Kwong Fuk Commercial Centre											
		68,574	461	34.4	4.75%	750.5	7.50%	718.4	734.5	4.69%	7.89%
Brief	Kwong Fuk Commercial Centre comprises a 3-storey commercial complex erected over a 2-storey car park and market complex, various shop units located within the residential block of Kwong Yan House and various Cooked Food Stalls. It also includes Associated Areas and Open Car Parks within Kwong Fuk Estate. The property was completed in 1983. A total of 461 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 23,946/351,384 equal and undivided shares of and in Tai Po Town Lot No. 196 and is held under Government Lease for a term of 50 years from 17 March 2010.										

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
68	Tai Wo Hau Commercial Centre	76,910	609	35.4	5.26%	723.0	7.50%	720.0	722.0	4.91%	8.16%
	Brief Description:	Tai Wo Hau Commercial Centre comprises a 4-storey commercial/car park block (Commercial/Car Park Block), a single-storey retail building (Commercial Block), a 4-storey car park (Car Park Block), car parks on Levels 1 and 2 of the Multi-storey Car Park (Multi-storey Car Park Accommodation). In addition, the property includes various floors located within the residential blocks of Fu Pik House, Fu Man House, Fu Pong House, Fu Tak House, Fu On House and the Indoor Recreation Centre (Integrated Commercial/Car Park Accommodation), various Open Car Parks and Associated Areas in Tai Wo Hau Estate. The property was built in phases in 1984 and 1993. A total of 609 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 32,793/475,099 equal and undivided shares of and in the Remaining Portion of Kwai Chung Town Lot No. 503 and is held under Government Lease for a term of 50 years from 29 December 2008.									
69	Kam Tai Shopping Centre	45,709	758	33.8	4.40%	737.0	7.50%	686.0	712.0	4.75%	7.70%
	Brief Description:	Kam Tai Shopping Centre comprises a 7-storey commercial/car park building completed in 2000. A total of 758 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 31,347/32,708 equal and undivided shares of and in Section A of Sha Tin Town Lot No. 447 and is held under Government Lease for a term of 50 years from 29 June 1998.									
70	Lee On Shopping Centre	47,709	390	36.3	4.75%	709.0	7.50%	675.0	692.0	5.25%	7.87%
	Brief Description:	Lee On Shopping Centre, completed in 1993, comprises a 4-storey commercial centre with retail, market and car parking spaces therein. In addition, it includes various Associated Areas and Open Car Parks scattered over Lee On Estate. A total of 390 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 21,025/258,612 equal and undivided shares of and in Sha Tin Town Lot No. 553 and is held under Government Lease for a term of 50 years from 26 February 2008.									
71	Wan Tau Tong Shopping Centre	54,464	438	32.7	4.45%	712.0	7.50%	665.0	689.0	4.74%	7.72%
	Brief Description:	Wan Tau Tong Shopping Centre, completed in 1991, comprises a 2-storey Commercial Centre, a 4-storey Car Park Block, a shop unit located at the ground floor of Wan Loi House and various Open Car Parks in Wan Tau Tong Estate. A total of 438 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Sections A, E and F of Tai Po Town Lot No. 172 and 135/104,741 equal and undivided shares of and in the Remaining Portion of Tai Po Town Lot No. 172, and is held under Government Lease for a term of 50 years from 8 April 1998.									
72	Hoi Fu Shopping Centre	40,360	225	33.5	4.40%	711.9	7.50%	660.2	686.1	4.89%	7.68%
	Brief Description:	Hoi Fu Shopping Centre comprises portions of a 2-storey commercial building (Block E) and portions of a 6-storey car parking/elderly housing/care attention home building (Block D) in Hoi Fu Court completed in 1999. A total of 225 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 9,413/204,120 equal and undivided shares of and in New Kowloon Inland Lot No. 11141 and is held under Government Lease for a term of 50 years from 16 July 1999.									

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
73	Hiu Lai Shopping Centre	34,560	637	34.4	4.61%	702.0	7.50%	665.0	684.0	5.03%	7.81%
	Brief Description:	Hiu Lai Shopping Centre comprises a 9-storey (split-levels from Levels 2 to 8) Commercial/Car Park Block together with two Kindergarten units on the ground floor of Hiu Tin House and Hiu On House respectively completed in 1996. A total of 637 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises whole of Section A of New Kowloon Inland Lot No. 6205 and 1,000/249,375 equal and undivided shares of the Remaining Portion of New Kowloon Inland Lot No. 6205 and is held under Government Lease for a term commencing from 11 November 1994 to 30 June 2047.									
74	Fu Cheong Shopping Centre	61,217	547	33.7	4.72%	686.0	7.50%	656.0	671.0	5.03%	7.88%
	Brief Description:	Fu Cheong Shopping Centre comprises a 3-storey commercial building (Multi-storey Commercial Accommodation and Integrated Commercial/Car Park Accommodation, Fu Yun House (Ancillary Facilities Block)) and a 4-storey car park building (Multi-storey Car Park Accommodation) beneath Fu Hoi House and Fu Yee House. The property was completed in 2002. A total of 547 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 31,469/355,467 equal and undivided shares of and in New Kowloon Inland Lot No. 6437 and is held under Government Lease for a term of 50 years from 17 September 2005.									
75	Long Ping Commercial Centre	89,526	564	22.8	4.50%	683.0	7.50%	639.0	661.0	3.45%	7.71%
	Brief Description:	Long Ping Commercial Centre, completed in 1987, comprises a 6-storey (including mezzanine floor) Commercial/Car Park Block and a 2-storey Car Park/Community Centre Block. In addition, it includes various shop units located within the residential blocks of Yuk Ping House, Shek Ping House and Kang Ping House as well as some areas in Blocks 4, 5 & 6 and Open Car Parks in Long Ping Estate. A total of 564 car parking spaces are provided in the property. Long Ping Commercial Centre is currently under Asset Enhancement. The IFA as at 31 March 2015 was approximately 58,188 sqft.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 32,958/498,969 equal and undivided shares of and in Yuen Long Town Lot No. 521 and is held under Government Lease for a term of 50 years from 15 March 2006.									
76	Shek Yam Shopping Centre	75,270	424	31.0	4.81%	651.4	7.50%	627.4	639.4	4.85%	7.94%
	Brief Description:	Shek Yam Shopping Centre comprises a 7-storey commercial/car park building (Multi-storey Commercial/Car Park Accommodation), Integrated Commercial Accommodation at Yan Shek House and Chi Shek House and Associated Areas in Shek Yam Estate. The property was completed in 2000. A total of 424 car parking spaces are provided in Shek Yam Estate.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 45,184/191,130 equal and undivided shares of and in the Remaining Portion of Kwai Chung Town Lot No. 506 and is held under Government Lease for a term of 50 years from 11 January 2010.									
77	Lok Wah Commercial Centre	108,510	650	28.6	4.75%	644.4	7.50%	615.9	630.2	4.54%	7.88%
	Brief Description:	Lok Wah Commercial Centre comprises a 4-storey Commercial/Car Park Complex. In addition, the property includes various Integrated Commercial/Car Park Accommodations located within the residential block of Po Wah House, Kan Wah House, Lap Wah House, Tat Wah House, Ning Wah House and Shun Wah House, Open Car Parks and Associated Areas within Lok Wah (North) Estate. The property was completed in 1985. A total of 650 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 38,134/513,788 and portion of 667/513,788 equal and undivided shares of and in New Kowloon Inland Lot No. 6460 and is held under Government Lease for a term of 50 years from 9 September 2008.									

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
78 Kai Yip Commercial Centre											
		76,139	383	24.5	4.69%	570.7	7.50%	543.4	557.1	4.39%	7.86%
Brief Description:	Kai Yip Commercial Centre comprises a 4-storey commercial/car park building (Commercial Centre) and various cooked food stalls (Commercial Blocks) and shop units in Kai Yip Community Hall. In addition, the property includes various shop units on ground floor located within residential block of Kai Yin House and Kai Lok House, Open Car Parks and Associated Areas in Kai Yip Estate. The property was completed in 1981. A total of 383 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 26,955/211,867 equal and undivided shares of and in New Kowloon Inland Lot No. 6466 and is held under Government Lease for a term of 50 years from 3 July 2008.										
79 Shek Wai Kok Commercial Centre											
		128,940	578	22.0	4.80%	565.7	7.50%	543.7	554.7	3.97%	7.92%
Brief Description:	Shek Wai Kok Commercial Centre comprises a 4-storey commercial building (Shopping Centre 1), with an adjoining 3-storey car park building (including podium) (Car Park Building A) and a 5-storey car park building (Car Park Building B). In addition, the property includes various shop units on the ground, first and second floors located within the residential blocks of Shek Fong House and Shek Ho House, as well as various Open Car Parks and Associated Areas in Shek Wai Kok Estate completed in 1980. A total of 578 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 33,098/393,762 equal and undivided shares of and in Tsuen Wan Town Lot No. 411 and is held under Government Lease for a term of 50 years from 29 April 2009.										
80 Yung Shing Shopping Centre											
		58,230	283	25.4	4.53%	566.4	7.50%	533.2	549.8	4.61%	7.78%
Brief Description:	Yung Shing Shopping Centre comprises a 3-storey commercial building and the car park podium of an adjoining 7-storey ancillary facilities block (Portions of the Composite Block) completed in 1999. A total of 283 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 12,641/161,475 equal and undivided shares of and in Fanling Sheung Shui Town Lot No. 207 and is held under Government Lease for a term of 50 years from 16 July 1999.										
81 Retail and Car Park within Ap Lei Chau Estate											
		46,779	325	27.8	5.19%	539.4	7.50%	533.3	536.4	5.19%	8.12%
Brief Description:	Retail and Car Park within Ap Lei Chau Estate comprises a 2-storey market/office building (Market/Office Block) and a 6-storey commercial/car park building (Commercial/Car Park Block). The property also includes various shop units located on the ground floor within the residential blocks of Lei Chak House, Lei Fook House, Lei Moon House, Lei Ning House, Lei Tim House and Lei Yee House as well as Associated Areas and Open Car Parks scattered within Ap Lei Chau Estate. The property was completed in 1980. A total of 325 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 18,111/246,593 equal and undivided shares of and in Ap Lei Chau Inland Lot No. 134 and is held under Government Lease for a term of 50 years from 4 May 2010.										
82 Tsz Ching Shopping Centre (I) & (II)											
		18,125	882	28.4	4.96%	543.0	7.50%	529.0	536.0	5.30%	8.01%
Brief Description:	Tsz Ching Shopping Centre (I) & (II) comprises a 3-storey commercial/car park building (Commercial/Car Park I Block), a 4-storey commercial/car park building including basement commercial/car park building (Multi-storey Commercial/Car Park II Accommodation) and a stand-alone 5-storey plus a mezzanine floor car park building (Car Park III Block). In addition, it includes various shop units on the ground floor of Ching Wo House (Integrated Commercial/Car Park Accommodation of Ching Wo House), Open Commercial Loading/Unloading Space and Associated Areas in Tsz Ching Estate. The property was built in phases from 1996 to 2001. A total of 882 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 32,549/507,335 equal and undivided shares of and in New Kowloon Inland Lot No. 6444 and is held under Government Lease for a term of 50 years from 28 February 2007.										

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
83 Cheung Wah Shopping Centre											
		65,511	353	21.9	4.60%	544.9	7.50%	515.0	530.0	4.13%	7.81%
Brief Description:	Cheung Wah Shopping Centre comprises a 4-storey commercial building (Commercial Centre), a 4-storey car park building (Car Park 1), a 2-storey car park building (Car Park 2) with cooked food stalls on the roof, an adjoining 3-storey market building (Market). In addition, it includes various shop units located within the residential blocks of Cheung Lai House and Cheung Chung House and Open Car Parks in Cheung Wah Estate. The property was completed in 1984. A total of 353 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 26,310/299,811 equal and undivided shares of and in Fanling Sheung Shui Town Lot No. 226 and is held under Government Lease for a term of 50 years from 16 June 2004.										
84 Wan Tsui Commercial Complex											
		82,450	359	25.1	4.92%	526.9	7.50%	510.3	518.6	4.84%	7.97%
Brief Description:	Wan Tsui Commercial Complex comprises a 5-storey commercial building (Commercial Block), another 2-storey (including a basement) commercial building (Market/Car Park Block), a single-storey car park building adjacent to Hei Tsui House (Car Park Block) and a 2-storey car park podium located within the residential blocks of Chak Tsui House (Car Park Podium). The property includes various shop units located within the residential blocks of Yee Tsui House and Shing Tsui House, a Government clinic on the ground floor of Lee Tsui House, Associated Area and various Open Car Parks along the estate roads (Open Car Parks) in Wan Tsui Estate. The property was completed in 1979. A total of 359 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 26,208/222,534 equal and undivided shares of and in the Remaining Portion of Chai Wan Inland Lot No. 180 and is held under Government Lease for a term of 50 years from 31 March 2010.										
85 King Lam Shopping Centre											
		58,442	418	25.4	5.06%	522.0	7.50%	512.0	517.0	4.90%	8.06%
Brief Description:	King Lam Shopping Centre comprises a 4-storey commercial/car park building, various shop units on the ground floors located within the residential block of King Chung House and King Lui House and various Open Car Parks in King Lam Estate. The property was completed in 1990. A total of 418 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 18,412/278,433 equal and undivided shares of and in Tseung Kwan O Town Lot No. 83 and is held under Government Lease for a term of 50 years from 8 February 2001.										
86 Lei Cheng Uk Shopping Centre											
		73,919	461	22.8	4.47%	513.0	7.50%	477.0	495.0	4.61%	7.71%
Brief Description:	Lei Cheng Uk Shopping Centre comprises a 4-storey commercial/car parking podium (Commercial/Car Park Areas), a single-storey car park building near Lai Yeung House (Car Park Block). In addition, it includes various shop units and portions in Yan Oi House, Chung Hou House, Wo Ping House and Shun Yee House (Portions of the Integrated HA Accommodation) and Open Car Parks in Lei Cheng Uk Estate. The property was completed in 1984. A total of 461 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 21,862/264,258 equal and undivided shares of and in New Kowloon Inland Lot No. 6416 and is held under Government Lease for a term of 50 years from 24 January 2002.										
87 Sam Shing Commercial Centre											
		75,258	176	23.9	4.66%	501.1	7.50%	476.7	488.9	4.88%	7.85%
Brief Description:	Sam Shing Commercial Centre comprises a 3-storey commercial/car park building (Commercial Complex) an adjoining single-storey market building (Market), various cooked food stalls and shop stalls. In addition, the property includes integrated commercial/car park accommodation located within the residential blocks of Chun Yu House (Block 1), Moon Yu House (Block 2) and Fung Yu House (Block 3) in Sam Shing Estate. The property was completed in 1980. A total of 176 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 14,434/115,271 equal and undivided shares of and in Tuen Mun Town Lot No. 481 and is held under Government Lease for a term of 50 years from 22 March 2010.										

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
88	Chun Shek Shopping Centre	61,210	583	20.7	4.70%	492.0	7.50%	468.8	480.4	4.31%	7.86%
	Brief Description:	Chun Shek Shopping Centre comprises a 4-storey commercial building (Commercial Complex), an adjoining 4-storey car park building (Car Park Block 1), a separate 2-storey car park building (Car Park Block 2). In addition, the property includes various shop units located within the Shek Jing House (Portions of the Integrated HA Accommodation) as well as Open Car Parks and Associated Areas in Chun Shek Estate. The property was completed in 1984. A total of 583 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 26,567/155,467 equal and undivided shares of and in Sha Tin Town Lot No. 555 and is held under Government Lease for a term of 50 years from 30 September 2009.									
89	Cheung Hang Shopping Centre	60,543	327	21.6	4.93%	483.4	7.50%	470.1	476.8	4.52%	8.00%
	Brief Description:	Cheung Hang Shopping Centre comprises a 5-storey commercial centre and a 5-storey car park building. In addition, it includes Associated Areas in Cheung Hang Estate. The property was completed in 1990. A total of 327 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 26,593/289,056 equal and undivided shares of and in Tsing Yi Town Lot No. 177 and is held under Government Lease for a term of 50 years from 29 December 2008.									
90	Sui Wo Court Commercial Centre	59,094	980	20.7	4.36%	479.0	7.50%	449.0	464.0	4.46%	7.76%
	Brief Description:	Sui Wo Court Commercial Centre comprises a 2-storey commercial/car park building with basement floor (Commercial/Car Park Block), two separate 3 storey car park buildings (Multi-storey Car Parks A and C) and another 6-storey car park building (Multi-storey Car Park B). In addition, it includes Associated Areas and Open Car Parks. The property was completed in 1980. A total of 980 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 26,994/32,808 equal and undivided shares of and in Section A of Sha Tin Town Lot No. 43 and is held under Government Lease for a term of 99 years less the last 3 days commencing from 1 July 1898 and has been statutorily extended until 30 June 2047.									
91	Shek Lei Shopping Centre Phase I	38,989	459	21.9	5.16%	465.6	7.50%	461.6	463.6	4.72%	8.14%
	Brief Description:	Shek Lei Shopping Centre Phase I comprises a 4-storey commercial/car park building (Commercial/Car Park Block) and a 2-storey car park building with retail shop on the ground floor. In addition, the property includes various shop units located within the residential blocks of Shek Ning House and Shek Sau House as well as Open Car Parks in Shek Lei Estate. The property was completed in 1993. A total of 459 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 23,677/655,826 equal and undivided shares of and in the Remaining Portion of Kwai Chung Town Lot No. 505 and is held under Government Lease for a term of 50 years from 31 March 2010.									
92	Ka Fuk Shopping Centre	59,053	312	21.1	4.88%	447.3	7.50%	432.3	439.8	4.81%	7.96%
	Brief Description:	Ka Fuk Shopping Centre comprises a 5-storey commercial/car park building and a 2-storey retail building linked by a footbridge on first floor (Commercial Centre) in Ka Fuk Estate. The property was completed in 1995. A total of 312 car parking spaces are provided in the property.									
	Title Details:	The property is held by The Link Properties Limited. It comprises 21,652/153,283 equal and undivided shares of and in Fanling Sheung Shui Town Lot No. 234 and is held under Government Lease for a term of 50 years from 30 April 2008.									

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
93 Retail and Car Park within Shun Tin Estate											
		68,608	581	22.3	5.00%	440.3	7.50%	430.0	435.2	5.13%	8.03%
Brief Description:	Retail and Car Park within Shun Tin Estate comprises a 4-storey car park building (Car Park A), another 3-storey car park building (Car Park B), Commercial Blocks A, B and C. In addition, the property includes Integrated Commercial/Car Park Accommodations located within the residential blocks of Tin Kam House, Tin Wing House, Tin Yiu House, Tin Kei House and Tin Kuen House. The property was completed in 1981. A total of 581 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 24,566/378,187 equal and undivided shares of and in the Remaining Portion of New Kowloon Inland Lot No. 6474 and is held under Government Lease for a term of 50 years from 9 February 2009.										
94 Tsing Yi Commercial Complex											
		53,886	344	21.9	4.73%	446.9	7.50%	418.7	432.8	5.06%	7.73%
Brief Description:	Tsing Yi Commercial Complex, completed in 1986, comprises 4-storey Commercial Complex including various cooked food stalls on the first floor (Commercial Complex), a 4-storey car park building (Car Park Block 1) and a 3-storey car park building (Car Park Block 2). In addition, it includes HA Parking Area, various Open Car Parks and Associated Areas in Tsing Yi Estate. A total of 344 car parking spaces are provided in the property. Tsing Yi Commercial Complex is currently under Asset Enhancement. The IFA as at 31 March 2015 was approximately 51,758 sqft.										
Title Details:	The property is held by The Link Properties Limited. It comprises 20,014/222,251 equal and undivided shares of and in Tsing Yi Town Lot No. 167 and is held under Government Lease for a term of 50 years from 8 February 2001.										
95 Hing Tung Shopping Centre											
		55,982	420	18.5	4.76%	440.0	7.50%	421.0	431.0	4.29%	7.87%
Brief Description:	Hing Tung Shopping Centre comprises a 7-storey commercial/car park building (Commercial/Car Park Block) as well as Associated Areas and a shop unit at the 2-storey stand-alone lift tower (i.e. Lift Tower No. 1 that is linked to the Commercial/Car Park Block by a footbridge across Yiu Hing Road) in Hing Tung Estate. The property was completed in 1995. A total of 420 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 23,786/155,258 equal and undivided shares of and in Shau Kei Wan Inland Lot No. 851 and is held under Government Lease for a term of 50 years from 8 February 2010.										
96 Tin Tsz Shopping Centre											
		38,522	289	19.6	4.64%	435.5	7.50%	413.2	424.4	4.62%	7.83%
Brief Description:	Tin Tsz Shopping Centre comprises 2-storey commercial building (Commercial/Car Park Block), an adjoining 4-storey car park building (Car Park Block) and various shop units located within the residential blocks of Tsz Ping House completed in 1997. In addition, it includes Associated Areas and Open Car Park in Tin Tsz Estate. A total of 289 parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 17,511/202,482 equal and undivided shares of and in Tin Shui Wai Town Lot No. 40 and is held under Government Lease for a term of 50 years from 29 June 2007.										
97 Wah Sum Shopping Centre											
		24,934	356	21.2	4.99%	417.8	7.50%	407.3	412.6	5.14%	8.02%
Brief Description:	Wah Sum Shopping Centre comprises a 2-storey commercial building (Commercial Centre) and an adjoining 4-storey car park building (Car Park Block) interconnected with the Commercial Centre on the first floor as well as Associated Areas and Open Car Parks in Wah Sum Estate completed in 1995. A total of 356 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 16,753/109,515 equal and undivided shares of and in Fanling Sheung Shui Town Lot No. 236 and is held under Government Lease for a term of 50 years from 16 January 2009.										

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
98 Ming Tak Shopping Centre											
		38,643	383	19.6	4.95%	399.0	7.50%	390.0	395.0	4.96%	8.00%
Brief Description:	Ming Tak Shopping Centre, completed in 1999, comprises a 4-storey commercial/car park building (Commercial/Car Park Block) as well as Associated Areas, Open Car Parks and Guard Kiosks in Ming Tak Estate. A total of 383 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 20,354/108,489 equal and undivided shares of and in Tseung Kwan O Town Lot No. 108 and is held under Government Lease for a term of 50 years from 28 July 2008.										
99 Kam Ying Court Shopping Centre											
		37,260	492	16.7	4.60%	394.0	7.50%	372.0	383.0	4.36%	7.81%
Brief Description:	Kam Ying Court Shopping Centre, completed in 1991, comprises a 3-storey commercial/car park building (Commercial/Car Park Block) as well as Associated Areas in Kam Ying Court. A total of 492 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 17,433/22,627 equal and undivided shares of and in the Remaining Portion of Sha Tin Town Lot No. 305 and is held under Government Lease for a term of Commencing from 16 May 1990 to 30 June 2047.										
100 Kin Sang Shopping Centre											
		36,341	273	16.6	4.50%	380.3	7.50%	356.9	368.6	4.50%	7.76%
Brief Description:	Kin Sang Shopping Centre, completed in 1990, comprises a 3-storey commercial building (Commercial Block) and a 4-storey car park building (Car Park Block) as well as Associated Areas in Kin Sang Estate. A total of 273 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 14,100/28,621 equal and undivided shares of and in Section A of Tuen Mun Town Lot No. 441 and is held under Government Lease for a term of 50 years from 8 April 1998.										
101 On Yam Shopping Centre											
		40,781	347	17.9	5.14%	370.2	7.50%	365.2	367.7	4.86%	8.10%
Brief Description:	On Yam Shopping Centre, completed in 1994, comprises a 7-storey (excluding cockloft) commercial/car park building (Commercial/Car Park Block) as well as Open Car Parks and Associated Areas in On Yam Estate. A total of 347 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 17,323/369,270 equal and undivided shares of and in Kwai Chung Town Lot No. 497 and is held under Government Lease for a term of 50 years from 14 October 2005.										
102 Wang Tau Hom (Wang Fai Centre)											
		27,157	290	13.9	5.06%	362.7	7.50%	355.8	359.3	3.86%	8.06%
Brief Description:	Wang Tau Hom (Wang Fai Centre), completed in 1982, comprises a 3-storey commercial building (Wang Fai Centre), a single-storey wet market (Fu Mou Street Market) and a 5-storey split-level car park building (Car Park Block). In addition, it includes Associated Areas and Open Car Parks in Wang Tau Hom Estate. A total of 290 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 12,507/373,309 equal and undivided shares of and in New Kowloon Inland Lot No. 6462 and is held under Government Lease for a term of 50 years from 16 July 2008.										
103 Po Tin Shopping Centre											
		63,505	62	17.6	4.85%	356.7	7.50%	344.3	350.5	5.03%	7.95%
Brief Description:	Po Tin Shopping Centre, completed in 2000, comprises a 4-storey commercial building, Associated Areas and Open Car Parks. A total of 62 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 12,479/240,980 equal and undivided shares of and in Tuen Mun Town Lot No. 485 and is held under Government Lease for a term of 50 years from 17 February 2010.										

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
104 Ping Tin Shopping Centre											
		24,212	406	17.3	4.88%	353.4	7.50%	342.5	348.0	4.98%	7.97%
Brief Description:	Ping Tin Shopping Centre comprises a 3-storey commercial building (Commercial Centre), a split-level 4-storey annexed car park building (Car Park Block) and the ground floor and first floor of a 4-storey ancillary facilities building (Ancillary Facilities Block) as well as Open Car Parks near to the ingress of the car park building in Ping Tin Estate. The property was completed in 1997. A total of 406 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 16,966/362,174 equal and undivided shares of and in New Kowloon Inland Lot No. 6446 and is held under Government Lease for a term of 50 years from 30 March 2009.										
105 Kwong Tin Shopping Centre											
		57,868	53	16.4	4.62%	356.1	7.50%	336.8	346.5	4.72%	7.81%
Brief Description:	Kwong Tin Shopping Centre, completed in 1993, comprises a 3-storey commercial/car park building (Commercial/Car Park Block) as well as Associated Areas in Kwong Tin Estate. A total of 53 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 12,957/162,870 equal and undivided shares of and in New Kowloon Inland Lot No. 6445. and is held under Government Lease for a term of 50 years from 14 October 2005.										
106 Lai Kok Shopping Centre											
		81,133	140	14.4	4.63%	350.5	7.50%	333.2	341.9	4.22%	7.85%
Brief Description:	Lai Kok Shopping Centre comprises a 3-storey commercial building, a 3-storey car park building and a single-storey wet market. In addition, the property includes various ground level shop units opposite to Lai Ho House, and various shop units on the ground floors Lai Lan House, Lai Huen House & Lai Mei House as well as Associated Area, Open Car Parks and Generator Room in Lai Kok Estate. The property was completed in 1981. A total of 140 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 17,339/164,134 equal and undivided shares of and in New Kowloon Inland Lot No. 6475 and is held under Government Lease for a term of 50 years from 30 October 2009.										
107 Yiu Tung Shopping Centre											
		65,447	685	13.8	5.11%	340.2	7.50%	336.4	338.3	4.07%	8.11%
Brief Description:	Yiu Tung Shopping Centre, completed in 1994, comprises a 3-storey commercial building (Commercial Centre), a 2-storey car park building (Car Park Block No. 1) and an 8-storey car park building (Car Park Block No. 2) and a ground floor unit in Yiu Tung Estate. Escalators and footbridges in Yiu Tung Estate provide direct access to the bottom of Yiu Hing Road and Nam Hong Street. A total of 685 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 35,548/381,831 equal and undivided shares of and in Shau Kei Wan Inland Lot No. 852 and is held under Government Lease for a term of 50 years from 29 March 2010.										
108 Retail and Car Park within Tung Tau Estate											
		38,653	493	13.8	4.59%	336.0	7.50%	317.0	327.0	4.22%	7.79%
Brief Description:	Retail and Car Park within Tung Tau Estate comprises a split-level single-storey commercial building with car park at basement level (Commercial Complex) and a 3-storey car park building (Car Park Block). In addition, it includes shop units on the ground floor in front of the Commercial Complex, various shop units within the residential blocks on the ground floor of Cheung Tung House, Hong Tung House, On Tung House, Yue Tung House and Wong Tung House as well as Open Car Parks in Tung Tau (II) Estate. The property was completed in 1982. A total of 493 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 16,942/349,186 equal and undivided shares of and in New Kowloon Inland Lot No. 6413 and is held under Government Lease for a term of 50 years from 24 January 2002.										

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
109 Tin Wan Shopping Centre											
		34,854	417	13.6	5.20%	316.6	7.50%	312.5	314.6	4.33%	8.10%
Brief	Tin Wan Shopping Centre comprises a 6-storey commercial building (Commercial Block), the LG/F and four levels of car parks in the adjoining 6-storey car park building (Car Park Block) and the ground floor of the Tin Wan Estate Housing for Senior Citizens as well as Associated Areas in Tin Wan Estate. The property was completed in 1997. A total of 417 car parking spaces are provided in the property.										
Description:											
Title Details:	The property is held by The Link Properties Limited. It comprises 23,010/32,144 equal and undivided shares of and in the Remaining Portion of Aberdeen Inland Lot No. 455 and is held under Government Lease for a term of 50 years from 24 July 2009.										
110 Retail and Car Park within Cheung Wang Estate											
		11,532	333	14.6	5.02%	289.1	7.50%	283.4	286.3	5.09%	8.05%
Brief	Retail and Car Park within Cheung Wang Estate, completed in 2001, comprises a 2-storey Multi-storey Car Park										
Description:	Accommodation and a single-storey commercial/car park block (Commercial/Car Park Block). In addition, it includes Associated Areas and Open Car Parks in Cheung Wang Estate. A total of 333 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 13,010/259,640 equal and undivided shares of and in Tsing Yi Town Lot No. 178 and is held under Government Lease for a term of 50 years from 25 March 2009.										
111 Car Park within Kin Ming Estate											
		0	763	16.1	5.60%	276.0	7.50%	282.0	279.0	5.78%	8.35%
Brief	Car Park within Kin Ming Estate comprises a 6-storey commercial/car park building. In addition, it includes various car parking spaces within Kin Ming Estate. The property was completed in 2003. A total of 763 car parking spaces are provided in the property.										
Description:											
Title Details:	The property is held by The Link Properties Limited. It comprises portion of 39,133/420,644 equal and undivided shares of and in Tseung Kwan O Town Lot No. 109 and is held under Government Lease for a term of 50 years from 15 March 2010.										
112 Retail and Car Park within Cheung On Estate											
		3,915	484	13.4	4.78%	276.6	7.50%	265.5	271.1	4.96%	7.91%
Brief	Retail and Car Park within Cheung On Estate comprises a 4-storey car park building (Car Park 1), a 2-storey split-level car park building (Car Park 2) and various shop units and Medical Centre on the ground floor of On Tao House in Cheung On Estate. The property was completed in 1988. A total of 484 car parking spaces are provided in the property.										
Description:											
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Sections D & F of Tsing Yi Town Lot No. 160 and 403/293,522 equal and undivided shares of and in the Remaining Portion of Tsing Yi Town Lot No. 160, and is held under Government Lease for a term of 50 years from 8 April 1998.										
113 Yin Lai Court Shopping Centre											
		16,300	150	11.2	4.53%	271.3	7.50%	255.5	263.4	4.25%	7.78%
Brief	Yin Lai Court Shopping Centre comprises a 4-storey commercial/car park building completed in 1991. There is direct access to Lai King Station at LG2. A total of 150 car parking spaces are provided in the property.										
Description:											
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Kwai Chung Town Lot No. 389 and is held under Government Lease for a term commencing from 21 September 1990 to 30 June 2047.										

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
114 Retail and Car Park within Hong Pak Court											
		17,956	549	10.6	4.27%	261.1	7.50%	240.5	250.8	4.24%	7.63%
Brief	Retail and Car Park within Hong Pak Court, completed in 1993, comprises a 7-storey car park building with two										
Description:	kindergarten units located on the Level 7. A total of 549 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of New Kowloon Inland Lot No. 6095 and is held under Government Lease for a term commencing from 25 September 1991 to 30 June 2047.										
115 Po Hei Court Commercial Centre											
		13,686	0	7.5	3.40%	265.0	7.50%	226.0	246.0	3.07%	7.10%
Brief	Po Hei Court Commercial Centre comprises retail units on the ground floor of Block A and Block B in Po Hei Court										
Description:	completed in 1993.										
Title Details:	The property is held by The Link Properties Limited. It comprises 1,354/20,256 equal and undivided shares of and in New Kowloon Inland Lot No. 6117 and is held under Government Lease for a term of commencing from 17 July 1992 to 30 June 2047.										
116 Tin Ma Court Commercial Centre											
		37,900	585	9.8	4.33%	245.2	7.50%	227.0	236.1	4.14%	7.67%
Brief	Tin Ma Court Commercial Centre comprises a 3-storey commercial centre (Commercial Centre) and an adjoining										
Description:	5-storey car park building (Car Park Block) in Tin Ma Court. The property was completed in 1986. A total of 585 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of New Kowloon Inland Lot No. 5994 and is held under Government Lease for a term of 99 years less the last 3 days commencing from 1 July 1898 and has been statutorily extended to 30 June 2047.										
117 Fortune Shopping Centre											
		24,298	153	10.8	4.64%	239.2	7.50%	226.8	233.0	4.63%	7.83%
Brief	Fortune Shopping Centre comprises a 2-storey commercial/car park building (Multi-storey Commercial/Car Park										
Description:	Accommodation) and a 5-storey car park building (Car Park Block). In addition, it includes Associated Areas, Covered Areas, Guard Kiosk and portion of Multi-purpose HA Accommodation (the Integrated Commercial/Car Park Accommodation on 2/F of Fook Ming House). The property was completed in 2000. A total of 153 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 11,807/115,133 equal and undivided shares of and in New Kowloon Inland Lot No. 6484 and is held under Government Lease for a term of 50 years from 27 April 2009.										
118 Sun Tin Wai Commercial Centre											
		54,625	320	8.6	4.99%	220.8	7.50%	215.7	218.3	3.95%	8.02%
Brief	Sun Tin Wai Commercial Centre comprises a 6-storey commercial/car park building (Sun Tin Wai Commercial Centre) as										
Description:	well as Open Car Parks and various isolated cooked food stalls in Sun Tin Wai Estate. The property was completed in 1981. A total of 320 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 22,891/213,346 equal and undivided shares of and in Sha Tin Town Lot No. 551 and is held under Government Lease for a term of 50 years from 26 February 2008.										

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
119 Shun On Commercial Centre											
		81,963	459	11.2	4.80%	212.1	7.50%	203.1	207.6	5.41%	7.90%
Brief Description:	Shun On Commercial Centre comprises portions of the two Commercial Blocks 1 & 2, a 2-storey retail building with an adjoined 4-storey car park building (Commercial/Car Park Block), the Integrated Commercial/Car Park Accommodations in On Kwan House, On Chung House and On Yat House, various Commercial Facilities, Associated Areas and Open Car Parks in Shun On Estate. The property was completed in 1978. A total of 459 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 20,130/179,429 equal and undivided shares of and in the Remaining Portion of New Kowloon Inland Lot No. 6472 and is held under Government Lease for a term of 50 years from 28 July 2008.										
120 Siu Hei Commercial Centre											
		23,439	560	9.3	4.38%	213.3	7.50%	198.2	205.8	4.54%	7.69%
Brief Description:	Siu Hei Commercial Centre, completed in 1986, comprises a 3-storey commercial centre (including mezzanine floor) with retail, market, and welfare facilities therein and a 4-storey split level car park building. A total of 560 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Tuen Mun Town Lot No. 255 and is held under Government Lease for a term of 99 years less the last 3 days commencing from 1 July 1898 and has been statutorily extended to 30 June 2047.										
121 Retail and Car Park within Lok Wah (South) Estate											
		16,239	226	7.9	5.20%	192.3	7.50%	190.9	191.6	4.12%	8.14%
Brief Description:	Retail and Car Park within Lok Wah (South) Estate comprises market stalls at Chin Wah House, a 4-storey car park building (Car Park Block), three free-standing cooked food stalls near On Wah House and various shop units located on the ground floor of the residential block of On Wah House as well as Associated Areas and Open Car Parks in Lok Wah (South) Estate. The property was completed in 1982. A total of 226 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 13,231/513,788 and portion of 667/513,788 equal and undivided shares of and in New Kowloon Inland Lot No. 6460 and is held under Government Lease for a term of 50 years from 9 September 2008.										
122 Retail and Car Park within Ko Chun Court											
		7,332	323	8.1	4.45%	183.9	7.50%	171.7	177.8	4.57%	7.73%
Brief Description:	Retail and Car Park within Ko Chun Court, completed in 1993, comprises a 6-storey with 12 split-levels commercial/car park building and a kindergarten unit on the ground floor located within Chun Moon House (Block C) of Ko Chun Court. A total of 323 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of New Kowloon Inland Lot No. 6189 and 530/81,791 equal and undivided shares of and in the Remaining Portion of New Kowloon Inland Lot No. 6189, and is held under Government Lease for a term commencing from 3 June 1993 and expiring on 30 June 2047.										
123 Retail and Car Park within Mei Chung Court											
		1,077	385	7.9	4.58%	173.6	7.50%	164.1	168.9	4.67%	7.81%
Brief Description:	Retail and Car Park within Mei Chung Court comprises a 5-storey car park building with a retail shop on Level 2 completed in 1996. A total of 385 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Sha Tin Town Lot No. 396 and is held under Government Lease for a term commencing from 11 November 1994 and expiring on 30 June 2047.										

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
124 Car Park within Wah Lai Estate											
		0	411	8.2	4.80%	166.0	7.50%	159.0	162.5	5.06%	7.92%
Brief	Car Park within Wah Lai Estate comprises a 5-storey car park building completed in 2001. A total of 411 car parking spaces are provided in the property.										
Description:	Kindergarten on the Level 13 (6th floor) in Hong Yat Court. A total of 355 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 21,700/102,614 equal and undivided shares of and in the Remaining Portion of Section A of Kwai Chung Town Lot No. 445 and is held under Government Lease for a term of 50 years from 25 May 2001.										
125 Retail and Car Park within Hong Yat Court											
		7,040	355	7.5	4.42%	163.9	7.50%	152.7	158.3	4.76%	7.71%
Brief	Retail and Car Park within Hong Yat Court, completed in 1993, comprises a 7-storey car park building with a Kindergarten on the Level 13 (6th floor) in Hong Yat Court. A total of 355 car parking spaces are provided in the property.										
Description:	The property is held by The Link Properties Limited. It comprises 4,582/99,200 equal and undivided shares of and in New Kowloon Inland Lot No. 6329 and is held under Government Lease for a term of 50 years from 5 February 2001.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Tseung Kwan O Town Lot No. 52 and 728/82,796 equal and undivided shares of and in the Remaining Portion of Tseung Kwan O Town Lot No. 52, and is held under Government Lease for a term of 50 years from 28 November 1997.										
126 Retail and Car Park within Wo Ming Court											
		7,342	379	7.9	4.45%	163.7	7.50%	152.9	158.3	4.98%	7.73%
Brief	Retail and Car Park within Wo Ming Court, completed in 1999, comprises a 6-storey car park building and a Kindergarten unit located on the ground floor within the residential block of Wo Yat House (Block A). A total of 379 car parking spaces are provided in the property.										
Description:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Tsing Yi Town Lot No. 100 and is held under Government Lease for a term of 99 years less 3 days commencing from 1 July 1898 and has been statutorily extended to 30 June 2047.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Tseung Kwan O Town Lot No. 52 and 728/82,796 equal and undivided shares of and in the Remaining Portion of Tseung Kwan O Town Lot No. 52, and is held under Government Lease for a term of 50 years from 28 November 1997.										
127 Retail and Car Park within Ching Wah Court											
		11,863	348	7.3	4.65%	162.3	7.50%	154.0	158.2	4.64%	7.83%
Brief	Retail and Car Park within Ching Wah Court comprises a 3-storey commercial/car park building. The property was completed in 1984. A total of 348 car parking spaces are provided in the property.										
Description:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Tsing Yi Town Lot No. 100 and is held under Government Lease for a term of 99 years less 3 days commencing from 1 July 1898 and has been statutorily extended to 30 June 2047.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Tseung Kwan O Town Lot No. 54 and 1,153/98,512 equal and undivided shares of and in the Remaining Portion of Tseung Kwan O Town Lot No. 54, and is held under Government Lease for a term commencing from 26 June 1997 to 30 June 2047.										
128 Retail and Car Park within Tong Ming Court											
		21,283	291	6.3	4.42%	148.8	7.50%	138.6	143.7	4.37%	7.71%
Brief	Retail and Car Park within Tong Ming Court comprises a 5-storey car park building with various retail shop units and a children & youth centre on the ground floor, and a Day Nursery on the ground floor of Tong Wong House and a Kindergarten on the ground floor of Tong Fu House completed in 1999. A total of 291 car parking spaces are provided in the property.										
Description:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Tseung Kwan O Town Lot No. 54 and 1,153/98,512 equal and undivided shares of and in the Remaining Portion of Tseung Kwan O Town Lot No. 54, and is held under Government Lease for a term commencing from 26 June 1997 to 30 June 2047.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Tseung Kwan O Town Lot No. 54 and 1,153/98,512 equal and undivided shares of and in the Remaining Portion of Tseung Kwan O Town Lot No. 54, and is held under Government Lease for a term commencing from 26 June 1997 to 30 June 2047.										
129 Car Park within Tin Yuet Estate											
		0	560	6.3	4.80%	137.0	7.50%	132.0	134.5	4.70%	7.90%
Brief	Car Park within Tin Yuet Estate comprises a 4-storey (including a mezzanine floor) car park building completed in 2000. A total of 560 parking spaces are provided in the property.										
Description:	The property is held by The Link Properties Limited. It comprises portion of 50,802/297,568 equal and undivided shares of and in Tin Shui Wai Town Lot No. 41 and is held under Government Lease for a term of 50 years from 8 June 2010.										
Title Details:	The property is held by The Link Properties Limited. It comprises portion of 50,802/297,568 equal and undivided shares of and in Tin Shui Wai Town Lot No. 41 and is held under Government Lease for a term of 50 years from 8 June 2010.										

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
130 Retail and Car Park within Tsui Wan Estate											
		8,561	182	5.6	4.40%	138.5	7.50%	128.7	133.6	4.18%	7.69%
Brief	Retail and Car Park within Tsui Wan Estate, completed in 1993, comprises various self-standing single-storey retail units and a 3-storey retail/office building (Commercial Accommodation) and a single-storey car park building (Car Park Block) as well as Open Car Parks in Tsui Wan Estate. A total of 182 car parking spaces are provided in the property.										
Description:											
Title Details:	The property is held by The Link Properties Limited. It comprises 3,254/123,068 equal and undivided shares of and in Chai Wan Inland Lot No. 166 and is held under Government Lease for a term of 50 years from 18 March 1999.										
131 Car Park within Ka Tin Court											
		0	348	6.1	4.30%	138.0	7.50%	127.0	132.5	4.58%	7.64%
Brief	Car Park within Ka Tin Court comprises a 3-storey car park building in Ka Tin Court completed in 1988. A total of 348 car parking spaces are provided in the property.										
Description:											
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Sha Tin Town Lot No. 290 and is held under Government Lease for a term of 99 years less 3 days commencing from 1 July 1898 and has been statutorily extended to 30 June 2047.										
132 Retail and Car Park within Tin Wah Estate											
		1,476	287	5.9	4.61%	127.8	7.50%	120.8	124.3	4.78%	7.81%
Brief	Retail and Car Park within Tin Wah Estate, completed in 1999, comprises two retail shops on the ground floor and the car parking spaces on the ground to second floors of a 7-storey Ancillary Facilities Block in Tin Wah Estate. A total of 287 car parking spaces are provided in the property.										
Description:											
Title Details:	The property is held by The Link Properties Limited. It comprises 11,225/236,423 equal and undivided shares of and in Tin Shui Wai Town Lot No. 43 and is held under Government Lease for a term of 50 years from 12 May 2010.										
133 Car Park within Tin King Estate											
		0	380	5.5	4.30%	127.0	7.50%	117.0	122.0	4.49%	7.61%
Brief	Car Park within Tin King Estate comprises the ground floor, second floor, third floor, portions of fourth floor and fifth floor, roof and upper roof of a 5-storey Car Park Block as well as Open Car Parks in Tin King Estate completed in 1989. A total of 380 car parking spaces are provided in the property.										
Description:											
Title Details:	The property is held by The Link Properties Limited. It comprises 4,036/197,161 equal and undivided shares of and in Tuen Mun Town Lot No. 444 and is held under Government Lease for a term of 50 years from 18 March 1999.										
134 Car Park within Tsz Man Estate											
		0	364	6.3	5.20%	119.0	7.50%	118.0	118.5	5.31%	8.10%
Brief	Car Park within Tsz Man Estate comprises a 4-storey car park building as well as Associated Areas in Tsz Man Estate completed in 1994. A total of 364 car parking spaces are provided in the property.										
Description:											
Title Details:	The property is held by The Link Properties Limited. It comprises 9,121/139,291 equal and undivided shares of and in the Remaining Portion of New Kowloon Inland Lot No. 6441 and is held under Government Lease for a term of 50 years from 28 February 2008.										
135 Hing Man Commercial Centre											
		33,915	226	4.6	4.99%	117.1	7.50%	114.1	115.6	3.97%	8.01%
Brief	Hing Man Commercial Centre comprises a 6-storey commercial/car park building (including roof but excluding the access lift tower at Chai Wan Road) (Commercial/Car Park Block) and Open Car Parks in Hing Man Estate. The property was completed in 1982. A total of 226 car parking spaces are provided in the property.										
Description:											
Title Details:	The property is held by The Link Properties Limited. It comprises 12,404/126,748 equal and undivided shares of and in Chai Wan Inland Lot No. 179 and is held under Government Lease for a term of 50 years from 29 March 2010.										

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
136 Retail and Car Park within Yan Shing Court											
		11,810	252	4.9	4.44%	118.7	7.50%	110.7	114.7	4.30%	7.72%
Brief	Retail and Car Park within Yan Shing Court, completed in 1993, comprises a 6-storey car park building (Car Park Block)										
Description:	with a shop unit, estate office and kindergarten on the ground floor in Yan Shing Court. A total of 252 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Fanling Sheung Shui Town Lot No. 39 and is held under Government Lease for a term commencing from 10 September 1992 and expiring on 30 June 2047.										
137 Car Park within Po Pui Court											
		0	277	5.3	4.30%	119.0	7.50%	110.0	114.5	4.60%	7.68%
Brief	Car Park within Po Pui Court comprises a 3-storey car park building completed in 1995. A total of 277 car parking										
Description:	spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Kwun Tong Inland Lot No. 728 and is held under Government Lease for a term commencing from 8 February 1994 to 30 June 2047.										
138 Car Park within Yue On Court											
		1,323	296	4.7	4.31%	118.2	7.50%	109.2	113.7	4.16%	7.65%
Brief	Car Park within Yue On Court comprises a 5-storey car park building with an office on the ground floor completed in										
Description:	1988. A total of 296 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Ap Lei Chau Inland Lot No. 117 and is held under Government Lease for a term of 75 years commencing from 1 February 1982 and renewable for further 75 years.										
139 Car Park within Ying Ming Court											
		0	274	5.1	4.40%	116.0	7.50%	108.0	112.0	4.60%	7.68%
Brief	Car Park within Ying Ming Court comprises a 2-storey carport building completed in 1989. A total of 274 car parking										
Description:	spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Junk Bay Town Lot No. 4 and is held under Government Lease for a term of 99 years commencing from 1 July 1898 and has been statutorily extended to 30 June 2047.										
140 Car Park within Tsui Ping South Estate											
		5,275	229	5.6	5.34%	109.7	7.50%	109.5	109.6	5.11%	8.19%
Brief	Car Park within Tsui Ping South Estate comprises a 3-storey car park building (Car Park Block) with estate management										
Description:	office on second floor as well as Open Car Park within Tsui Ping (South) Estate completed in 1990. A total of 229 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 6,785/291,576 equal and undivided shares of and in the Remaining Portion of Kwun Tong Inland Lot No. 755 and is held under Government Lease for a term of 50 years from 27 November 2009.										
141 Retail and Car Park within Tin Yat Estate											
		8,784	446	5.3	4.84%	110.3	7.50%	106.3	108.3	4.89%	7.94%
Brief	Retail and Car Park within Tin Yat Estate, completed in 2001, comprises a 7-storey car park building with a kindergarten										
Description:	on the ground floor as well as Open Car Parks in Tin Yat Estate. A total of 446 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 15,485/226,221 equal and undivided shares of and in Tin Shui Wai Town Lot No. 42 and is held under Government Lease for a term of 50 years from 28 October 2008.										

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
142 Retail and Car Park within Yan Ming Court											
		7,019	262	4.7	4.49%	111.7	7.50%	104.7	108.2	4.36%	7.75%
Brief	Retail and Car Park within Yan Ming Court comprises a 3-storey commercial/car park centre completed in 1990. A total										
Description:	of 262 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Junk Bay Town Lot No. 9 and is held under Government Lease for a term commencing from 22 January 1987 to 30 June 2047.										
143 Retail and Car Park within Po Nga Court											
		13,951	246	4.6	4.32%	112.0	7.50%	103.5	107.8	4.24%	7.65%
Brief	Retail and Car Park within Po Nga Court, completed in 1989, comprises a 3-storey car park building as well as a										
Description:	Kindergarten on the ground floor of Ka Wo House and a Nursery on the ground floor of Hing Wo House. A total of 246 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Tai Po Town Lot No. 73 and 2/59,187 equal and undivided shares of and in the Remaining Portion of Tai Po Town Lot No. 73, and is held under Government Lease for a term commencing from 29 March 1988 to 30 June 2047.										
144 Car Park within Wang Fuk Court											
		0	408	4.8	4.30%	111.0	7.50%	102.0	106.5	4.54%	7.68%
Brief	Car Park within Wang Fuk Court comprises a 5-storey with basement level car park completed in 1983. A total of 408										
Description:	car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Tai Po Town Lot No. 27 and is held under Government Lease for a term of 99 years less the last 3 days commencing from 1 July 1898 and has been statutorily extended to 30 June 2047.										
145 Car Park within Ning Fung Court											
		0	299	4.7	3.90%	108.0	7.50%	96.0	102.0	4.64%	7.41%
Brief	Car Park within Ning Fung Court comprises a 3-storey car park building completed in 2001. A total of 299 car parking										
Description:	spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 3,072/78,707 equal and undivided shares of and in Kwai Chung Town Lot No. 477 and is held under Government Lease for a term of 50 years from 15 October 1999.										
146 Retail and Car Park within Nam Cheong Estate											
		8,112	156	4.2	4.50%	100.9	7.50%	94.6	97.8	4.27%	7.75%
Brief	Retail and Car Park within Nam Cheong Estate comprises a single-storey car park building (Car Park Block). In addition,										
Description:	the property includes various shop units located on the ground floor within the residential blocks of Cheong Shun House, Cheong Yat House, Cheong On House and Cheong Yin House and various Open Car Parks in Nam Cheong Estate. The property was completed in 1989. A total of 156 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 3,670/109,764 equal and undivided shares of and in New Kowloon Inland Lot No. 6427 and is held under Government Lease for a term of 50 years from 17 August 2005.										
147 Retail and Car Park within Ying Fuk Court											
		786	163	4.1	4.56%	96.3	7.50%	90.8	93.6	4.43%	7.78%
Brief	Retail and Car Park within Ying Fuk Court comprises a 4-storey split-level car park building with a shop unit located on										
Description:	the ground floor (Car Park Block) completed in 2001. A total of 163 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in the Remaining Portion of New Kowloon Inland Lot No. 6266 and is held under Government Lease for a term of 50 years from 7 May 1999.										

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
148 Retail and Car Park within Tsz Oi Court											
		13,306	199	5.1	5.00%	94.5	7.50%	92.3	93.4	5.47%	8.03%
Brief	Retail and Car Park within Tsz Oi Court comprises a 6-storey car park building with a kindergarten on the sixth floor and										
Description:	another free standing Kindergarten in Phase III of Tsz Oi Court. The property was built in phases from 1997 to 2000. A total of 199 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of New Kowloon Inland Lot No. 6211 that is held under a Government lease for a term from 9 June 1995 to 30 June 2047. It also comprises 699/113,761 equal and undivided shares of and in New Kowloon Inland Lot No. 6265, and is held under Government Lease for a term of 50 years from 7 May 1999.										
149 Retail and Car Park within Fung Wah Estate											
		9,821	161	3.1	4.46%	92.8	7.50%	86.8	89.8	3.48%	7.74%
Brief	Retail and Car Park within Fung Wah Estate, completed in 1993, comprises a 2-storey car park building (Car Park Block)										
Description:	and various shop units (Integrated HA Accommodation) located within the residential blocks of Hiu Fung House and Sau Fung House and Open Car Park in Fung Wah Estate. A total of 161 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 5,638/76,232 equal and undivided shares of and in Chai Wan Inland Lot No. 169 and is held under Government Lease for a term of 50 years from 10 February 2000.										
150 Car Park within Yee Kok Court											
		0	240	3.7	4.10%	92.0	7.50%	84.0	88.0	4.16%	7.53%
Brief	Car Park within Yee Kok Court comprises a 5-storey with basement level car park building completed in 1981. A total of										
Description:	240 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of New Kowloon Inland Lot No. 5911 and is held under Government Lease for a term of 99 years less the last 3 days commencing from 1 July 1898 and has been statutorily extended to 30 June 2047.										
151 Car Park within Ching Wang Court											
		0	179	3.7	4.40%	84.0	7.50%	79.0	81.5	4.48%	7.71%
Brief	Car Park within Ching Wang Court comprises a 2-storey car park building in Ching Wang Court completed in 2001. A										
Description:	total of 179 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 2,516/36,665 equal and undivided shares of and in Tsing Yi Town Lot No. 137 and is held under Government Lease for a term of 50 years from 20 April 1999.										
152 Car Park within Lai On Estate											
		0	181	3.9	5.20%	81.0	7.50%	80.0	80.5	4.86%	8.09%
Brief	Car Park within Lai On Estate comprises a 3-storey car park building and Open Car Parks in Lai On Estate completed in										
Description:	1993. A total of 181 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 5,099/90,111 equal and undivided shares of and in the Remaining Portion of New Kowloon Inland Lot No. 6482 and is held under Government Lease for a term of 50 years from 6 March 2009.										
153 Retail and Car Park within Siu On Court											
		17,084	273	3.4	4.45%	81.0	7.50%	75.6	78.3	4.40%	7.72%
Brief	Retail and Car Park within Siu On Court comprises a 4-storey split-level car park building, a Kindergarten spreads across										
Description:	the ground floor of Ting Yin House and Ting Chi House and a Youth & Children Centre across the ground floor of Ting Kay House, Ting On House and Ting Hoi House in Siu On Court. The property was completed in 1981. A total of 273 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Tuen Mun Town Lot No. 216 and 2/26,863 equal and undivided shares of and in the Remaining Portion of Tuen Mun Town Lot No. 216, and is held under Government Lease for a term of 99 years less the last 3 days commencing from 1 July 1898 and has been statutorily extended to 30 June 2047.										

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
154 Car Park within Upper Ngau Tau Kok Estate											
		0	228	3.8	5.00%	77.0	7.50%	75.0	76.0	5.01%	8.04%
Brief	Car Park within Upper Ngau Tau Kok Estate comprises a 3-storey car park building as well as Associated Areas in										
Description:	Upper Ngau Tau Kok Estate completed in 2002. A total of 228 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 9,334/126,664 equal and undivided shares of and in New Kowloon Inland Lot No. 6471 and is held under Government Lease for a term of 50 years from 6 May 2008.										
155 Retail and Car Park within Sau Mau Ping (III) Estate											
		1,507	205	3.7	4.71%	77.1	7.50%	73.6	75.4	4.92%	7.87%
Brief	Retail and Car Park within Sau Mau Ping (III) Estate, completed in 1996, comprises a 4-storey car park (Car Park Block)										
Description:	with a retail unit located on the ground floor of Sau Mau Ping (III) Estate. A total of 205 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 7,222/833,450 equal and undivided shares of and in New Kowloon Inland Lot No. 6453 and is held under Government Lease for a term of 50 years from 23 February 2007.										
156 Car Park within Ming Nga Court											
		0	345	3.0	3.90%	77.0	7.50%	68.0	72.5	4.12%	7.44%
Brief	Car Park within Ming Nga Court comprises a 3-storey (including basement level) car park building completed in 1985. A										
Description:	total of 345 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Tai Po Town Lot No. 36 and is held under Government Lease for a term of 99 years less the last 3 days commencing from 1 July 1898 and has been statutorily extended until 30 June 2047.										
157 Retail and Car Park within Lok Nga Court											
		12,616	265	2.9	4.35%	69.8	7.50%	64.6	67.2	4.36%	7.67%
Brief	Retail and Car Park within Lok Nga Court comprises a 5-storey Car Park Block with an indoor sports hall on Level 6 as										
Description:	well as Open Car Parks located at the centre of Lok Nga Court completed in 1984. A total of 265 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of New Kowloon Inland Lot No. 5969 and 1/28,952 equal and undivided shares of and in the Remaining Portion of New Kowloon Inland Lot No. 5969, and is held under Government Lease for a term of 99 years less the last 3 days commencing from 1 July 1898 and has been statutorily extended until 30 June 2047.										
158 Car Park within San Wai Court											
		0	185	3.0	4.20%	69.0	7.50%	63.0	66.0	4.54%	7.54%
Brief	Car Park within San Wai Court comprises a 3-storey car park building (Multi-storey Car Park) completed in 1990. A total										
Description:	of 185 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Tuen Mun Town Lot No. 326 and is held under Government Lease for a term commencing from 3 January 1989 to 30 June 2047.										
159 Car Park within Kam On Court											
		0	238	2.5	3.80%	67.0	7.50%	59.0	63.0	3.99%	7.31%
Brief	Car Park within Kam On Court comprises a 3-storey car park building completed in 1987. A total of 238 car parking										
Description:	spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Sha Tin Town Lot No. 283 and is held under Government Lease for a term of 99 years less the last 3 days commencing from 1 July 1898 and has been statutorily extended until 30 June 2047.										

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
160 Retail and Car Park within Tai Ping Estate											
		3,339	101	2.6	4.24%	65.2	7.50%	59.9	62.6	4.18%	7.60%
Brief	Retail and Car Park within Tai Ping Estate, completed in 1989, comprises a 2-storey car park building (Car Park Block)										
Description:	with retail shops on the ground floor of Ping Hay House (Portions of the Integrated HA Accommodation). In addition, it includes Open Car Parks in Tai Ping Estate. A total of 101 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 2,787/86,121 equal and undivided shares of and in Fanling Sheung Shui Town Lot No. 223 and is held under Government Lease for a term of 50 years from 24 January 2002.										
161 Car Park within Yee Nga Court											
		0	159	2.6	4.20%	65.0	7.50%	60.0	62.5	4.18%	7.55%
Brief	Car Park within Yee Nga Court comprises a total of 159 car parking spaces on the ground floor of Yee Nga Court										
Description:	completed in 1993.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Tai Po Town Lot No. 120 and is held under Government Lease for a term commencing from 22 May 1991 and expiring on 30 June 2047.										
162 Car Park within Tin Yau Court											
		0	192	2.5	4.40%	60.0	7.50%	56.0	58.0	4.29%	7.63%
Brief	Car Park within Tin Yau Court comprises a 3-storey car park building (Carport) completed in 1992. A total of 192 car										
Description:	parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of Tin Shui Wai Town Lot No. 10 and is held under Government Lease for a term commencing from 23 January 1992 to 30 June 2047.										
163 Retail and Car Park within Hung Hom Estate											
		3,994	45	1.8	4.25%	57.7	7.50%	52.9	55.3	3.17%	7.61%
Brief	Retail and Car Park within Hung Hom Estate comprises a single-storey car park building (Car Park Block). In addition,										
Description:	the property includes various shop units on the lower ground floor of Hung Fai House as well as Open Car Parks in Hung Hom Estate. The property was completed in 1999. A total of 45 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 1,573/51,548 equal and undivided shares of and in Hung Hom Inland Lot No. 554 and is held under Government Lease for a term of 50 years from 29 August 2008.										
164 Car Park within King Lai Court											
		0	158	2.2	4.20%	56.0	7.50%	51.0	53.5	4.07%	7.68%
Brief	Car Park within King Lai Court comprises a 3-storey car park block and open car parks in King Lai Court completed in										
Description:	1989. A total of 158 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of New Kowloon Inland Lot No. 5943 and is held under Government Lease for a term commencing from 4 March 1985 to 30 June 2047.										
165 Car Park within Hong Keung Court											
		0	93	2.2	4.30%	54.8	7.50%	50.6	52.7	4.12%	7.65%
Brief	Car Park within Hong Keung Court comprises a 2-storey Car Park Block and a self-use office in Hong Keung Court										
Description:	completed in 1999. A total of 93 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises the Remaining Portion of New Kowloon Inland Lot No. 6239 and is held under Government Lease for a term of 50 years from 8 January 1999.										

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation		DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis	
					Cap. Rate	Value (HK\$M)	Discount Rate	Value (HK\$M)		Initial Yield	Indicated IRR
166 Car Park within Fung Lai Court											
		0	134	2.3	4.20%	52.0	7.50%	47.0	49.5	4.64%	7.55%
Brief Description:	Car Park within Fung Lai Court comprises a 3-storey car park building and various open car parks in Fung Lai Court completed in 1997. A total of 134 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 1,512/33,911 equal and undivided shares of and in New Kowloon Inland Lot No. 6240 and is held under Government Lease for a term of commencing from 7 June 1996 to 30 June 2047.										
167 Car Park within Sau Mau Ping (I) Estate											
		0	395	1.7	3.90%	52.0	7.50%	46.0	49.0	3.52%	7.42%
Brief Description:	Car Park within Sau Mau Ping (I) Estate comprises a 3-storey car park (Multi-storey Car Park B) within the residential block of Sau Ming House as well as the Integrated Commercial/Car Park Accommodation on the ground floor and the roof of Sau Ming House and Associated Areas in Sau Mau Ping (I) Estate completed in 2002. A total of 395 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 14,364/833,450 and portion of 10/833,450 equal and undivided shares of and in New Kowloon Inland Lot No. 6453 and is held under Government Lease for a term of 50 years from 23 February 2007.										
168 Retail and Car Park within Hong Shui Court											
		345	102	2.2	4.22%	49.7	7.50%	45.6	47.7	4.51%	7.59%
Brief Description:	Retail and Car Park within Hong Shui Court comprises a 2-storey Car Park Block with a commercial unit located on the Level 2 completed in 1999. A total of 102 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of New Kowloon Inland Lot No. 6227 and is held under Government Lease for a term of 50 years from 14 May 1998.										
169 Car Park within Kwai Hong Court											
		0	88	1.9	4.60%	45.0	7.50%	43.0	44.0	4.29%	7.75%
Brief Description:	Car Park within Kwai Hong Court comprises a 3-storey car park building completed in 1993. A total of 88 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 1,100/35,351 equal and undivided shares of and in Kwai Chung Town Lot No. 420 and is held under Government Lease for a term of commencing from 1 March 1990 to 30 June 2047.										
170 Retail and Car Park within Tin Wang Court											
		9,946	79	1.7	4.44%	42.1	7.50%	39.2	40.7	4.28%	7.69%
Brief Description:	Retail and Car Park within Tin Wang Court comprises a 3-storey Car Park Block with a kindergarten located on the second floor completed in 1992. A total of 79 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in the Remaining Portion of New Kowloon Inland Lot No. 6131 and is held under Government Lease for a term commencing from 21 May 1991 to 30 June 2047.										
171 Car Park within Pang Ching Court											
		0	67	1.0	4.30%	25.0	7.50%	23.0	24.0	4.26%	7.72%
Brief Description:	Car Park within Pang Ching Court comprises various open car parks in Pang Ching Court completed in 1991. A total of 67 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises all that piece or parcel of ground in Section A of New Kowloon Inland Lot No. 6121 and is held under Government Lease for a term commencing from 21 September 1990 to 30 June 2047.										

Valuation Report (Continued)

No.	Property Name	IFA (sqft)	Car Park Spaces	Net Passing Income HK\$M (pa)	Income Capitalisation	DCF Analysis		Value as at 31 March 2015 (HK\$M)	Analysis		
					Cap. Rate	Value (HK\$M)	Discount Rate		Value (HK\$M)	Initial Yield	Indicated IRR
172 Car Park within Chuk Yuen (North) Estate											
		0	61	0.9	4.30%	22.0	7.50%	20.0	21.0	4.48%	7.83%
Brief	Car Park within Chuk Yuen (North) Estate comprises two open car parking areas in Chuk Yuen (North) Estate completed										
Description:	in 1987. A total of 61 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 687/364,071 equal and undivided shares of and in New Kowloon Inland Lot No. 6327 and is held under Government Lease for a term of 50 years from 18 March 1999.										
173 Car Park within Lower Wong Tai Sin (I) Estate											
		0	70	0.9	3.80%	21.0	7.50%	19.0	20.0	4.53%	7.43%
Brief	Car Park within Lower Wong Tai Sin (I) Estate comprises two open car parking areas (Open Car Parks) next to Lung Wah										
Description:	House and Lung Chak House were completed in 1982. A total of 70 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 674/240,107 equal and undivided shares of and in New Kowloon Inland Lot No. 6373 and is held under Government Lease for a term of 50 years from 8 February 2001.										
174 Retail and Car Park within Ko Yee Estate											
		0	38	0.4	4.31%	7.8	7.50%	7.2	7.5	5.83%	7.56%
Brief	Retail and Car Park within Ko Yee Estate comprises a single-storey car park building (Car Park Block) and a single-										
Description:	storey commercial building (Commercial Block) as well as Open Car Parks in Ko Yee Estate completed in 1994. A total of 38 car parking spaces are provided in the property.										
Title Details:	The property is held by The Link Properties Limited. It comprises 1,518/80,343 equal and undivided shares of and in New Kowloon Inland Lot No. 6480 and is held under Government Lease for a term of 50 years from 8 January 2010.										

Property under Development

No.	Address	Site Area (sqm)	Maximum Gross Floor Area (sqm)	Value as at 31 March 2015 (HK\$M)
1	New Kowloon Inland Lot No. 6512	6,843	82,116	5,880.0
Brief	New Kowloon Inland Lot No. 6512 is located at the junction of Hung Yip Street, Wai Yip Street, Shun Yip			
Description:	Street and Hoi Bun Road in Kwun Tong, Kowloon. The property is currently vacant.			
Title Details:	The property is held by Century Land Investment Limited under Conditions of Sale No. 20240 with a term of 50 years commencing from 23 February 2015.			

The above Schedule of Values is a summary of the Full Valuation Report, a comprehensive version (in English) of which is available for inspection at the registered office of the Manager.

HKQAA Assurance Statement



VERIFICATION STATEMENT

Scope and Objective

Hong Kong Quality Assurance Agency (HKQAA) has been commissioned by The Link Real Estate Investment Trust (“The Link”) to conduct an independent verification of the sustainability performance data and information contained in its Annual Report 2014/2015 (herein referred to as “the Report”). The Report stated The Link’s sustainability performance and efforts towards sustainable development for the period from 1 April 2014 to 31 March 2015.

The aim of this verification was to provide assurance on the completeness and accuracy of the information stated in the Report and the conformity of the Report to the International <IR> Framework. The Report’s coverage of the standard disclosures defined in the Global Reporting Initiative (GRI) Sustainability Reporting Guidelines Version 4 (G4) was also assessed to confirm if the Comprehensive option was achieved.

Methodology

The process used in this verification was based on current best practices. The Report was reviewed against the following criteria:

- The principles of completeness, accuracy, neutrality, comparability and responsiveness;
- The Global Reporting Initiative (GRI) G4 Guidelines and the Construction and Real Estate Sector Disclosures; and
- The International <IR> Framework

The verification procedure included reviewing relevant documentation, interviewing responsible personnel with accountability for preparing the Report and verifying the selected representative sample of data and information consolidated in the Report. Raw data and supporting evidence of the selected samples were thoroughly examined.

Conclusion

Based on the outcome of the verification process, it is opined that the Report is “in accordance” with the GRI G4 Guidelines – Comprehensive option and also follows the International Integrated Reporting Council’s <IR> Framework.

The information presented in the Report provided a structured, balanced and consistent representation of The Link’s sustainability performance in the context of sustainable development. We are satisfied that the Report includes factual statements and that the data contained in the Report is accurate and reliable. It is a fair and honest representation of The Link’s initiatives, targets, progress and performance on its sustainable development achievements.

Signed on behalf of Hong Kong Quality Assurance Agency

A handwritten signature in black ink, appearing to read 'Jorine', is written over a faint, circular watermark or background.

Jorine Tam

Assistant Director, Strategic Business

June 2015

GRI Content Index – Comprehensive

General Standard Disclosures

Section	General Standard Disclosures	Description	Reference
Strategy and Analysis	G4-1	Statement from the most senior decision-maker	Annual Report 2014/2015, Chief Executive Officer Report
	G4-2	Description of key impacts, risks, and opportunities	Annual Report 2014/2015, Risk Management
Organizational Profile	G4-3	Name of the organization	Annual Report 2014/2015, inside front page
	G4-4	Primary brands, products, and services	Annual Report 2014/2015, inside front page
	G4-5	Location of the organization's headquarters	Annual Report 2014/2015, inside back page
	G4-6	Number of countries where the organization operates	Annual Report 2014/2015, inside front page
	G4-7	Nature of ownership and legal form	Annual Report 2014/2015, Corporate Governance
	G4-8	Markets served	Annual Report 2014/2015, inside front page
	G4-9	Scale of the organization	Annual Report 2014/2015, inside front page
	G4-10	Workforce	Sustainability Report 2014/2015, Data Tables
	G4-11	Percentage of total employees covered by collective bargaining agreements	Staff are not covered by collective bargaining agreements
	G4-12	Supply chain	Sustainability Report 2014/2015, Creating Value for Community
G4-13	Significant changes during the reporting period	No significant changes from previous reporting period	
G4-14	Precautionary approach	Annual Report 2014/2015, Chairman's Statement	
G4-15	External charters, principles, or other initiatives	Sustainability Report 2014/2015, Memberships, Awards and Pledges	
G4-16	Memberships of associations	Sustainability Report 2014/2015, Memberships, Awards and Pledges	

Section	General Standard Disclosures	Description	Reference
Identified Material Aspects and Boundaries	G4-17	Entities included in the organization's consolidated performance	Sustainability Report 2014/2015, About this Report
	G4-18	Process for defining the report content and the Aspect boundaries	Sustainability Report 2014/2015, Stakeholder Engagement and Materiality Assessment
	G4-19	Material Aspects	Sustainability Report 2014/2015, Stakeholder Engagement and Materiality Assessment
	G4-20	Aspect boundary within the organization	Sustainability Report 2014/2015, Aspect Boundary
	G4-21	Aspect boundary outside the organization	Sustainability Report 2014/2015, Aspect Boundary
	G4-22	Effect of any restatements	No restatements
	G4-23	Significant changes from previous reporting periods	No significant changes from previous reporting period
Stakeholder Engagement	G4-24	Stakeholder groups engaged by the organization	Sustainability Report 2014/2015, Stakeholder Engagement and Materiality Assessment
	G4-25	Basis for identification and selection of stakeholders with whom to engage	Sustainability Report 2014/2015, Stakeholder Engagement and Materiality Assessment
	G4-26	Approach to stakeholder engagement	Sustainability Report 2014/2015, Stakeholder Engagement and Materiality Assessment
	G4-27	Key topics and concerns raised by stakeholders	Sustainability Report 2014/2015, Stakeholder Engagement and Materiality Assessment
Report Profile	G4-28	Reporting period	Sustainability Report 2014/2015, About this Report
	G4-29	Date of most recent previous report	June 2014
	G4-30	Reporting cycle	Sustainability Report 2014/2015, About this Report
	G4-31	Contact point for questions regarding the report	Sustainability Report 2014/2015, About this Report
	G4-32	'In accordance' option chosen	Comprehensive, This table, Sustainability Report 2014/2015, About this Report
	G4-33	Assurance	Annual Report 2014/2015, HKQAA Assurance Statement

GRI Content Index – Comprehensive (Continued)

Section	General Standard Disclosures	Description	Reference
Governance	G4-34	Governance structure of the organization	Annual Report 2014/2015, Corporate Governance
	G4-35	Process for delegating authority for economic, environmental and social topics from the highest governance body to senior executives and other employees	Sustainability Report 2014/2015, Sustainability Framework and Approach
	G4-36	Executive-level position or positions with responsibility for economic, environmental and social topics, and whether post holders report directly to the highest governance body	Sustainability Report 2014/2015, Sustainability Framework and Approach
	G4-37	Processes for consultation between stakeholders and the highest governance body on economic, environmental and social topics	Sustainability Report 2014/2015, Sustainability Framework and Approach
	G4-38	Composition of the highest governance body and its committees	Sustainability Report 2014/2015, Sustainability Framework and Approach
	G4-39	The Chair of the highest governance body is also an executive officer	Annual Report 2014/2015, Corporate Governance
	G4-40	Nomination and selection processes for the highest governance body and its committees, and the criteria used for nominating and selecting highest governance body members	Annual Report 2014/2015, Corporate Governance
	G4-41	Processes for the highest governance body to ensure conflicts of interest are avoided and managed	Annual Report 2014/2015, Corporate Governance
	G4-42	Highest governance body's and senior executives' roles in the development, approval, and updating of the organization's purpose, value or mission statements, strategies, policies, and goals related to economic, environmental and social impacts	Annual Report 2014/2015, Corporate Governance
	G4-43	Measures taken to develop and enhance the highest governance body's collective knowledge of economic, environmental and social topics	Annual Report 2014/2015, Corporate Governance

Section	General Standard Disclosures	Description	Reference
	G4-44	Processes for evaluation of the highest governance body's performance with respect to governance of economic, environmental and social topics. Actions taken in response to evaluation of the highest governance body's performance with respect to governance of economic, environmental and social topics, including, as a minimum, changes in membership and organizational practice	Annual Report 2014/2015, Corporate Governance
	G4-45	Highest governance body's role in the identification and management of economic, environmental and social impacts, risks, and opportunities. Include the highest governance body's role in the implementation of due diligence processes	Annual Report 2014/2015, Corporate Governance
	G4-46	Highest governance body's roles in reviewing the effectiveness of the organization's risk management processes for economic, environmental and social topics	Annual Report 2014/2015, Corporate Governance
	G4-47	Frequency of the highest governance body's review of economic, environmental and social impacts, risks, and opportunities	Annual Report 2014/2015, Corporate Governance
	G4-48	Highest committee or position that formally reviews and approves the organization's sustainability report and ensures that all material aspects are covered	The Sustainability Committee meets quarterly to review performance of material aspects
	G4-49	Process for communicating critical concerns to the highest governance body	Sustainability Report 2014/2015, Sustainability Framework and Approach
	G4-50	Nature and total number of critical concerns that were communicated to the highest governance body and the mechanism(s) used to address and resolve them	No critical concerns identified
	G4-51	Remuneration policies for the highest governance body and senior executives, how performance criteria in the remuneration policy relate to the highest governance body's and senior executives' economic, environmental and social objectives	Annual Report 2014/2015, Corporate Governance

GRI Content Index – Comprehensive (Continued)

Section	General Standard Disclosures	Description	Reference
	G4-52	Process for determining remuneration	Annual Report 2014/2015, Corporate Governance
	G4-53	Stakeholders' views are sought and taken into account regarding remuneration, including the results of votes on remuneration policies and proposals	Annual Report 2014/2015, Corporate Governance
	G4-54	Ratio of the annual total compensation for the organization's highest-paid individual in each country of significant operations to the median annual total compensation for all employees (excluding the highest-paid individual) in the same country	Annual Report 2014/2015, Corporate Governance
	G4-55	Ratio of percentage increase in annual total compensation for the organization's highest-paid individual in each country of significant operations to the median percentage increase in annual total compensation for all employees (excluding the highest-paid individual) in the same country	Annual Report 2014/2015, Corporate Governance
Ethics and Integrity	G4-56	Organization's values, principles, standards and norms of behavior	Annual Report 2014/2015, inside front page
	G4-57	Internal and external mechanisms for reporting on ethical and lawful behavior, and matters related to organizational integrity, such as helplines or advice lines	Annual Report 2014/2015, Corporate Governance
	G4-58	Internal and external mechanisms for reporting concerns about unethical or unlawful behavior, and matters related to organizational integrity, such as escalation through line management, whistleblowing mechanisms or hotlines	Annual Report 2014/2015, Corporate Governance

Specific Standard Disclosures for Construction and Real Estate Sector

Category	Aspect	Specific Standard Disclosures – Material Aspects	Description	Reference
Economic		G4-DMA	Disclosure of management approach	Annual Report 2014/2015, Operating Landscape
	Economic Performance	G4-EC1	Direct economic value generated and distributed	Annual Report 2014/2015, Financial Review
		G4-EC2	Financial implications and other risks and opportunities for the organization's activities due to climate change	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
		G4-EC3	Coverage of the organization's defined benefit plan obligations	Annual Report 2014/2015, Corporate Governance
		G4-EC4	Financial assistance received from government	Not applicable, no material financial assistance received from government
		G4-EC5	Ratios of standard entry wage by gender compared to local minimum wage at significant locations of operation	We comply with the minimum wage ordinance and exceed regulatory requirements of minimum wage legislation by offering out-sourced workers paid lunch break and rest days
	Market Presence	G4-EC6	Proportion of senior management hired from the local community at significant locations of operation	Our senior management are all drawn from the local community
		G4-EC7	Development and Impact of Infrastructure Investments and Services Supported	Annual Report 2014/2015, inside front page
		G4-EC8	Significant indirect economic impacts, including the extent of impacts	Annual Report 2014/2015, Financial Review
	Procurement Practices	G4-EC9	Proportion of spending on local suppliers at significant locations of operation	Annual Report 2014/2015, Corporate Governance
Environmental		G4-DMA	Disclosure of management approach	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship

GRI Content Index – Comprehensive (Continued)

Category	Aspect	Specific Standard Disclosures – Material Aspects	Description	Reference
	Materials	G4-EN1	Materials used by weight or volume	We procured HK\$418,298 of paper products, other materials used were included in concerned contracts
		G4-EN2	Percentage of materials used that are recycled input materials	26.3% of materials used that are recycled and reused input materials
	Energy	G4-EN3	Energy consumption within the organization	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
		G4-EN5	Energy intensity	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
		G4-EN6	Reduction of energy consumption	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
		G4-EN7	Reductions in energy requirements of products and services	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
		CRE1	Building energy intensity	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
	Water	G4-EN8	Total water withdrawal by source	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
		G4-EN10	Percentage and total volume of water recycled and reused	Treated recycled water from cooling towers is for non-potable purposes. Currently no water meters are installed to record the total volume of water recycled and reused
		CRE2	Building water intensity	Building water intensity is 0.11 m ³ /sqf (water consumption/sqf)

Category	Aspect	Specific Standard Disclosures – Material Aspects	Description	Reference
	Emissions	G4-EN15	Direct Greenhouse Gas (GHG) emissions (Scope 1)	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
		G4-EN16	Energy indirect Greenhouse Gas (GHG) emissions (Scope 2)	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
		G4-EN17	Other indirect Greenhouse Gas (GHG) emissions (Scope 3)	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
		G4-EN18	Greenhouse gas (GHG) emissions intensity	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
		G4-EN19	Reduction of Greenhouse Gas (GHG) emissions	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
		CRE3	Greenhouse Gas emissions intensity from buildings	Greenhouse gas emissions intensity of buildings is 11.85 kg CO ₂ e/sqf (greenhouse gas emissions/sqf)
		CRE4	Greenhouse Gas emissions intensity from new construction and redevelopment activity	The electricity consumption for the asset enhancement work was included the annual electricity consumption under the respective properties
		G4-EN22	Total water discharge by quality and destination	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
		G4-EN23	Total weight of waste by type and disposal method	Sustainability Report 2014/2015, Data Tables
		G4-EN27	Extent of impact mitigation of environmental impacts of products and services	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
		G4-EN29	Monetary value of significant fines and total number of non-monetary sanctions for non-compliance with environmental laws and regulations	No significant fines and total number of non-monetary sanctions for non-compliance with environmental laws and regulations

GRI Content Index – Comprehensive (Continued)

Category	Aspect	Specific Standard Disclosures – Material Aspects	Description	Reference
	Overall	G4-EN31	Total environmental protection expenditures and investments by type	<p>We have recorded the below environmental protection expenditures and investment in FY2014/2015:</p> <p>Weigh-in Stations: HKD730,000</p> <p>RFID: HKD31,000</p> <p>Total expenditure: HKD761,000</p> <p>For cost of products and services procured by our service providers, it has been taken account into their contract sum</p>
	Supplier Environmental Assessment	G4-EN32	Percentage of new suppliers that were screened using environmental criteria	All new service providers were screened using relevant environmental criteria
		G4-EN33	Significant actual and potential negative environmental impacts in the supply chain and actions taken	No significant actual and potential negative environmental impacts in the supply chain
	Environmental Grievance Mechanisms	CRE5	Land remediated and in need of remediation for the existing or intended land use, according to applicable legal designations.	There was no land and other assets remediated and in need of remediation for the existing or intended land use according to applicable legal designation
Social		G4-DMA	Disclosure of management approach	Sustainability Report 2014/2015, Nurturing a High Quality Team of Staff
Labour Practices and Decent Work	Employment	GA-LA1	Total number and rates of new employee hires and employee turnover by age group, gender, and region	Sustainability Report 2014/2015, Data Tables
		G4-LA2	Benefits provided to full-time employees that are not provided to temporary or part-time employees, by significant locations of operation	Sustainability Report 2014/2015, Nurturing a High Quality Team of Staff
		G4-LA3	Return to work and retention rates after parental leave, by gender	Sustainability Report 2014/2015, Data Tables

Category	Aspect	Specific Standard Disclosures – Material Aspects	Description	Reference
	Labor/ Management Relations	G4-LA4	Minimum notice period(s) regarding significant operational changes	We notify our employees regarding any significant operational changes as soon as possible
	Occupational Health and Safety	G4-LA6	Type of injury and rates of injury, occupational diseases, lost days, and absenteeism, and total number of work-related fatalities, by region and by gender	Sustainability Report 2014/2015, Data Tables
		G4-LA7	Workers with high incidence or high risk of diseases related to their occupation	Sustainability Report 2014/2015, Data Tables
		CRE6	Percentage of the organization operating in verified compliance with an internationally recognized health and safety management system	There is health and safety management system in place but yet to be verified with internationally recognized standard
	Training and Education	G4-LA9	Average hours of training per year per employee by gender, and by employee category	Sustainability Report 2014/2015, Data Tables
		G4-LA10	Programs for skills management and lifelong learning that support the continued employability of employees and assist them in managing career endings	Sustainability Report 2014/2015, Nurturing a High Quality Team of Staff
		G4-LA11	Percentage of employees receiving regular performance and career development reviews, by gender and by employee category	All employees have regular performance and career development plans and reviews
	Diversity and Equal Opportunity	G4-LA12	Composition of governance bodies and breakdown of employees per employee category according to gender, age group, minority group membership, and other indicators of diversity	Annual Report 2014/2015, Corporate Governance
	Equal Remuneration for Women and Men	G4-LA13	Ratio of basic salary and remuneration of women to men by employee category, by significant locations of operation	We provide equal opportunities and fair treatment for all employees when it comes to remuneration, benefits, promotion and compensation. We consider this ratio not relevant

GRI Content Index – Comprehensive (Continued)

Category	Aspect	Specific Standard Disclosures – Material Aspects	Description	Reference
	Supplier Assessment for Labor Practices	G4-LA14	Percentage of new suppliers that were screened using labour practices criteria	All new suppliers were screened using labour practices criteria
		G4-LA15	Significant actual and potential negative impacts for labour practices in the supply chain and actions taken	No significant actual and potential negative impacts for labour practices in the supply chain has been identified
	Labor Practices Grievance Mechanisms	G4-LA16	Number of grievances about labour practices filed, addressed, and resolved through formal grievance mechanisms	No incident of grievances about labor practices filed, addressed, and resolved through formal grievance mechanisms reported
Human Rights		G4-DMA	Disclosure of management approach	Sustainability Report 2014/2015, Creating Value for Community
	Investment	G4-HR2	Total hours of employee training on human rights policies or procedures concerning aspects of human rights that are relevant to operations, including the percentage of employees trained	Human rights policies and procedures training are incorporated in staff orientation training which are organized periodically
	Non-discrimination	G4-HR3	Total number of incidents of discrimination and corrective actions taken	No incidents of discrimination and corrective actions taken
	Freedom of Association and Collective Bargaining	G4-HR4	Operations and suppliers identified in which the right to exercise freedom of association and collective bargaining may be violated or at significant risk, and measures taken to support these rights	No operations and suppliers identified in which the right to exercise freedom of association and collective bargaining may be violated or at significant risk
	Child Labour	G4-HR5	Operations and suppliers identified as having significant risk for incidents of child labour, and measures taken to contribute to the effective abolition of child labour	No incidents of child labour identified

Category	Aspect	Specific Standard Disclosures – Material Aspects	Description	Reference
	Forced or Compulsory Labour	G4-HR6	Operations and suppliers identified as having significant risk for incidents of forced or compulsory labor, and measures to contribute to the elimination of all forms of forced or compulsory labor	No operations and suppliers identified as having significant risk for incidents of forced or compulsory labor, and measures to contribute to the elimination of all forms of forced or compulsory labor
	Security Practices	G4-HR7	Percentage of security personnel trained in the organization's human rights policies or procedures that are relevant to operations	100% of our security personnel was trained in the organization's human rights policies and procedures relevant to our operations
	Supplier Human Rights Assessment	G4-HR10	Percentage of new suppliers that were screened using human rights criteria	100% of new suppliers were screened using human rights criteria
		G4-HR11	Significant actual and potential negative human rights impacts in the supply chain and actions taken	No actual and potential negative human rights impacts in the supply chain
	Human Rights Grievance Mechanisms	G4-HR12	Number of grievances about human rights impacts filed, addressed, and resolved through formal grievance mechanisms	No incident of grievances about human rights impacts filed, addressed, and resolved through formal grievance mechanisms
Society		G4-DMA	Disclosure of management approach	Sustainability Report 2014/2015, Creating Value for Community
	Local Communities	G4-SO1	Percentage of operations with implemented local community engagement, impact assessments, and development programs	Sustainability Report 2014/2015, Creating Value for Community
		CRE7	Number of persons voluntarily and involuntarily displaced and/or resettled by development, broken down by project	No incidents of voluntarily and involuntarily displacement or resettlement by development
	Anti-corruption	G4-SO3	Total number and percentage of operations assessed for risks related to corruption and the significant risks identified	No significant risk has been identified

GRI Content Index – Comprehensive (Continued)

Category	Aspect	Specific Standard Disclosures – Material Aspects	Description	Reference
		G4-SO4	Communication and training on anti-corruption policies and procedures	Communication and training on The Link's code of conduct is provided on a rolling basis to all employees and governance body members
		G4-SO5	Confirmed incidents of corruption and actions taken	No incidents of material corruption have been identified
	Public Policy	G4-SO6	Total value of political contributions by country and recipient/beneficiary	No political contributions by country and recipient/beneficiary
	Anti-competitive Behaviour	G4-SO7	Total number of legal actions for anti-competitive behavior, anti-trust, and monopoly practices and their outcomes	No incident of legal actions for anti-competitive behaviour have been identified
	Compliance	G4-SO8	Monetary value of significant fines and total number of non-monetary sanctions for non-compliance with environmental laws and regulations	No material non-compliances were identified.
	Supplier Assessment for Impacts on Society	G4-SO9	Percentage of new suppliers that were screened using criteria for impacts on society	All new suppliers were screened using criteria for impacts on society
		G4-SO10	Significant actual and potential negative impacts on society in the supply chain and actions taken	No significant actual and potential negative impacts on society in the supply chain
	Grievance Mechanisms for Impacts on Society	G4-SO11	Number of grievances about impacts on society filed, addressed, and resolved through formal grievance mechanisms	No incidents of grievances identified
Product Responsibility		G4-DMA	Disclosure of management approach	Sustainability Report 2014/2015, Enhancing Value in a Dynamic Business Environment
	Customer Health and Safety	G4-PR1	Percentage of significant product and service categories for which health and safety impacts are assessed for improvement	Sustainability Report 2014/2015, Enhancing Value in a Dynamic Business Environment

Category	Aspect	Specific Standard Disclosures – Material Aspects	Description	Reference
		G4-PR2	Total number of incidents of non-compliance with regulations and voluntary codes concerning the health and safety impacts of products and services during their life cycle, by type of outcomes	No incidents of non-compliance identified
	Product and Service Labeling	G4-PR3	Type of product and service information required by the organization's procedures for product and service information and labeling, and percentage of significant product and service categories subject to such information requirements	Sustainability Report 2014/2015, Enhancing Value in a Dynamic Business Environment
		G4-PR4	Total number of incidents of non-compliance with regulations and voluntary codes concerning product and service information and labeling, by type of outcomes	No incidents of non-compliance identified
		G4-PR5	Results of surveys measuring customer satisfaction	Sustainability Report 2014/2015, Data Tables
		G4-PR7	Total number of incidents of non-compliance with regulations and voluntary codes concerning marketing communications, including advertising, promotion, and sponsorship, by type of outcomes	No incident of non-compliance identified in relation to marketing communication practices
	Customer Privacy	G4-PR8	Total number of substantiated complaints regarding breaches of customer privacy and losses of customer data	No incident of substantiated complaints identified in relation to customer privacy
	Compliance	G4-PR9	Monetary value of significant fines for non-compliance with laws and regulations concerning the provision and use of products and services	No significant fines received concerning the provision and use of products and services
		CRE8	Type and number of sustainability certification, rating and labeling schemes for new construction, management, occupation and redevelopment	Sustainability Report 2014/2015, Memberships, Awards and Pledges

HKEx ESG Reporting Guide Index

APPENDIX 27 COMPLIANCE LIST

		Section/Statement
Aspect A1: Workplace Quality		
General Disclosure	Disclosure statement	Sustainability Report 2014/2015, Nurturing a High Quality Team of Staff
KPI A1.1	Total workforce by employment	Sustainability Report 2014/2015, Data Tables
KPI A1.2	Employee turnover	Sustainability Report 2014/2015, Data Tables
Aspect A2: Health and Safety		
General Disclosure	Disclosure statement	Sustainability Report 2014/2015, Nurturing a High Quality Team of Staff
KPI A2.1	Number and rate of work related injuries	Sustainability Report 2014/2015, Data Tables
KPI A2.2	Lost days due to work injury	Sustainability Report 2014/2015, Data Tables
KPI A2.3	Description of occupational health and safety measures adopted	Sustainability Report 2014/2015, Nurturing a High Quality Team of Staff
Aspect A3: Development & Training		
General Disclosure	Disclosure statement	Sustainability Report 2014/2015, Nurturing a High Quality Team of Staff
KPI A3.1	Percentage of employees trained by category	Sustainability Report 2014/2015, Nurturing a High Quality Team of Staff
KPI A3.2	Average training hours per employee	Sustainability Report 2014/2015, Nurturing a High Quality Team of Staff
Aspect A4: Labour Standards		
General Disclosure	Disclosure statement	Sustainability Report 2014/2015, Nurturing a High Quality Team of Staff
KPI A4.1	Description of measures to review employment practices	Sustainability Report 2014/2015, Nurturing a High Quality Team of Staff
KPI A4.2	Description of steps taken to eliminate such practices when discovered	Sustainability Report 2014/2015, Nurturing a High Quality Team of Staff
Aspect B1: Emissions		
General Disclosure	Disclosure statement	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
KPI B1.1	Type of emissions and data	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
KPI B1.2	GHG emissions in total tonnes	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
KPI B1.3	Hazardous waste produced	Our business operations do not produce hazardous waste
KPI B1.4	Total non-hazardous waste produced	Annual Report 2014/2015, GRI Content Index-Comprehensive
KPI B1.5	Measures to mitigate emissions	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
KPI B1.6	Handling of waste and reduction initiatives	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship

		Section/Statement
Aspect B2: Resources		
General Disclosure	Disclosure statement	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
KPI B2.1	Direct/Indirect Energy consumption	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
KPI B2.2	Water consumption (total)	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
KPI B2.3	Energy efficiency measures	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
KPI B2.4	Issues in sourcing water	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
KPI B2.5	Total packing material	We do not manufacture any products
Aspect B3: Environment		
General Disclosure	Disclosure statement	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
KPI B3.1	Description of significant impacts of activities	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
Aspect C1: Supply Chain		
General Disclosure	Disclosure statement	Sustainability Report 2014/2015, Collaboration with Partners
KPI C1.1	Number of suppliers	Annual Report 2014/2015, Corporate Governance
KPI C1.2	Description of practices related to engaging suppliers	Sustainability Report 2014/2015, Collaboration with Partners
Aspect C2: Product Responsibility		
General Disclosure	Disclosure statement	This section is not applicable to The Link as we do not produce product
KPI C2.1	Percentage of total products sold or shipped	Not applicable
KPI C2.2	Number of products and service related complaints received	Not applicable
KPI C2.3	Practices related to intellectual property rights	Not applicable
KPI C2.4	Quality assurance process	Not applicable
KPI C2.5	Consumer data protection and privacy	Not applicable
Aspect C3: Anti Corruption		
General Disclosure	Disclosure statement	Annual Report 2014/2015, Corporate Governance
KPI C3.1	Number of legal cases regarding corrupt practices	In 2014/2015, we had no legal cases regarding corrupt practice
KPI C3.2	Description of preventive measures and whistle blowing	Annual Report 2014/2015, Corporate Governance
Aspect D1: Community Investment		
General Disclosure	Disclosure statement	Annual Report 2014/2015, The Link Together Initiatives
KPI D1.1	Focus areas of contribution	Annual Report 2014/2015, The Link Together Initiatives
KPI D1.2	Resources contributed	Annual Report 2014/2015, The Link Together Initiatives

United Nations Global Compact Index

The United Nations Global Compact (UNGC) is an international initiative outlining ten principles for responsible business in the areas of human rights, labour, the environment and anti-corruption. The principles are derived from the Universal Declaration of Human Rights, the International Labour Organization's Declaration on Fundamental Principles and Rights at Work, the Rio Declaration on Environment and Development, and the United Nations Convention Against Corruption.

In September 2012, we signed up to the UNGC to reaffirm our commitment to respect labour standards and human rights, to operate in an environmentally responsible manner and to maintain zero tolerance towards corruption. Here we provide an index to our performance demonstrating the Global Compact's ten principles in our work.

Human Rights

Principle 1	Businesses should support and respect the protection of internationally proclaimed human rights; and	Annual Report 2014/2015, Chairman's Statement, Chief Executive Officer's Report
Principle 2	make sure they are not complicit in human rights abuses.	Sustainability Report 2014/2015, Nurturing a High Quality Team of Staff

Labour

Principle 3	Businesses should uphold the freedom of association and the effective recognition of the right to collective bargaining;	Not applicable
Principle 4	the elimination of all forms of forced and compulsory labour;	Sustainability Report 2014/2015, Nurturing a High Quality Team of Staff
Principle 5	the effective abolition of child labour; and	Not applicable
Principle 6	eliminate discrimination in respect of employment and occupation.	Sustainability Report 2014/2015, Nurturing a High Quality Team of Staff

Environment

Principle 7	Business should support a precautionary approach to environmental challenges;	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
Principle 8	undertake initiatives to promote greater environmental responsibility; and	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship
Principle 9	encourage the development and diffusion of environmentally friendly technologies.	Sustainability Report 2014/2015, Maintaining Good Environmental Stewardship

Anti-Corruption

Principle 10	Businesses should work against corruption in all its forms, including extortion and bribery.	Annual Report 2014/2015, Corporate Governance
--------------	--	---

Five Year Performance Summary

FINANCIAL DATA

	Year ended 31 March 2015 HK\$'M	Year ended 31 March 2014 HK\$'M	Year ended 31 March 2013 HK\$'M	Year ended 31 March 2012 HK\$'M	Year ended 31 March 2011 HK\$'M
Consolidated income statement					
Revenues	7,723	7,155	6,506	5,932	5,353
Property operating expenses	(2,054)	(1,953)	(1,890)	(1,747)	(1,709)
Net property income	5,669	5,202	4,616	4,185	3,644
General and administrative expenses	(437)	(222)	(223)	(269)	(176)
Change in fair values of investment properties	22,699	13,445	17,705	6,680	12,812
Operating profit	27,931	18,425	22,098	10,596	16,280
Interest income	32	28	39	33	4
Finance costs on interest bearing liabilities	(359)	(393)	(441)	(431)	(501)
Gain on disposal of investment properties	445	-	-	-	-
Profit before taxation and transactions with Unitholders	28,049	18,060	21,696	10,198	15,783
Taxation	(819)	(755)	(634)	(596)	(503)
Profit for the year, before transactions with Unitholders	27,230	17,305	21,062	9,602	15,280
Distributions paid to Unitholders	(4,030)	(3,579)	(3,126)	(2,706)	(2,251)
	23,200	13,726	17,936	6,896	13,029
Represented by:					
Change in net assets attributable to Unitholders, excluding issues of new units and units bought back	23,217	13,851	18,065	6,943	13,169
Amount arising from cash flow hedging reserve movement	(17)	(125)	(129)	(47)	(140)
	23,200	13,726	17,936	6,896	13,029
Consolidated statement of distributions					
Profit for the year, before transactions with Unitholders attributable to Unitholders	27,230	17,305	21,062	9,602	15,280
Adjustments:					
- Change in fair values of investment properties attributable to Unitholders	(22,699)	(13,445)	(17,705)	(6,680)	(12,812)
- Gain on disposal of investment properties, net of transaction costs	(421)	-	-	-	-
- Other non-cash income	(46)	(30)	(8)	-	(10)
Total distributable income	4,064	3,830	3,349	2,922	2,458
Discretionary distribution	128	-	-	-	-
Total distributable amount	4,192	3,830	3,349	2,922	2,458
Distribution per unit (HK cents)					
Interim DPU	89.56	80.22	71.08	63.11	52.86
Final DPU	93.28	85.59	75.38	66.41	57.59
Total DPU	182.84	165.81	146.46	129.52	110.45

Five Year Performance Summary (Continued)

FINANCIAL DATA (CONTINUED)

		As at 31 March 2015	As at 31 March 2014	As at 31 March 2013	As at 31 March 2012	As at 31 March 2011
Assets and liabilities						
Investment properties	HK\$'M	138,383	109,899	95,366	76,672	67,318
Other non-current assets	HK\$'M	934	470	572	598	391
Current assets	HK\$'M	3,827	3,097	3,485	1,955	1,045
Total assets	HK\$'M	143,144	113,466	99,423	79,225	68,754
Current liabilities	HK\$'M	4,880	5,532	4,198	2,245	4,577
Non-current liabilities	HK\$'M	20,158	11,583	13,583	14,245	9,202
Total liabilities, excluding net assets attributable to Unitholders	HK\$'M	25,038	17,115	17,781	16,490	13,779
Net assets attributable to Unitholders	HK\$'M	118,106	96,351	81,642	62,735	54,975
Interest bearing liabilities to total assets	%	11.9	11.0	13.6	15.9	15.1
Total liabilities to total assets	%	17.5	15.1	17.9	20.8	20.0
Valuation of investment properties	HK\$'M	138,383	109,899	95,366	76,672	67,318
Valuation weighted average capitalisation rate	%	4.61	5.27	5.39	6.11	6.16
Net assets per unit attributable to Unitholders	HK\$	51.53	41.69	35.68	27.73	24.63
Closing price per unit	HK\$	47.80	38.15	42.30	28.90	24.35
Market capitalisation	HK\$'M	109,547	88,160	96,785	65,383	54,356
(Discount)/premium of unit price to net assets per unit attributable to Unitholders	%	(7.2)	(8.5)	18.6	4.2	(1.1)
Units in issue		2,291,770,269	2,310,889,561	2,288,061,440	2,262,372,930	2,232,284,540

PORTFOLIO DATA

		Year ended 31 March 2015	Year ended 31 March 2014	Year ended 31 March 2013	Year ended 31 March 2012	Year ended 31 March 2011
Operational Data						
Average monthly unit rent at year end	HK\$ psf	45.4	42.1	38.4	35.8	32.8
Average monthly unit rent excluding Self use office, Education/Welfare, Office and Ancillary at year end	HK\$ psf	48.7	45.3	41.3	38.5	35.3
Composite reversion rate						
– Shops	%	23.3	25.8	24.7	23.4	20.9
– Overall	%	22.0	25.7	24.6	21.7	21.4
Occupancy rate at year end	%	94.8	94.4	94.1	92.9	91.5
Net property income margin	%	73.4	72.7	70.9	70.5	68.1
Retention rate	%	75.3	76.7	82.7	79.2	74.1
Number of turnover rent leases (excluding ancillary) at year end		5,124	5,193	5,006	4,806	4,258
Car park income per space per month	HK\$	1,767	1,566	1,378	1,222	1,095
Car park utilisation rate at year end	%	94.1	88.1	83.5	79.6	75.0
Performance Data						
The highest premium of the traded price to net assets per unit attributable to Unitholders (Note (i))	HK\$	2.12	4.71	7.72	2.07	1.22
The highest discount of the traded price to net assets per unit attributable to Unitholders (Note (i))	HK\$	(14.13)	(8.39)	(7.13)	(4.68)	(6.09)
Net yield per unit (Note (ii))	%	3.8	4.3	3.5	4.5	4.5
Net yield per unit on listing price of HK\$10.30 per unit	%	17.8	16.1	14.2	12.6	10.7

Notes:

- (i) The highest premium and discount are calculated based on the highest and lowest traded prices of HK\$53.65 (2014: HK\$46.40) and HK\$37.40 (2014: HK\$33.30) respectively on The Stock Exchange of Hong Kong Limited during the year.
- (ii) Net yield per unit is calculated based on distribution per unit for the year ended 31 March 2015 of HK182.84 cents (2014: HK165.81 cents) over the closing price as at 31 March 2015 of HK\$47.80 (2014: HK\$38.15).

Investor Information

LISTING OF THE UNITS

The Link's units are listed on the Main Board of the Stock Exchange (stock code: 823) in board lot size of 500 units.

There were 2,291,770,269 units in issue as at 31 March 2015. Further details of such units in issue are set out in Note 25 to the consolidated financial statements.

FINANCIAL CALENDAR

Final results announcement for the financial year ended 31 March 2015	10 June 2015
Ex-final distribution date	23 June 2015
Closure of register of Unitholders (for final cash distribution) ⁽¹⁾	25 June to 29 June 2015 (both days inclusive)
Record date for final cash distribution	29 June 2015
Final cash distribution payment date	7 July 2015
Closure of register of Unitholders (for 2015 AGM) ⁽²⁾	20 July to 22 July 2015 (both days inclusive)
2015 AGM	22 July 2015
Interim results announcement for the six months ending 30 September 2015	November 2015

Note:

- (1) In order to qualify for the final cash distribution of HK93.28 cents per unit for the year ended 31 March 2015, Unitholders should ensure that all transfer documents accompanied by the relevant unit certificates must be lodged with The Link's unit registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor., Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 pm on 24 June 2015.
- (2) In order for Unitholders to be eligible to attend and vote at the 2015 AGM, all transfer documents accompanied by the relevant unit certificates must be lodged with The Link's unit registrar (at the address above) for registration not later than 4:30 pm on 17 July 2015.

Financial reports, announcements, circulars, notices, other corporate communications, press releases and other investor information of The Link are available online at The Link's corporate website at www.thelinkreit.com.

To promote environmental protection, we recommend you to view our publications online at our corporate website instead of using printed copies.

INVESTOR RELATIONS CONTACT

Investor Relations Department

Address: 33/F., AXA Tower, Landmark East,
100 How Ming Street, Kwun Tong,
Kowloon, Hong Kong

Telephone: (852) 2175 1800

Facsimile: (852) 2175 1900

Email: ir@thelinkreit.com

CORPORATE COMMUNICATIONS CONTACT

Corporate Communications Department

Address: 33/F., AXA Tower, Landmark East,
100 How Ming Street, Kwun Tong,
Kowloon, Hong Kong

Telephone: (852) 2175 1800

Facsimile: (852) 2175 1938

Email: mediaenquiries@thelinkreit.com

CUSTOMER SERVICE CONTACT

Hotline: (852) 3168 0080

WEBSITES

www.thelinkreit.com (corporate website)

www.thelink.com.hk (customer and tenant website)

INDEX INCLUSION

The Link is a component of the following selected indices:

Dow Jones Global Index
Dow Jones Asia Pacific Index
Dow Jones Sustainability Asia Pacific Index

FTSE4Good Index
FTSE Asian Property Index
FTSE All World Index
FTSE EPRA⁽¹⁾/NAREIT⁽²⁾ Global Index
FTSE EPRA⁽¹⁾/NAREIT⁽²⁾ Asia Pacific Index
FTSE EPRA⁽¹⁾/NAREIT⁽²⁾ Developed Index
FTSE EPRA⁽¹⁾/NAREIT⁽²⁾ Developed Asia Index
FTSE Hong Kong Index

GPR⁽³⁾ 250 (World) Index
GPR⁽³⁾ 250 Asia Pacific Index
GPR⁽³⁾ 250 Hong Kong Index
GPR⁽³⁾ 250 REIT (World) Index
GPR⁽³⁾ 250 REIT Asia Pacific Index
GPR⁽³⁾ 250 REIT Hong Kong Index

Hang Seng Index⁽⁴⁾
Hang Seng REIT Index

MSCI⁽⁵⁾ All Country World Index
MSCI⁽⁵⁾ All Country Asia Pacific ex-Japan Index
MSCI⁽⁵⁾ World REIT Index
MSCI⁽⁵⁾ Hong Kong Index

S&P⁽⁶⁾ Global REIT Index
S&P⁽⁶⁾ Global Intrinsic Value Index
S&P⁽⁶⁾ Asia Property 40 Index

TR⁽⁷⁾/GPR⁽³⁾/APREA⁽⁸⁾ Composite Index
TR⁽⁷⁾/GPR⁽³⁾/APREA⁽⁸⁾ Composite Hong Kong Index
TR⁽⁷⁾/GPR⁽³⁾/APREA⁽⁸⁾ Composite REIT Index
TR⁽⁷⁾/GPR⁽³⁾/APREA⁽⁸⁾ Composite REIT Hong Kong Index
TR⁽⁷⁾/GPR⁽³⁾/APREA⁽⁸⁾ Investable 100 Index
TR⁽⁷⁾/GPR⁽³⁾/APREA⁽⁸⁾ Investable REIT 100 Index

Notes:

- (1) European Public Real Estate Association
- (2) National Association of Real Estate Investment Trust
- (3) Global Property Research
- (4) Effective from 8 December 2014
- (5) Morgan Stanley Capital International
- (6) Standard and Poor's
- (7) Thomson Reuters
- (8) Asia Pacific Real Estate Association

Definitions and Glossary Terms

2014 AGM	the annual general meeting of Unitholders held on 23 July 2014
2015 AGM	the annual general meeting of Unitholders scheduled to be held on 22 July 2015
average monthly unit rent	the average base rent plus management fee per month per square foot of leased IFA
base rent	in respect of a lease, the standard rent payable under the lease, exclusive of any additional turnover rent (if applicable) and other charges and reimbursements
Board or Board of Directors	board of directors of the Manager
Board Committee(s)	committee(s) of the Board to discharge the duties set out in their respective written terms of reference as approved by the Board, which include the Audit and Risk Management Committee (formerly known as the Audit Committee), the Nomination Committee, the Remuneration Committee, and the Finance and Investment Committee, and where the context requires, also include the Human Resources and Compensation Committee which is dissolved on 10 June 2015
car park utilisation rate	the number of tickets sold to monthly users as a percentage of the number of monthly parking spaces available
CCEP	the charity and community engagement programme of The Link known as “The Link Together Initiatives” which was established to support eligible charitable organisations in launching relevant service projects that benefit the communities near The Link’s properties
CEO	Chief Executive Officer of the Manager
CFO	Chief Financial Officer of the Manager
Compliance Manual	compliance manual of the Manager which sets out the key processes, systems and measures in respect of the operations of The Link
composite reversion rate	the percentage change in per square foot average unit rent between old and new leases on the same store
Director(s)	director(s) of the Manager
DCF	discounted cash flow
DPU	distribution per unit in respect of the total distributable amount of The Link for a financial year/period
EGM	the extraordinary general meeting of Unitholders held on 15 January 2015
EUPP	employee unit purchase plan, pursuant to which an eligible employee who meets the prescribed criteria is entitled to subsidy from the Manager for purchasing through an independent third party intermediary the units of The Link in the open market in accordance with the EUPP rules
GAV Cap	10% of the gross asset value of The Link (and as calculated in the manner set out in the Trust Deed)
Group	The Link and its subsidiaries

HKMC	The Hong Kong Mortgage Corporation Limited
HKSAR	Hong Kong Special Administrative Region of The People's Republic of China
IFA	internal floor area, the internal area within the enclosure and available for the exclusive use of the occupier(s) of a building excluding common area and the thickness of all enclosing walls
IIRC	International Integrated Reporting Council
internally managed REIT	the manager who manages the REIT is beneficially owned by the REIT itself rather than being owned by an external party
lease	a lease or a tenancy agreement (both of which grant a possessionary interest) or a licence (which merely constitutes an authority to do something) in respect of premises at the retail properties granted to a tenant
leased IFA	the IFA being let out under a lease
IPO	initial public offering of the units of The Link in Hong Kong
KPI	Key Performance Indicator
Link Corporate Governance Policy	the corporate governance policy set out in the Compliance Manual
Link Securities Dealing Code	the Code Governing Dealings in Securities of The Link by Directors and Senior Management
Listing Rules	Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
Listing Rules Corporate Governance Code	Code on Corporate Governance Practice as set out in Appendix 14 to the Listing Rules
LTI Plan	the long-term incentive plan of The Link adopted by Unitholders on 23 July 2007
Manager	The Link Management Limited, which is the manager of The Link
market capitalisation	the market value of the REIT calculated by multiplying the number of units in issue by the prevailing unit price quoted on the Stock Exchange
MTN Programme	Guaranteed Euro Medium Term Note Programme established by The Link Finance (Cayman) 2009 Limited (wholly-owned subsidiary of The Link) in May 2009, and "MTN" refers to note(s) issued or to be issued from time to time pursuant to the MTN Programme
NPI	net property income, being total revenue less direct property related expenses
occupancy rate	the aggregated leased IFA as a percentage of total leasable IFA
psf or sq ft	per square foot or square feet
REIT(s)	real estate investment trust(s)

Definitions and Glossary Terms (Continued)

REIT Code	Code on Real Estate Investment Trusts issued by the SFC
retail operations	the operations within the shopping centres, including shop units, market stalls, cooked food stalls, education and welfare, office, ancillary and mall merchandising
retention rate	the percentage of tenants being retained in the same shopping centre upon the expiry of leases
return on investment	projected NPI post-project minus NPI pre-project divided by the estimated amount of project capital expenditure and loss of rental
SFC	Securities and Futures Commission of Hong Kong
SFO	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)
Stock Exchange	The Stock Exchange of Hong Kong Limited
tenant	a lessee, tenant or licensee (as the case may be) under a lease
The Link or The Link REIT	The Link Real Estate Investment Trust
total distributable amount	total distributable amount for a financial year/period is the total distributable income and any additional amount (including capital) that the Manager has determined to be distributable
total distributable income	the consolidated profit after taxation attributable to Unitholders (equivalent to profit for the financial year/period, before transactions with Unitholders) adjusted to eliminate the effect of certain non-cash adjustments
Trust Deed	the trust deed dated 6 September 2005 between the Trustee and the Manager constituting The Link as amended and supplemented by 11 supplemental deeds
Trustee	trustee of The Link
turnover rent	rent calculated and charged by reference to a pre-determined percentage of a tenant's gross sales turnover in excess of the base rent
unit(s)	unit(s) of The Link (unless the context requires otherwise)
Unitholder(s)	holder(s) of unit(s)
vacancy rate	the aggregated vacant IFA as a percentage of total leasable IFA

Corporate Information

BOARD OF DIRECTORS OF THE MANAGER

Chairman

(also an Independent Non-Executive Director)

Nicholas Robert SALLNOW-SMITH

Executive Directors

George Kwok Lung HONGCHOY

(Chief Executive Officer)

Andy CHEUNG Lee Ming

(Chief Financial Officer)

Non-Executive Director

Ian Keith GRIFFITHS

Independent Non-Executive Directors

William CHAN Chak Cheung

May Siew Boi TAN

Peter TSE Pak Wing

Nancy TSE Sau Ling

David Charles WATT

Richard WONG Yue Chim

Elaine Carole YOUNG

RESPONSIBLE OFFICERS OF THE MANAGER⁽¹⁾

George Kwok Lung HONGCHOY

Andy CHEUNG Lee Ming

Hubert CHAK

Christine CHAN Suk Han

Eric YAU Siu Kei

COMPANY SECRETARY OF THE MANAGER

Ricky CHAN Ming Tak

AUTHORISED REPRESENTATIVES⁽²⁾

Andy CHEUNG Lee Ming

Ricky CHAN Ming Tak

TRUSTEE

HSBC Institutional Trust Services (Asia) Limited

AUDITOR

PricewaterhouseCoopers

PRINCIPAL VALUER

CBRE Limited

PRINCIPAL BANKERS

Australia and New Zealand Banking Group Limited,
Hong Kong Branch

Bank of China (Hong Kong) Limited

DBS Bank Ltd, Hong Kong Branch

Hang Seng Bank Limited

Mizuho Bank, Ltd.

Scotiabank (Hong Kong) Limited

Standard Chartered Bank (Hong Kong) Limited

Sumitomo Mitsui Banking Corporation

The Bank of East Asia, Limited

The Bank of Tokyo-Mitsubishi UFJ, Ltd,

Hong Kong Branch

The Hongkong and Shanghai Banking Corporation Limited

REGISTERED OFFICE OF THE MANAGER

33/F., AXA Tower, Landmark East,

100 How Ming Street,

Kwun Tong, Kowloon,

Hong Kong

TOWN OFFICE OF THE MANAGER

Suite 3004, 30/F.,

9 Queen's Road Central,

Hong Kong

UNIT REGISTRAR AND TRANSFER OFFICE

Computershare Hong Kong Investor Services Limited

Shops 1712-1716, 17/F.,

Hopewell Centre,

183 Queen's Road East, Wanchai, Hong Kong

Telephone: (852) 2862 8555

(1) Required by the SFO

(2) Required by the Listing Rules

The Link Real Estate Investment Trust
www.thelinkreit.com

