Wing On NETshop: www.wingonet.com

WING ON COMPANY INTERNATIONAL LIMITED

(Incorporated in Bermuda with limited liability)

stock code: 289

永安

2016

Annual Report 2016

WING ON

CONTENTS

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Twenty-sixth Annual General Meeting of Shareholders of Wing On Company International Limited will be held at 7th Floor, Wing On Centre, 211 Des Voeux Road Central, Hong Kong on Friday, 2 June 2017 at 10:30 a.m. (Hong Kong time) for the following purposes:

Ordinary Business

1. To receive and adopt the Reports of the Directors and of the Auditor together with the Financial Statements for the year ended 31 December 2016.

2. To declare a Final Dividend.

3. To re-elect retiring Directors and to fix the fees of Directors.

4. To fix the maximum number of Directors at 12 and authorise the Directors to appoint additional Directors up to such maximum number.

5. To re-appoint Auditor and authorise the Directors to fix their remuneration.

Special Business

6. To consider and if thought fit, pass the following resolution as an Ordinary Resolution:

   "That a general mandate be unconditionally given to the Directors to issue and dispose of additional shares not exceeding 20% of the existing issued shares of the Company during the Relevant Period (as defined in item 7(c))."

7. To consider and if thought fit, pass the following resolution as an Ordinary Resolution:

   "That:

   (a) subject to paragraph (b) below, the exercise by the Directors during the Relevant Period (as defined in paragraph (c) below) of all powers of the Company to buy back its own shares, subject to and in accordance with all applicable laws and the requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, be and is hereby generally and unconditionally approved;

   (b) the aggregate nominal amount of shares of the Company bought by the Company pursuant to paragraph (a) above during the Relevant Period shall not exceed 10% of the aggregate nominal amount of the issued shares of the Company at the date of this Resolution, and the authority pursuant to paragraph (a) above shall be limited accordingly; and

Special Business (Continued)

(c) for the purposes of this Resolution and Resolution set out in item 6, "Relevant Period" means the period from the passing of this Resolution until whichever is the earlier of:

(i) the conclusion of the next Annual General Meeting of the Company;

(ii) the expiration of the period within which the next Annual General Meeting of the Company is required by the Bye-Laws of the Company or any applicable law to be held; and

(iii) the revocation or variation of this Resolution by an ordinary resolution of the Shareholders of the Company in General Meeting."

8. To consider and if thought fit, pass the following resolution as an Ordinary Resolution:

"That the general mandate granted to the Directors to issue and dispose of additional shares pursuant to Ordinary Resolution set out in item 6 of the notice convening this meeting be and is hereby extended by the addition thereto of an amount representing the aggregate nominal amount of the share capital of the Company bought back by the Company under the authority granted pursuant to Ordinary Resolution set out in item 7 of the notice convening this meeting, provided that such amount shall not exceed 10% of the aggregate nominal amount of the issued shares of the Company at the date of this Resolution."

By Order of the Board
Karl C. Kwok
Chairman

Hong Kong, 27 April 2017

Registered Office:
Canon's Court,
22 Victoria Street,
Hamilton HM12,
Bermuda.

Principal Office:
7th Floor, Wing On Centre,
211 Des Voeux Road Central,
Hong Kong.

Notes:

(1) A member entitled to attend and vote at the above meeting may appoint a proxy or proxies to attend and, on a poll, vote on his behalf. Where a member appoints two or more proxies to represent him, the proxy form must clearly indicate the number of shares in the Company ("Share(s)") which each proxy represents. A proxy need not be a member of the Company.

(2) Where there are joint registered holders of any Share, any one of such persons may vote at the meeting, either personally or by proxy, in respect of such Share as if he were solely entitled thereto, but if more than one such joint holders be present at the meeting personally or by proxy, that one of the said persons so present whose name stands first on the register of members in respect of such Share shall alone be entitled to vote in respect thereof.

(3) Pursuant to Rule 13.39(4) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, all resolutions set out in this Notice will be decided by poll at the above meeting.

(4) To be valid, a proxy form must be deposited at the Company's principal office not less than 48 hours before the time appointed for the holding of the above meeting, together with the power of attorney (if any) under which it is signed.

(5) For determining eligibility to attend and vote at the above meeting, the Register of Members will be closed from Friday, 26 May 2017 to Friday, 2 June 2017 (Hong Kong time), both dates inclusive, during which period no Share transfers can be registered. In order to be eligible to attend and vote at the above meeting, share transfers to be dealt with must be accompanied by the relevant share certificates and must be lodged with the Company's Share Registrar, Tricor Progressive Limited, Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong before 4:00 p.m. on Thursday, 25 May 2017 (Hong Kong time).

(6) Subject to the approval of members of the proposed final dividend at the above meeting, the Register of Members will be closed from Tuesday, 13 June 2017 to Friday, 16 June 2017 (Hong Kong time), both dates inclusive, during which period no Share transfers can be registered. To qualify for the final dividend, share transfers to be dealt with must be accompanied by the relevant share certificates and must be lodged with the Company's Share Registrar, Tricor Progressive Limited, Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong before 4:00 p.m. on Monday, 12 June 2017 (Hong Kong time).

(7) Concerning item 3 above, the retiring Directors to be re-elected at the meeting are Mr. Lester Kwok, Mr. Mark Kwok and Miss Maria Tam Wai Chu.

(8) Concerning item 6 above, approval is being sought from members as a general mandate to authorise allotment of Shares under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. However, the Directors have no plan at the moment to issue any new Shares of the Company.

(9) An explanatory statement containing information regarding items 3, 7 and 8 above will be sent to members together with the Company's Annual Report 2016.

(10) If typhoon signal no. 8 or above or a black rainstorm warning signal is in effect any time after 8:00 a.m. on the date of the meeting, the meeting will be postponed. Members are requested to visit the website of the Company for details of alternative meeting arrangements.

CORPORATE INFORMATION

BOARD OF DIRECTORS

The Board of Directors as now constituted is listed below:

Executive Directors

Mr. Karl C. Kwok, MH (Chairman)
Mr. Lester Kwok, J.P. (Deputy Chairman and Chief Executive Officer)
Mr. Mark Kwok

Non-executive Director

Dr. Bill Kwok, J.P.

Independent Non-executive Directors

Miss Maria Tam Wai Chu, GBM, GBS, J.P.
Mr. Ignatius Wan Chiu Wong, LL. B.
Mr. Iain Ferguson Bruce, CA, FCPA, FHKIoD, FHKSI
Mr. Leung Wing Ning

AUDIT COMMITTEE

Mr. Iain Ferguson Bruce (Chairman)
Miss Maria Tam Wai Chu
Mr. Leung Wing Ning

REMUNERATION COMMITTEE

Mr. Leung Wing Ning (Chairman)
Mr. Karl C. Kwok
Mr. Ignatius Wan Chiu Wong

NOMINATION COMMITTEE

Mr. Leung Wing Ning (Chairman)
Mr. Karl C. Kwok
Mr. Ignatius Wan Chiu Wong

CORPORATE INFORMATION
(Continued)

AUDITOR

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

SECRETARY

Mr. Sin Kar Tim
7th Floor, Wing On Centre,
211 Des Voeux Road Central,
Hong Kong.

REGISTERED OFFICE

Canon's Court,
22 Victoria Street,
Hamilton HM12,
Bermuda.

PRINCIPAL OFFICE

7th Floor, Wing On Centre,
211 Des Voeux Road Central,
Hong Kong.
website: www.wingonet.com

SHARE REGISTRARS

Tricor Progressive Limited
Level 22, Hopewell Centre,
183 Queen's Road East,
Hong Kong.

MUFG Fund Services (Bermuda) Limited
The Belvedere Building,
69 Pitts Bay Road,
Pembroke HM08,
Bermuda.

Biography of Directors

Mr. Karl C. Kwok, MH, Chairman, Member of the Remuneration Committee and the Nomination Committee
He, aged 68, is the Chairman of Wing On International Holdings Limited. He was educated at Carleton College, Minnesota and Wharton School, University of Pennsylvania where he obtained an M.B.A. degree. He joined the Group in 1974 and has been a director of the Company since October 1991. He has over 20 years' experience in senior management positions in banking and finance. He is a Trustee Member of the Board of The Trustees of Chung Chi College of The Chinese University of Hong Kong, Chairman Emeritus of The Hong Kong-America Center, a Trust Member of The Outward Bound Trust of Hong Kong Limited, Vice President of Sports Federation & Olympic Committee of Hong Kong, China, director of Hong Kong Sports Institute Limited and Chairman of Major Sports Events Committee (ex-officio member of Sports Commission). He is an Independent Non-executive Director of Tai Cheung Holdings Limited which is listed on The Stock Exchange of Hong Kong Limited. He is also a director of Wing On Corporate Management (BVI) Limited and Kee Wai Investment Company (BVI) Limited.

Mr. Lester Kwok, J.P., Deputy Chairman and Chief Executive Officer
He, aged 66, was educated at Stanford University, California where he obtained a B.A. (Economics) degree. He subsequently qualified as a barrister-at-law at Gray's Inn, London in 1975 and practised in London and Hong Kong. He joined the Group in late 1985 and has been a director of the Company since October 1991. He is a Steward of The Hong Kong Jockey Club. He has served on numerous statutory appeal/review bodies at various times in the past including the Administrative Appeals Board (2000–2006), Inland Revenue Board of Review (1985–2002), Municipal Services Appeals Board (2000–2002), Town Planning Appeal Board (1994–2001), Securities and Futures Appeals Panel of the Securities and Futures Commission (1989–1995). He has also served on the Wan Chai District Board (1985–1994) and the Consumer Council (1996–1997). He is the deputy chairman and managing director of Wing On International Holdings Limited and also a director of Wing On Corporate Management (BVI) Limited and Kee Wai Investment Company (BVI) Limited. He is a brother of the Chairman.

Dr. Bill Kwok, J.P., Non-executive Director
He, aged 64, was educated at Stanford University and the University of Chicago where he obtained undergraduate degrees and a Ph.D. respectively. He has been a director of the Company since November 1992. He is a director of Wocom Holdings Limited, Wing On International Holdings Limited, Wing On Corporate Management (BVI) Limited and Kee Wai Investment Company (BVI) Limited. He is an Independent Non-executive Director of Hong Kong Exchanges and Clearing Limited which is listed on The Stock Exchange of Hong Kong Limited and also the Chairman of OTC Clearing Hong Kong Limited, a subsidiary company of the Hong Kong Exchanges and Clearing Limited. He served as a Non-executive Director of HSBC Private Bank (Suisse) SA from 21 August 2006 to 1 April 2016. He also served as a member of the New Business Committee under the Financial Services Development Council from 2013-2015. He is a past Chairman and a senior fellow of Hong Kong Securities and Investment Institute. He is a brother of the Chairman.

Biography of Directors (Continued)

Mr. Mark Kwok, Executive Director
He, aged 62, was educated at Stanford University, California and the University of Santa Clara where he obtained a B.A. (Economics) degree and an M.B.A. degree respectively. He joined the Group in 1986 and has been responsible for the Group's retail operations until mid 2001. He has been a director of the Company since November 1992. He is currently looking after the Group's overseas investments. He was a member of the Executive Committee of the Hong Kong Retail Management Association. He has served as a member of Law Reform Commission's Sub-committee on Civil Liability for Unsafe Products from 1995 to 1997 and a Member of Election Committee of Subsector of Wholesale and Retail for the Legislative Council Elections of the HKSAR in 1997, 2000, 2002 and 2004. He has also served as a member of the Committee for electing deputies from the HKSAR for the 11th and 12th National People's Congress of the People's Republic of China in 2008 and 2012. He is currently a member of Fish Marketing Advisory Board. He is also a director of Wing On International Holdings Limited, Wing On Corporate Management (BVI) Limited and Kee Wai Investment Company (BVI) Limited. He is a brother of the Chairman.

Miss Maria Tam Wai Chu, GBM, GBS, J.P., Independent Non-executive Director and Member of the Audit Committee
She, aged 71, was educated at London University. She qualified as a barrister-at-law at Gray's Inn, London, and practised in Hong Kong. She was a member of the Preparatory Committee for the Hong Kong Special Administrative Region (P.R.C.) and Hong Kong Affairs Advisor (P.R.C.). She is currently an Independent Non-executive Director of Guangnan (Holdings) Limited, Minmetals Land Limited, Nine Dragons Paper (Holdings) Limited, Sa Sa International Holdings Limited, Sinopec Kantons Holdings Limited, Tong Ren Tang Technologies Company Limited and Macau Legend Development Limited, all are listed on The Stock Exchange of Hong Kong Limited. She is a member of the Operations Review Committee and the Witness Protection Review Board of the Independent Commission Against Corruption (from January 2010 to December 2014). She is currently the Chairman of the Operations Review Committee, the member of the Witness Protection Review Board and the Ex-officio member of the Advisory Committee on Corruption of the ICAC (effective from January 2015). She is a deputy to the National People's Congress of the People's Republic of China and a member of the Hong Kong Basic Law Committee. She is also a member of various community services organisations. She was appointed Independent Non-executive Director of the Company in January 1994.

Mr. Ignatius Wan Chiu Wong, LL.B., Independent Non-executive Director, Member of the Remuneration Committee and the Nomination Committee
He, aged 76, read law at Birmingham University where he obtained an LL.B. (Hons.) degree. He qualified as a solicitor in England and Hong Kong and has practised law in Hong Kong for more than 17 years. He has served for some 8 years in leading financial institutions in Hong Kong. He was appointed Independent Non-executive Director of the Company in July 2000.

Biography of Directors (Continued)

Mr. Iain Ferguson Bruce, CA, FCPA, FHKIoD, FHKSI, Independent Non-executive Director and Chairman of the Audit Committee
He, aged 76, joined KPMG in Hong Kong in 1964 and was elected to its partnership in 1971. He was the Senior Partner of KPMG from 1991 until his retirement in 1996 and served as Chairman of KPMG Asia Pacific from 1993 to 1997. Since 1964, he has been a member of the Institute of Chartered Accountants of Scotland, and is a fellow of the Hong Kong Institute of Certified Public Accountants, with over 50 years of international experience in accounting and consulting. He is also a fellow of The Hong Kong Institute of Directors and the Hong Kong Securities and Investment Institute. He is an Independent Non-executive Director of Citibank (Hong Kong) Limited and MSIG Insurance (Hong Kong) Limited. He is currently an Independent Non-executive Director of Goodbaby International Holdings Limited, The 13 Holdings Limited (formerly known as Louis XIII Holdings Limited) and Tencent Holdings Limited, all are listed on The Stock Exchange of Hong Kong Limited. He is a Non-executive Director of Noble Group Limited, effective 1 March 2017, a company whose shares are listed on The Singapore Exchange Securities Trading Limited. He is also an Independent director of Yingli Green Energy Holding Company Limited, a company whose shares are traded on the New York Stock Exchange. He was an Independent Non-executive Director of Vitasoy International Holdings Limited and retired from that company's board on 4 September 2014, and was the Chairman of KCS Limited until 1 August 2015. He resigned as an Independent Non-executive Director of Sands China Ltd., a company listed on The Stock Exchange of Hong Kong Limited, on 11 March 2016. He was appointed an Independent Non-executive Director of the Company in September 2002.

Mr. Leung Wing Ning, Independent Non-executive Director, Member of the Audit Committee, Chairman of the Remuneration Committee and the Nomination Committee
He, aged 69, was educated at Stanford University, California and New York University, New York where he obtained a B.S. (Mechanical Engineering) and an M.B.A. degree respectively. He has over 30 years' experience in senior management positions in international trades and in banking and finance. He retired from Hang Sang Bank Limited in 2007. On 27 November 2015, he resigned as an Independent Non-executive Director of Winfoong International Limited which is listed on The Stock Exchange of Hong Kong Limited. He was appointed Independent Non-executive Director of the Company in January 2010.

Biography of senior managers

Mr. Benny Chan
He, aged 58, was educated at The Hong Kong Polytechnic University where he obtained a B.A. (Hons.) degree. He is appointed the managing director of The Wing On Department Stores (Hong Kong) Limited with full responsibility for the Group's retail department store operations. He also looks after the Group's overseas investment projects acting as the general manager in charge. He is a member of the Executive Committee of Hong Kong Retail Management Association. He is a fellow of the Association of Chartered Certified Accountants and the Hong Kong Institute of Certified Public Accountants. He joined the Group in 1992.

Mr. Sin Kar Tim
He, aged 60, is the chief accountant and company secretary. He is responsible for the Group's administration, accounting and finance matters. He is also a director of The Wing On Department Stores (Hong Kong) Limited. He is currently an Independent Non-executive Director of Human Health Holdings Limited which is listed on the Stock Exchange of Hong Kong Limited. He was educated at The Chinese University of Hong Kong where he obtained a B.B.A. degree. He is a fellow of the Association of Chartered Certified Accountants and an associate of the Hong Kong Institute of Certified Public Accountants. He joined the Group in 1980.

Ms. Bong Kui Mein, Maria
She, aged 60, is a director of The Wing On Department Stores (Hong Kong) Limited and is overseeing the merchandising and concession administration functions. She was educated at the Chinese University of Hong Kong where she obtained a B.B.A. degree, and later attained an M.B.A. and a M.Sc (Electronics Commerce and Internet Computing) degrees from The University of Hong Kong. She is a chartered professional accountant member of the Chartered Professional Accountants of British Columbia, Canada. She joined the Group in 1995.

Wing On Department Stores

Main Store	:	211 Des Voeux Road Central, Hong Kong	Tel: 2852 1888
wing on *Plus*	:	345 Nathan Road, Kowloon	Tel: 2710 6288
Discovery Bay Store	:	Discovery Bay Plaza, Lantau Island, Hong Kong	Tel: 2987 9268
Tsimshatsui East Store	:	Wing On Plaza, 62 Mody Road, Kowloon	Tel: 2196 1388

2016 RESULTS AND DIVIDEND

For the year ended 31 December 2016, the Group's revenue decreased by 8.0% to HK$1,721.7 million (2015: HK$1,871.9 million) due to the decline in department stores revenue.

Profit attributable to shareholders for the year ended 31 December 2016 was HK$986.8 million (2015: HK$1,068.5 million), a decrease of 7.6% due mainly to the share of loss of an associate in the year under review as opposed to the share of profit of the associate in 2015, and the decrease in profit from the Group's department stores operations. Excluding the non-cash net valuation gain on investment properties and related deferred tax thereon, the Group's underlying profit attributable to shareholders decreased by 4.2% to HK$455.4 million (2015: HK$475.6 million).

Earnings per share was 334.7 HK cents per share in 2016 (2015: 361.9 HK cents per share). Excluding the net valuation gain on investment properties and related deferred tax thereon, underlying earnings per share for the year decreased by 4.2% to 154.4 HK cents (2015: 161.1 HK cents) per share.

The Company has a practice of paying dividends to shareholders based on the amount of underlying profit attributable to shareholders for the year and makes no reference to any valuation gain or loss on investment properties. Over the last decade, the Company has consistently paid to shareholders annual dividends of about 50% of the underlying profit for each of those years. Barring unforeseen circumstances or any major funding needs, the Company intends to maintain such dividend practice. In respect of 2016, the directors have recommended a final dividend of 56 HK cents (2015: 50 HK cents) per share payable to shareholders on the Register of Members on 16 June 2017 (Hong Kong time) which, together with the interim dividend of 25 HK cents (2015: 34 HK cents) per share paid on 18 October 2016 (Hong Kong time) makes a total payment of 81 HK cents (2015: 84 HK cents) per share for the whole year.

Subject to the approval of shareholders of the proposed final dividend at the forthcoming Annual General Meeting to be held on 2 June 2017, the Register of Members will be closed from Tuesday, 13 June 2017 to Friday, 16 June 2017 (Hong Kong time), both dates inclusive, during which period no share transfers can be registered. To qualify for the final dividend, share transfers to be dealt with must be lodged with the Company's Share Registrars, Tricor Progressive Limited, Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong before 4:00 p.m. on Monday, 12 June 2017 (Hong Kong time). Dividend warrants will be sent to shareholders on 23 June 2017 (Hong Kong time).

BUSINESS STRATEGY

The Group's current business strategy is to focus on the operation of its department stores business and the enhancement of rental income from its commercial property investments. These are the Group's core businesses and the primary profit contributors. With Wing On Department Stores being a household name and having a presence of 110 years in Hong Kong, its management is well aware of and adapts timely to the ever changing needs of its discerning customers. The Group is confident that its department stores will continue to serve its customers well. In addition to its core business activities, the Group also engages in securities investments mainly in listed blue chip shares. With its sound financials, the Group will continue to strengthen its core business activities and look for opportunities to expand its business and to improve its earnings.

LIQUIDITY AND FINANCIAL RESOURCES

Overall Financial Position

Shareholders' equity at 31 December 2016 was HK$15,587.5 million, an increase of 4.9% as compared to that at 31 December 2015. With cash and listed marketable securities at 31 December 2016 of about HK$3,657.2 million as well as available banking facilities, the Group has sufficient liquidity to meet its current commitments and working capital requirements.

Borrowings and Charges on Group Assets

At 31 December 2016, the Group's total borrowings amounted to HK$212.7 million, a decrease of about HK$37.6 million, due to partial repayments and exchange differences, as compared to that at 31 December 2015. The Group's total borrowings of HK$212.7 million relate to a mortgage loan for Australian investment properties. The bulk of the borrowings will be repayable by the end of 2017. The management will renegotiate the repayment schedule nearer the time. Certain assets, comprising principally property interests with a book value of HK$2,587.0 million, have been pledged to banks as collateral security for banking facilities granted to the extent of HK$213.1 million. In view of the existing strong cash position, the Group does not anticipate any liquidity problems.

Gearing Ratio

The gearing ratio, which is computed from the total borrowings of the Group divided by shareholders' equity of the Group at 31 December 2016, was 1.4% as compared with 1.7% at 31 December 2015.

LIQUIDITY AND FINANCIAL RESOURCES (Continued)

Funding and Treasury Policies

The Group adopts a prudent funding and treasury policy. To minimise exposure to foreign exchange fluctuations, the Group's borrowings in Australia for its Melbourne investment properties are denominated in Australian dollars. Hence, the foreign exchange exposure is limited to the net investments in overseas subsidiaries of approximately HK$2,258.5 million at 31 December 2016 (at 31 December 2015: HK$2,111.3 million).

The Group's borrowings are on a floating rate basis. For overseas borrowings, when appropriate and at times of interest rate uncertainty or volatility, hedging instruments including swaps and forwards may be used to assist in the Group's management of interest rate exposure. The Group's cash and bank balances are mainly denominated in Hong Kong dollar, United States dollar and Australian dollar.

Capital Commitments and Contingent Liabilities

At 31 December 2016, the total amount of the Group's capital expenditure commitments was HK$24.4 million (at 31 December 2015: HK$22.0 million). As at 31 December 2016, the Group had no contingent liability (at 31 December 2015: HK$nil).

2016 BUSINESS SUMMARY

Department Stores Operations

During 2016, the Hong Kong retailing market continued to suffer from slow economic growth and weak local and tourist spending. The Group's department stores revenue decreased by 10.8% to HK$1,282.6 million (2015: HK$1,438.5 million) for the year ended 31 December 2016. The decline was primarily due to the closure of the Group's Taikoo Shing branch store in August 2015. On a same store basis, the Group's department stores revenue decreased by 1.5%. The Group's department store operating profits decreased by 17.3% to HK$151.5 million (2015: HK$183.2 million) due mainly to the decrease in gross profit on sales.

2016 BUSINESS SUMMARY (Continued)

Property Investments

For the year ended 31 December 2016, the Group's property investment income increased by 4.3% to HK$445.7 million (2015: HK$427.2 million). In the year under review, the Group was still able to obtain rental increases from tenancy renewals and new lettings while maintaining a stable occupancy of over 90% for its commercial investment properties in Hong Kong. The Group achieved a 4.3% increase in rental income from its commercial investment properties in Hong Kong to HK$320.3 million (2015: HK$307.1 million). Income from the commercial office properties in Melbourne increased by 5.7% to HK$116.4 million (2015: HK$110.1 million) due to higher rental income received from lease renewals and new lettings. The overall occupancy rate of the Group's investment properties in Melbourne was above 95%.

Automobile Dealership Business

As disclosed in the Group's 2016 interim report, the Group's associate received certain indemnity claims from the purchaser in relation to its disposal of an automobile dealership subsidiary in the United States in October 2014. Certain of these claims remained unresolved and the Group's share of the provision held by the associate is HK$34.7 million at 31 December 2016. Having reviewed these outstanding unresolved claims and in line with legal advice, the Group considered that the amount of provision currently provided in the financial statements should be adequate to cover the potential liabilities and thus no further provision was necessary. During the year under review, the associate disposed all of its holding of marketable securities and recorded a loss, of which the Group's share was HK$11.7 million (2015: a gain of HK$22.7 million).

For the year ended 31 December 2016, the Group recorded a share of profit after tax from the associate's automobile dealership interest in the People's Republic of China of HK$8.7 million (2015: HK$1.6 million). Overall, the Group recorded a share of loss from the associate of HK$26.8 million (2015: profit of HK$34.3 million).

Others

The Group's investments in securities recorded a gain of HK$17.5 million (2015: a loss of HK$15.3 million) in the year under review. The Group recorded a net foreign exchange loss of HK$3.0 million (2015: HK$18.7 million) in its holdings of foreign currencies.

STAFF

As at 31 December 2016, the Group had a total staff of 740 (2015: 780). The staff costs (excluding directors' remuneration) amounted to approximately HK$211.0 million (2015: HK$225.2 million). The Group provides employee benefits such as staff insurance, staff discount on purchases, a housing scheme, the Mandatory Provident Fund ("MPF") Scheme and MPF exempted defined contribution retirement schemes. Discretionary management bonuses are granted to senior managers and preferential staff loans for defined purposes are offered to managerial staff.

In addition to basic salaries, the Group's retail division provides sales incentive gratuities to sales operation staff in order to motivate their sales efforts. The Group's retail division also formulates and launches in-house training programmes for various levels of staff to maintain and upgrade service quality and managerial capacities. The Group also provides external training sponsorship and tuition assistance.

2017 OUTLOOK

The Group does not expect the retail environment to have any significant improvement in 2017. Consumer spending continues to appear depressed. Nevertheless, the Group's retail management will increase marketing efforts and promotions to boost sales, while continuing to adjust its merchandise mix to suit the fast-changing needs of its customers as well as optimizing its information and technology systems to enhance customer services. The Group will be celebrating the 110th Anniversary of the founding of its department stores business this year. The Group's investment properties in Hong Kong and Australia will continue to provide stable rental income. Barring unforeseen circumstances, these two core businesses of the Group will continue to contribute profits to the Group. With the financial strength of the Group and the dedication of its management, the Group is able to face the challenges ahead and look for good investments when opportunities arise.

On behalf of the Board, I would like to thank our management and staff for their efforts in 2016 and our shareholders for their continuous support.

Karl C. Kwok
Chairman

Hong Kong, 30 March 2017

REPORT OF THE DIRECTORS

The directors have pleasure in submitting their annual report together with the audited financial statements for the year ended 31 December 2016.

PRINCIPAL ACTIVITIES

The principal activities of the Group are the operation of department stores and property investment. The analyses of the revenue and profit from operations of the Group by segment and geographic information respectively are set out in Note 3 to the financial statements.

FINANCIAL STATEMENTS

The profit of the Group for the year ended 31 December 2016 and the state of the Company's and the Group's affairs as at that date are set out in the financial statements on pages 44 to 133.

An interim dividend of 25 HK cents (2015: 34 HK cents) per share was paid on 18 October 2016 (Hong Kong time). The directors now recommend that a final dividend of 56 HK cents (2015: 50 HK cents) per share in respect of the year ended 31 December 2016 be payable to shareholders on the Register of Members on 16 June 2017 (Hong Kong time). Dividend warrants will be sent to shareholders on 23 June 2017 (Hong Kong time).

Time for closure of the Register of Members and the latest time for transfers to be dealt with in order to qualify for the final dividend are set out in the notes to the Notice of Annual General Meeting.

BUSINESS REVIEW

The core businesses of the Group comprise of the operation of department stores business and property investments. About 76.4% (2015: 76.4%) of the Group's non-current assets is located in Hong Kong. Hence the performance of the Group's core businesses links closely with the performance of the Hong Kong economy.

Principal risks and uncertainties facing the Group

Specifically, the sustainability of the department stores business of the Group relies on the continuing prosperity of the Hong Kong economy and the positive spending sentiment of its customers, and the ability of the Group's department stores to match with its customers' changing shopping needs. The major risk and uncertainty facing the Group's retail business is the performance of the economy in Hong Kong as any severe and prolonged economic downturn causing a loss of consumer confidence and spending or large scale social disturbances will result in a significant or substantial decrease in revenue for the Group's department stores business.

In addition to the economic environment, the major risk and uncertainty facing the Group's investment properties include loss of major tenants and competition among landlords. Furthermore, any significant decrease in the annual valuation of the Group's investment properties will adversely affect the profit and net asset value of the Group.

BUSINESS REVIEW (Continued)

Principal risks and uncertainties facing the Group (Continued)

In particular, the performance of the Group's investment properties in Melbourne, Australia will be affected by the strength or weakness of the Australian dollar, which will have an impact on the rental income and net asset value of these investment properties when these figures are translated back into Hong Kong dollar for reporting purposes.

Details about the Group's financial risk management are set out in Note 23 to the financial statements on pages 115 to 124.

Department Stores Operation

The Group is currently operating four department stores in Hong Kong with a total sales floor area of approximately 315,000 square feet (2015: 315,000 square feet).

As a result of weak consumer spending, the Group's department stores business continued to suffer and recorded a decrease in revenue in 2016 as compared to the corresponding year. The operating environment of the Wing On Plus branch store on Nathan Road and the Tsimshatsui East branch store, which target both local customers and Mainland tourists, were particularly challenging. These stores recorded a decrease in revenue of approximately 3.1% and 6.0% respectively when compared with 2015. The Main Store in Sheung Wan recorded a slight revenue increase.

For the year ended 31 December 2016, the Group's department stores revenue decreased by 10.8% to HK$1,282.6 million (2015: HK$1,438.5 million). The decline was primarily due to the closure of the Group's Taikoo Shing branch store in August 2015. Despite the weak retail market, the Group's department stores revenue decreased by merely 1.5% on a same store basis, which was made possible by our retail management's organising extra sales promotions and offering deeper sales discounts during the low seasons in 2016.

In 2016, the department stores business achieved an overall gross profit margin of 44.4% (2015: 44.2%). Operating costs decreased by 7.7% to HK$417.7 million (2015: HK$452.7 million) due mainly to the decrease in occupancy costs by HK$19.6 million, and the decrease in payroll costs by HK$13.9 million. Overall, operating profits decreased by 17.3% to HK$151.5 million (2015: HK$183.2 million).

Except for the premises of the Discovery Bay branch store which is leased from a third party landlord and the Wing On Plus branch store premises which is jointly owned by the Group and the Group's fellow subsidiary in the proportion of 64.37% and 35.63% respectively, all other stores premises and the warehouse currently occupied by the Group's department store subsidiary are properties of the Group. During the year ended 31 December 2016, a total rent of HK$120.4 million was charged for these properties (2015: HK$118.0 million). With most of the department stores premises leased from the Group, the directors believe that the department stores operation will be spared from the volatile leasing market, which may cause a sudden surge in retail store rentals. At the same time, the capital value of the Group's investment property portfolios will be maintained. The current strategy of the Group is to renovate the department store premises as and when necessary to provide an enjoyable shopping environment for customers. In 2016, the Group invested around HK$6.3 million in various store renovation projects.

BUSINESS REVIEW (Continued)

Department Stores Operation (Continued)

The Group is committed to keep pace with the fast-changing retailing environments and enhance customer shopping experience, both online and in store. Since 2015, the Group has increased its advertising expenditure via various online marketing channels and social media platforms. In 2016, the Group commissioned consultants to help optimise its department stores' point of sale system and merchandising information system. The review of the merchandising information system to cater for the changes in business processes is ongoing. A new point of sale system will be installed in our stores in the latter part of 2017.

Property Investments

The Group's gross property investment income increased by 1.5% to HK$559.5 million (2015: HK$551.4 million). Operating costs decreased by 8.4% to HK$113.8 million (2015: HK$124.2 million) due mainly to the decrease in leasing agency fees of about HK$4.1 million, and decrease in expenses net of recovery of about HK$7.5 million from the Melbourne properties. Hence, resulting in property investment income increasing by 4.3% to HK$445.7 million (2015: HK$427.2 million).

As at 31 December 2016 and excluding the spaces occupied by the Group's business operations, the Group's Hong Kong investment property portfolio has a gross floor area of approximately 610,000 square feet (2015: 610,000 square feet). During 2016, the Group achieved a total gross rental income of HK$300.2 million (2015: HK$293.1 million) from its investment properties in Hong Kong. The increase in gross rental income was attributable to the higher rentals achieved from tenancy renewals and new lettings. The average monthly basic rent achieved during 2016 was around HK$50 per square feet (2015: HK$47 per square feet). In 2016, the overall occupancy rate, excluding the spaces occupied by the Group's business operations, was 87.7% (2015: 93.1%). The drop in overall occupancy rate was due mainly to the expiration of a major lease for our property at Wing On Kowloon Centre in March 2016. The vacated space, which accounts for 49% of the building's lettable office spaces, remained unoccupied at 31 December 2016.

The appraised value of the Group's Hong Kong investment property portfolio was HK$9,427.4 million as at 31 December 2016, representing an increase of 4.9% compared with the appraised value of HK$8,988.3 million as at 31 December 2015. As part of the Group's program to modernise its commercial office buildings in Hong Kong, the Group completely renovated the ground floor lobby of Wing On Centre in 2015 and replacement and upgrading of the passenger lifts for the office floors at the Wing On Centre are in progress. Completion of the lift replacement program is expected in late 2017.

As at 31 December 2016, the Group's investment properties located in Melbourne, Australia, have a total gross floor area of approximately 639,000 square feet (2015: 639,000 square feet). During 2016, the Group achieved a total gross rental income of A$20.7 million (2015: A$20.7 million) from its investment properties in Melbourne. In 2016, the overall occupancy rate was 96.8% (2015: 98.9%). The appraised value of the Group's investment property portfolio in Melbourne, Australia was A$463.8 million (HK$2,587.0 million) as at 31 December 2016, an increase of 7.3% compared with the appraised value of A$432.3 million (HK$2,433.1 million) as at 31 December 2015.

BUSINESS REVIEW (Continued)

Property Investments (Continued)

As at 31 December 2016, the Group's investment property located in Houston, United States of America, has a gross floor area of approximately 116,000 square feet (2015: 116,000 square feet). During 2016, the Group achieved a total gross rental income of US$2.5 million (2015: US$2.7 million) from its investment property in Houston. The decrease in gross rental income achieved was attributable to decrease in occupancy. In 2016, the overall occupancy rate was 96.4% (2015: 98.7%). The appraised value of the Group's investment property portfolio in Houston was US$25.3 million (HK$195.8 million) at as 31 December 2016, an increase of 8.1% compared with the appraised value of US$23.4 million (HK$181.2 million) as at 31 December 2015.

Compliance with Laws and Regulations

The Group has ensured and continues to ensure full compliance with relevant laws and regulations that have significant impact on its operations, including but not limited to laws and regulations in relation to product safety and liabilities, customer rights protection, employment and occupational safety and laws and regulations relating to property leasing and property management.

The management will monitor the impact for any changes in the relevant laws and regulations from time to time and seek external advice if considered necessary.

Key Relationships with Employees, Customers and Suppliers

The Group recognises the importance of maintaining good relations with employees, customers and suppliers to ensure the long-term success of the Group and maintain steady earnings growth.

Please refer to the section headed "Staff" in the Chairman's Statement on page 14 for more information in relation to the Group's measures to maintain good relations with its employees.

In addition, building sustainable and long-term relationships with tenants is important to the rental income of the Group's property investment business. The Group strives to provide tenants with quality service and has engaged the services of reputable professional property management companies to provide such services to its tenants.

Environmental, Social and Governance Practices

The Board has approved an ESG Policy and an ESG Committee comprised of senior management was formed. Through meetings and discussions amongst the management team, various policies and guidelines were set to address the environmental and social matters aiming to reduce carbon dioxide emissions and improve the benefits and work place conditions for staff. Internal seminars have been conducted for staff to enhance their awareness of environmental protection. Certain improvement measures have been implemented during the year.

An ESG report will be published on the website of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") and the Company's websites by the end of April 2017.

BUSINESS REVIEW (Continued)

Environmental, Social and Governance Practices (Continued)

Please refer to the sections headed "Business Strategy" and "2017 Outlook" in the Chairman's Statement on page 11 and page 14 for the likely future developments of the Group's businesses.

Please also refer to the Corporate Governance Report on pages 24 to 34 and the Chairman's Statement on pages 10 to 14 for further business summary and information on financial position.

FIVE YEAR SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on page 36.

CHARITABLE DONATIONS

Donations made by the Group during the year amounted to HK$26,000 (2015: HK$84,000).

SUBSIDIARIES

Particulars of the Company's principal subsidiaries are set out on pages 131 and 132.

PERMITTED INDEMNITY PROVISIONS

Pursuant to the Bye-Law 178 of the Company's Bye-laws and subject to the statutes, the directors of the Company shall be entitled to be indemnified and secured harmless out of the assets of the Company against all losses and expenses which they or any of them may incur or sustain in or about the execution of their duty or supposed duty in their respective office. The Company has taken out and maintained directors and officers liability insurance throughout the year, which provides cover for the directors of the Company and its subsidiaries.

INVESTMENT PROPERTIES

Details of the Group's investment properties are set out on page 37.

BORROWINGS

The maturity profile of borrowings, banking facilities and assets pledged are set out in Note 20 to the financial statements.

MAJOR CUSTOMERS AND SUPPLIERS

The five largest customers and the five largest suppliers of the Group accounted for less than 30% of the Group's revenue and purchases respectively in the year.

DEFINED CONTRIBUTION RETIREMENT PLANS

Particulars of defined contribution retirement plans of the Group are set out in Note 10 to the financial statements.

DIRECTORS

The directors during the financial year and up to the date of this report were:

Mr. Karl C. Kwok, MH (Chairman)
Mr. Lester Kwok, J.P. (Deputy Chairman and Chief Executive Officer)
Dr. Bill Kwok, J.P. (Non-executive Director)
Mr. Mark Kwok (Executive Director)
Miss Maria Tam Wai Chu, GBM, GBS, J.P. (Independent Non-executive Director)
Mr. Ignatius Wan Chiu Wong, LL.B. (Independent Non-executive Director)
Mr. Iain Ferguson Bruce, CA, FCPA, FHKIoD, FHKSI (Independent Non-executive Director)
Mr. Leung Wing Ning (Independent Non-executive Director)

Mr. Lester Kwok, Mr. Mark Kwok and Miss Maria Tam Wai Chu shall retire from the Board at the forthcoming Annual General Meeting and, being eligible, have offered themselves for re-election. Mr. Lester Kwok, Mr. Mark Kwok and Miss Maria Tam Wai Chu will be proposed to be re-elected for a fixed term of three years until the 2020 Annual General Meeting.

BIOGRAPHY OF DIRECTORS AND SENIOR MANAGERS

Brief biographical details in respect of Directors of the Company and senior managers of the Group are set out on pages 6 to 9.

DIRECTORS' AND EMPLOYEES' EMOLUMENTS

Particulars of directors' remuneration, five highest paid individuals' emoluments and staff costs are set out in Notes 7, 8 and 5(b) to the financial statements.

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS

Details of the continuing connected transactions and related party transactions are set out in "Continuing Connected Transactions" on page 35 and in Note 25 to the financial statements respectively.

Save for the above, no transaction, arrangement or contract of significance to which the Company, any of its holding companies, or any of its subsidiaries or fellow subsidiaries was a party and in which a director of the Company or an entity connected with a director had a material interest either directly or indirectly subsisted at the end of the year or at any time during the year.

At no time during the year was the Company, any of its holding companies or any of its subsidiaries or fellow subsidiaries a party to any arrangement to enable the directors of the Company to acquire benefits by means of the acquisitions of shares in, or debentures of, the Company or any other body corporate.

There is no service contract with any director which is not determinable by the Company within one year without payment of compensation (other than statutory compensation).

DIRECTORS' INTERESTS IN SHARES

As at 31 December 2016, the interests and short positions of the directors in the shares, underlying shares and debentures of the Company or its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO")) as recorded in the register required to be kept under section 352 of the SFO were as follows:

(a) The Company

	Number of ordinary shares held					
Name of Director	Personal interests (held as beneficial owner)	Family interests (interests of spouse)	Corporate interests (interests of controlled corporation)	Other interests	Total interests	Total interests as a % of the issued voting shares
Karl C. Kwok	480,620	–	–	–	480,620	0.163
Lester Kwok	649,050	–	–	–	649,050	0.220
Bill Kwok	958,298	295,000	255,000 (Note 1)	–	1,508,298	0.512
Mark Kwok	556,910	–	10,000 (Note 2)	–	566,910	0.192
Leung Wing Ning	10,000	–	–	–	10,000	0.003

Notes:

1. Dr. Bill Kwok is entitled to control not less than one-third of the voting power at general meetings of a private company which beneficially owns 255,000 ordinary shares in the Company.

2. Mr. Mark Kwok is entitled to control not less than one-third of the voting power at general meetings of a private company which beneficially owns 10,000 ordinary shares in the Company.

(b) Kee Wai Investment Company (BVI) Limited

	Number of ordinary shares held					
Name of Director	Personal interests (held as beneficial owner)	Family interests (interests of spouse)	Corporate interests (interests of controlled corporation)	Other interests	Total interests	Total interests as a % of the issued voting shares
Karl C. Kwok	14,250	–	–	–	14,250	25
Lester Kwok	14,250	–	–	–	14,250	25
Bill Kwok	14,250	–	–	–	14,250	25
Mark Kwok	14,250	–	–	–	14,250	25

Note: The above directors together control 100% of the voting rights in Kee Wai Investment Company (BVI) Limited.

DIRECTORS' INTERESTS IN SHARES (Continued)

(c) The Wing On Fire & Marine (2011) Limited

	Number of ordinary shares held					
Name of Director	Personal interests (held as beneficial owner)	Family interests (interests of spouse)	Corporate interests (interests of controlled corporation)	Other interests	Total interests	Total interests as a % of the issued voting shares
Karl C. Kwok	324	–	–	–	324	0.017
Lester Kwok	216	–	–	–	216	0.012
Bill Kwok	216	–	–	–	216	0.012
Mark Kwok	216	–	–	–	216	0.012

In addition to the above, certain directors hold shares in a subsidiary on trust and as nominee for its intermediary holding company.

Save as disclosed herein, none of the directors nor the chief executive of the Company has any interests or short positions in any shares, underlying shares and debentures of the Company or any associated corporation (as defined above) which are required to be notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to section 347 of the SFO or which are required, pursuant to section 352 of the SFO, to be entered in the register referred to therein, or which are required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies.

SUBSTANTIAL SHAREHOLDERS

As at 31 December 2016, according to the information available to the Company, the following companies were interested in 5% or more of the issued share capital of the Company as recorded in the register required to be kept under section 336 of the SFO:

Name	Number of ordinary shares held	Total interests as a % of the issued voting shares
(i) Wing On International Holdings Limited	180,545,138	61.284
(ii) Wing On Corporate Management (BVI) Limited	180,545,138	61.284
(iii) Kee Wai Investment Company (BVI) Limited	180,545,138	61.284

Note: For the avoidance of doubt and double counting, it should be noted that duplication occurs in respect of all of the above-stated shareholdings to the extent that the shareholdings stated against party (i) above are entirely duplicated in the relevant shareholdings stated against party (ii) above, with the same duplication of the shareholdings in respect of (ii) in (iii). All of the above named parties are deemed to be interested in the relevant shareholdings under the SFO.

SUFFICIENCY OF PUBLIC FLOAT

According to information that is available to the Company, the percentage of the Company's shares which are in the hands of public exceeds 25% of the Company's total number of issued shares.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S SHARES

Details of the purchase of own shares by the Company during the year are set out in Note 22(d) to the financial statements. The purchases were made for the purpose of enhancing the net asset value per share and earnings per share of the Company.

Save as disclosed in Note 22(d) to the financial statements, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed shares during the year.

PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the Company's Bye-Laws although there is no restriction against such rights under Bermuda Law.

AUDITOR

A resolution for the reappointment of KPMG as auditor of the Company is to be proposed at the forthcoming annual general meeting.

By Order of the Board
Karl C. Kwok
Chairman

Hong Kong, 30 March 2017

CORPORATE GOVERNANCE

The Company and the Board are committed to achieving and maintaining high standard of corporate governance. The Company has applied the principles and complied with the applicable code provisions in the Corporate Governance Code (the "Code") set out in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") (the "Listing Rules") throughout the financial year ended 31 December 2016.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules (the "Model Code") as its code of conduct regarding directors' securities transactions. The Company has made specific enquiries of all directors and all directors have confirmed that they have complied with the required standard set out in the Model Code during the financial year ended 31 December 2016.

BOARD OF DIRECTORS

The Board currently comprises eight directors, including the Chairman (who is also an executive director), the Deputy Chairman (who is also the chief executive officer and an executive director), one executive director, one non-executive director and four independent non-executive directors (one of whom is a chartered accountant). The names and biographies of the directors and relationship between members of the Board are set out on pages 6 to 8.

Mr. Karl C. Kwok (chairman), Mr. Lester Kwok (deputy chairman and chief executive officer), Mr. Mark Kwok (executive director), and Dr. Bill Kwok (non-executive director) are brothers.

BOARD OF DIRECTORS (Continued)

The Board meets regularly to review and approve the financial statements, including the quarterly, half-yearly and annual financial statements, of the Group. Five Board meetings, convened by due notice together with agenda and accompanying board papers to all directors, were held during the financial year ended 31 December 2016. The attendance of each director at the Board meetings and Annual General Meeting during the financial year ended 31 December 2016 is set out in the table below:

	Board meetings attended/held	Annual General Meeting attended/held
Executive Directors		
Mr. Karl C. Kwok (Chairman)	5/5	1/1
Mr. Lester Kwok (Deputy Chairman and Chief Executive Officer)	5/5	1/1
Mr. Mark Kwok	5/5	1/1
Non-executive Director		
Dr. Bill Kwok	5/5	1/1
Independent Non-executive Directors		
Miss Maria Tam Wai Chu	5/5	1/1
Mr. Ignatius Wan Chiu Wong	5/5	1/1
Mr. Iain Ferguson Bruce	4/5	1/1
Mr. Leung Wing Ning	5/5	1/1

The 2016 Annual General Meeting ("AGM") was held on 2 June 2016, where all the directors, including the Chairman of the Board, the Chairman of each of the Audit Committee, Remuneration Committee and Nomination Committee and the external auditor of the Company, attended the AGM to answer questions raised by shareholders. Proceedings of annual general meeting are reviewed from time to time to ensure that the Company follows good corporate governance practices. Voting results were posted on the Company's and the Stock Exchange's website on the day of the AGM.

All directors well understand their roles, responsibilities and obligations as stated in the Company's Corporate Governance Code ("the Company's Code").

The Directors acknowledge their responsibility for preparing financial statements which give a true and fair view of the state of affairs of the Group. The Directors, having made appropriate enquires, confirm that there are no material uncertainties relating to events or conditions that may cast doubt upon the Company's ability to continue as a going concern. The statement of the auditor of the Company about their reporting responsibilities on the financial statements of the Company is set out on pages 38 to 43 in the independent auditor's report for the year ended 31 December 2016.

BOARD OF DIRECTORS (Continued)

The Board is responsible for the determination of the overall business strategies, policies and plans of the Group. All major and significant acquisitions, disposals, capital transactions and investments are subject to the approval of the Board. The Group's senior management is delegated with the day-to-day running and operational matters of the Group's businesses, and the formulation of business plans for the Board's review and approval.

The Board considers the independent non-executive directors to be independent pursuant to the factors enumerated in Rule 3.13 of the Listing Rules.

From the date of each of their appointments to the Board through and including the year ended 31 December 2016, each independent non-executive director has given the Company an annual confirmation of independence pursuant to Rule 3.13 of the Listing Rules.

Corporate Governance Functions

The Board is responsible for performing corporate governance duties including:

(a) to develop and review the Company's policies and practices on corporate governance;

(b) to review and monitor the training and continuous professional development of directors and senior management;

(c) to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;

(d) to develop, review and monitor the code of conduct and compliance manual (if any) applicable to employees and directors; and

(e) to review the Company's compliance with the Code and disclosure in the Corporate Governance Report.

Under the Company's Code, the Board may delegate part of the above duties to the Company's board committees. During the financial year ended 31 December 2016, the Board has, on its own and through the Nomination Committee and Audit Committee, fulfilled the above corporate governance duties. The Nomination Committee assisted the Board to review and monitor the training and continuous professional development of directors and senior management. The Audit Committee assisted the Board to review the Company's compliance with the Code and disclosure in the Corporate Governance Report.

BOARD OF DIRECTORS (Continued)

Directors' Training

During the year, the Company organised one in-house seminar to update the Directors on the new amendments to the Code and relevant Listing Rules. The Company also encourages Directors to attend relevant seminars, conferences or forums to develop and refresh their knowledge and skills. The Company Secretary also provides Directors with relevant reading materials from time to time.

During the year, a summary of training received by Directors according to the records provided by Directors is as follows:

Executive Directors	**Type of training**
Mr. Karl C. Kwok	A, B, C
Mr. Lester Kwok	A, B, C
Mr. Mark Kwok	A, B, C
Non-executive Director	
Dr. Bill Kwok	A, B, C
Independent Non-executive Directors	
Miss Maria Tam Wai Chu	A, B, C
Mr. Ignatius Wan Chiu Wong	A, B, C
Mr. Iain Ferguson Bruce	B, C
Mr. Leung Wing Ning	A, B, C

(A) In-house seminar
(B) External seminars and/or conferences and/or forums
(C) Reading materials

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

The roles of the Chairman and the Chief Executive Officer are segregated and are not exercised by the same individual, and are clearly defined in the Company's Code. Amongst his other duties, in his role as Chairman, Mr. Karl C. Kwok, is responsible for ensuring that all directors are properly briefed on issues arising at Board meetings, that all directors receive adequate and accurate information on a timely manner, and for providing leadership for the Board. The Chairman is also responsible for ensuring that good corporate governance practices and procedures are established and followed. Amongst his other duties, in his role as Chief Executive Officer, Mr. Lester Kwok, is responsible for providing leadership to the management and to manage and oversee the business affairs of the Group. The Chief Executive Officer is to implement Board policies and decisions applicable to the management and operational matters of the Group in addition to presenting annual business budgets of the Group to the Board for approval.

NON-EXECUTIVE DIRECTORS

There are currently one non-executive director and four independent non-executive directors. All non-executive directors are serving for a fixed term of not more than three years. During the financial year ended 31 December 2016, the Chairman held a meeting with the non-executive directors, including independent non-executive directors, without the presence of executive directors.

REMUNERATION COMMITTEE

The remuneration committee of the Company (the "Remuneration Committee") was formed on 30 June 2005 and is currently comprised of two independent non-executive directors (one of whom is the Remuneration Committee Chairman) and one executive director.

The terms of reference of the Remuneration Committee are published on the Stock Exchange's website and the Company's website. The Remuneration Committee is responsible for making recommendations to the Board on the Company's policy and the remuneration structure of all directors and members of senior management of the Group and for ensuring that no director takes part in deciding his/her own remuneration. The Remuneration Committee has the responsibility for determining the specific remuneration packages of all executive directors and members of senior management and for making recommendations to the Board on the remuneration of non-executive directors. It also reviews and approves any performance-based remuneration and compensation arrangements for loss or termination of office of directors and members of senior management. The remuneration of directors is determined with reference to factors such as salaries paid by comparable companies, individual duties, responsibilities, performance and time commitments of each director and the results of the Group. The Remuneration Committee considers that discretionary performance bonuses should be incentives for executive directors to monitor and improve the performance of the Group. Discretionary performance bonuses to be awarded to the executive directors are based on an incremental scale linked to the after tax profit target levels of the Group. Directors serving on board committees will receive extra allowances for such additional services rendered.

REMUNERATION COMMITTEE (Continued)

During the financial year ended 31 December 2016, the Remuneration Committee reviewed the remuneration policy and determined the remuneration packages of all executive directors and members of senior management with reference to their performance. The Remuneration Committee also reviewed the directors' fees and allowances for 2016. Two meetings of the Remuneration Committee were held in 2016. The attendance of committee members during 2016 is set out in the table below:

Remuneration Committee Members	Meetings attended/held
Mr. Leung Wing Ning (Committee Chairman)	2/2
Mr. Karl C. Kwok	2/2
Mr. Ignatius Wan Chiu Wong	2/2

The amount of remuneration paid to each director of the Company for 2016 is set out in Note 7 to the financial statements for the year ended 31 December 2016.

At the forthcoming Annual General Meeting to be held on 2 June 2017, the Board will propose a director's fee of HK$218,000 for each director for the year 2017 as recommended by the Remuneration Committee.

NOMINATION COMMITTEE

The Board established a nomination committee (the "Nomination Committee") on 30 March 2012, the Nomination Committee is currently comprised of two independent non-executive directors (one of whom is the Nomination Committee Chairman) and one executive director.

The terms of reference of the Nomination Committee are published on the Stock Exchange's website and the Company's website. According to the terms of reference, the Nomination Committee is required to review the structure, size and diversity (including skills, knowledge and experience) of the Board at least annually and make recommendations on any proposed changes to the Board to complement the Company's corporate strategy; to identify individuals suitably qualified to become Board members and select or make recommendations to the Board on the selection of individuals nominated for directorships; to assess the independence of independent non-executive directors and to make recommendations to the Board on the appointment or re-appointment of directors and succession planning for directors, in particular the chairman and the chief executive officer.

NOMINATION COMMITTEE (Continued)

The Nomination Committee has adopted a Board Diversity Policy ("Policy") which sets out a policy of considering a number of factors when deciding on appointments to the Board and the continuation of those appointments, including but not limited to gender, age, cultural and educational background, ethnicity, professional experience, required experience, skills, knowledge and length of service. The ultimate decision will be based on merit and contribution (considering factors like skills, knowledge and experience) that the selected candidates will bring to the Board.

During the financial year ended 31 December 2016, the Nomination Committee reviewed the structure, size and diversity of the Board; assessed the independence of independent non-executive directors with reference to the Policy, and made recommendations on the re-appointment of these independent non-executive directors. At present, half of the directors on the Board are independent non-executive directors with diverse career experiences. The Board considers the current Board composition is well-balanced and of a diverse mix of skills and experience to lead and oversee the business of the Company. The Nomination Committee will review and monitor the implementation of this Policy on a regular basis to ensure optimal composition of the Board.

During the financial year ended 31 December 2016, there were no new directors appointed to the Board.

Two Nomination Committee meetings were held in 2016. The attendance of committee members during 2016 is set out in the table below:

Nomination Committee Members	**Meetings attended/held**
Mr. Leung Wing Ning (Committee Chairman)	2/2
Mr. Karl C. Kwok	2/2
Mr. Ignatius Wan Chiu Wong	2/2

AUDIT COMMITTEE

The Board established an audit committee on 16 December 1998 (the "Audit Committee"). The Audit Committee is currently comprised of three independent non-executive directors (including the Committee Chairman who possesses the necessary business and financial knowledge and experience to understand financial statements).

The terms of reference of the Audit Committee are published on the Stock Exchange's website and the Company's website. According to its terms of reference, the Audit Committee is required, amongst other duties, to oversee the Company's relationship with the external auditor, to review the Group's interim results and annual financial statements and to monitor compliance with statutory and listing requirements, and to review the scope and effectiveness of the Group's internal control function.

AUDIT COMMITTEE (Continued)

During the financial year ended 31 December 2016, the Audit Committee, inter alia, reviewed and discussed with management and the external auditor the interim and annual reports with a view to ensuring that the Group's financial reports are prepared in compliance with accounting and auditing standards, as well as Listing Rules and legal requirements in relation to financial reporting. Further, the Audit Committee engaged an external consultant to perform internal audit services and discussed the scope of work and findings with the external consultant. The Audit Committee reviewed the independence and quality of work of KPMG and recommended to the Board to re-appoint KPMG as auditor for 2016. Four meetings of the Audit Committee were held in 2016. The attendance of committee members during 2016 is set out in the table below:

Audit Committee Members	Meetings attended/held
Mr. Iain Ferguson Bruce (Committee Chairman)	4/4
Miss Maria Tam Wai Chu	4/4
Mr. Leung Wing Ning	4/4

AUDITORS' REMUNERATION

During the financial year ended 31 December 2016, the fees charged for statutory audit services provided to the Company and its subsidiaries amounted to HK$3,461,000 (2015: HK$3,344,000), and, in addition, HK$2,646,000 (2015: HK$2,607,000) was charged for other non-statutory audit services, such as tax compliance and advisory services, accounting advice, interim review and internal systems reviews. Included in the fees for non-statutory audit services is an amount of HK$1,094,000 (2015: HK$1,127,000) paid to the Group's external auditor for performing internal systems review services as approved by the Audit Committee.

RISK MANAGEMENT AND INTERNAL CONTROLS

The Board acknowledges that it is responsible for evaluating and determining the nature and extent of the risks it is willing to take in achieving the Company's strategic objectives, and ensuring that the Company establishes and maintains appropriate and effective risk management and internal control systems to safeguard the assets of the Group. Such systems are designed to manage rather than eliminate the risk of failure to achieve business objectives, and can only provide reasonable and not absolute assurance against material misstatement or loss.

The Audit Committee is delegated by the Board to assist the Board in fulfilling the above responsibilities.

The Company has no internal audit function. The Audit Committee accepted management's recommendations that an external consultant be engaged to provide independent and objective appraisal of the adequacy and effectiveness of the Group's risk management and internal control systems.

RISK MANAGEMENT AND INTERNAL CONTROLS (Continued)

During the year, an external consultant was engaged and assisted the Group to perform a review of the effectiveness of the Group's internal control systems that covers financial, operational and compliance controls. The external consultant also reviewed the adequacy of resources, staff qualifications and experience, and training programmes and budget of the Group's accounting and financial reporting functions. During the review process, the external consultant carried out fieldwork and adopted its own methodology. The external consultant, based on the results of the review done, noted that there were no material or significant internal control deficiencies during the course of the review. The management accepted the external consultant's comments on areas for enhancements and took follow-up actions for improvement.

The external consultant also assisted the Board to establish a Risk Management Policy which sets out the risk management framework and process from risk identification to risk reporting, with a view to ensure that there is consistent basis for measuring, controlling, monitoring and reporting risk across the Group at all levels to support the achievement of the Group's strategic objectives on an ongoing basis.

The Board has approved risk appetite statements to identify major risks and defined acceptable levels for each type of risk. All department heads have an important role to play in their day-to-day work. They have to identify, assess, monitor and report the outcome of risk. Management will assess the nature and impact of risk, and escalate the problems to the Chief Executive Officer and Board level according to the risk reporting procedure as stated in the Risk Management Policy. The Group's Chief Accountant is responsible to manage the risk management process. Risks which cannot be accepted or are beyond the Company's risk appetite are transferred, eliminated or controlled through risk mitigation measures. Each risk mitigation measure has a process owner who is a Department Manager and a target completion date is assigned to ensure accountability. Risks owners are also responsible for monitoring the status of the risk mitigation measures for risks under their purview. During the year, the external consultant reviewed the risk management system and based on the consultant's recommendations, the Board have described the key risks faced by the Group and illustrated the changes of risks from last year.

Policy on use and public disclosure of inside information was established in 2013 which sets out appropriate internal control and reporting systems to identify and assess potential inside information. The Board has delegated the responsibilities for the handling and dissemination of inside information to the executive directors, senior managers and company secretary (together known as "Responsible Officers"). Responsible Officers will maintain appropriate and effective reporting procedures to ensure a timely and structured flow to the Board of information arising from the development or occurrence of events and circumstances so that the Board can decide whether disclosure is necessary.

Management had confirmed to the Board that the Group's risk management and internal controls systems are effective, and the Board considers such systems effective and adequate.

COMPANY SECRETARY

The Company Secretary is an employee of the Company and has day-to-day knowledge of the Company's affairs. The Company Secretary is responsible for advising the Board through the Chairman and/or the Chief Executive Officer on governance matters and also facilitates the induction and professional development of directors. The Company Secretary also keeps proper records of all Board and Committee meetings (including details of matters considered, concerns raised and decisions reached) which are made available for inspection by directors at all reasonable times. The biography of the Company Secretary is set out on page 9. The Company Secretary has undertaken no less than 15 hours of professional training during the year.

SHAREHOLDERS' RIGHTS

(a) Procedures for shareholders to convene a special general meeting

The provisions for a shareholder to convene a special general meeting of the Company are set out in Section 74 of the Bermuda Companies Act 1981:

(1) The directors of a company, notwithstanding anything in its Bye-Laws shall, on the requisition of members of the company holding at the date of the deposit of the requisition not less than one-tenth (1/10) of such of the paid-up capital of the company as at the date of the deposit carries the right of voting at general meetings of the company, or, in the case of a company not having a share capital, members of the company representing not less than one-tenth (1/10) of the total voting rights of all the members having at the said date a right to vote at general meetings of the company, forthwith proceed duly to convene a special general meeting of the company.

(2) The requisition must state the purposes of the meeting, and must be signed by the requisitionists and deposited at the registered office of the Company, and may consist of several documents in like form each signed by one or more requisitionists.

(3) If the directors do not within twenty-one days from the date of the deposit of the requisition proceed duly to convene a meeting, the requisitionists, or any of them representing more than one half (1/2) of the total voting rights of all of them, may themselves convene a meeting, but any meeting so convened shall not be held after the expiration of three months from the said date.

(4) A meeting convened under this section by the requisitionists shall be convened in the same manner, as nearly as possible, as that in which meetings are to be convened by directors.

(5) Any reasonable expenses incurred by the requisitionists by reason of the failure of the directors duly to convene a meeting shall be repaid to the requisitionists by the company, and any sum so repaid shall be retained by the company out of any sums due or to become due from the company by way of fees or other remuneration in respect of their services to such directors as were in default.

SHAREHOLDERS' RIGHTS (Continued)

(b) Procedures for shareholders to submit enquiries to the Board

Shareholders are welcome to attend annual general meetings at which time they can raise questions directly to the Board and the management. Alternatively, shareholders may submit their enquiries in writing to the Board by depositing such enquiries, addressed to the Company Secretary, at the Company's principal office in Hong Kong (as set out in the Corporate Information section of this Annual Report).

(c) Procedures for shareholders to put forward proposals at shareholders' meetings

To put forward proposals at shareholders' meeting, a request in writing must be made by:

(1) shareholders representing not less than one-twentieth (1/20) of the total voting rights of all the shareholders having at the date of the requisition a right to vote at the meeting to which the requisition relates; or

(2) not less than one hundred shareholders.

The written request must be signed by all the shareholders concerned in one or more documents in like form and deposited at the registered office of the Company for the attention of the Company Secretary not less than six weeks before the meeting in the case of a requisition requiring notice of a resolution; and not less than one week before the meeting in the case of any other requisition. Upon verification that the request is valid, the Company will give notice of the resolution or circulate the statement of not more than one thousand words with respect to the matter referred to in the proposed resolution provided that the shareholders concerned have deposited a sum reasonably sufficient to meet the Company's expenses in giving effect thereto.

For enquiries, shareholders may contact the Company Secretary, at the Company's principal office in Hong Kong.

INVESTOR RELATIONS

There is no change in the Company's Bye-Laws during 2016 and there is currently no proposal to amend the Company's Bye-Laws in the forthcoming Annual General Meeting.

CONTINUING CONNECTED TRANSACTIONS

The following is a summary of transactions entered into by the Company in 2014 and 2015 which constituted "Continuing Connected Transactions" for the Company under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. For full details of these transactions, please refer to the official announcements made by the Company at the relevant time.

(1) On 11 December 2014, The Wing On Department Stores (Hong Kong) Limited ("WODS") entered into a Tenancy Agreement to renew the tenancy of Basement 1, Portion of Ground Floor and the whole of 1st to 6th Floors, Wing On Kowloon Centre, 345 Nathan Road, Kowloon, Hong Kong ("Premises") for a fixed term of three years from 1 January 2015 to 31 December 2017 with The Wing On Company Limited ("WOCO") and The Wing On Properties and Securities Company Limited ("WOPS") at a monthly rental of HK$6,240,000 (exclusive of rates, air-conditioning charges, management fee and all other outgoings). The maximum aggregate annual rental payable to WOPS would be HK$26,679,744. The Premises is jointly owned by WOCO and WOPS in the interest of 64.37% and 35.63% respectively. WODS and WOCO are wholly-owned subsidiaries of the Company. Since WOPS is an indirect non wholly-owned subsidiary of Kee Wai Investment Company (BVI) Limited ("Kee Wai (BVI)"), a substantial shareholder of the Company, which in turn is holding approximately 61.14% interest in the existing issued share capital of the Company, the Tenancy Agreement constitutes a continuing connected transaction of the Company.

(2) On 30 March 2015, WOCO entered into a Tenancy Agreement with Wocom Holdings Limited ("WOCOM") to rent the premises at Rooms 1002 to 1006, Wing On Centre, 111 Connaught Road Central, Hong Kong for a fixed term of two years commencing from 8 June 2015 to 7 June 2017 at a monthly rental of HK$386,000 (exclusive of rates, management fees, air-conditioning charges and any other outgoings). The maximum aggregate annual rental value would be HK$4,632,000. Since WOCOM is an indirect non wholly-owned subsidiary of Kee Wai (BVI), a substantial shareholder of the Company, which in turn is holding approximately 61.14% interest in the existing issued share capital of the Company, the Tenancy Agreement constitutes a continuing connected transaction of the Company.

The independent non-executive directors have reviewed and confirmed that the Continuing Connected Transactions disclosed above were entered in the ordinary and usual course of business of the Group and on normal commercial terms and in accordance with the relevant agreement governing them on terms that are fair and reasonable and in the interests of the shareholders of the Company as a whole.

The Company's auditor was engaged to report on the Group's continuing connected transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 (Revised) "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 his unqualified letter containing his findings and conclusions in respect of the continuing connected transactions disclosed above in accordance with Main Board Listing Rule 14A.56. A copy of the auditor's letter has been provided by the Company to The Stock Exchange of Hong Kong Limited.

FIVE YEAR SUMMARY

	2016	2015	2014	2013	2012
Statement of profit or loss items (HK$ million)					
Revenue	**1,722**	1,872	1,965	1,929	1,868
Profit from operations after finance costs	**584**	547	676	643	682
Profit before taxation	**1,135**	1,269	1,461	1,457	1,663
Income tax expense	**(146)**	(198)	(185)	(143)	(133)
Profit attributable to shareholders of the Company	**987**	1,069	1,275	1,313	1,529
Underlying profit attributable to shareholders of the Company	**455**	476	997	563	650
Per share basis (HK$)					
Basic earnings per share	**3.35**	3.62	4.32	4.45	5.18
Underlying earnings per share	**1.54**	1.61	3.38	1.91	2.20
Dividend per share	**0.81**	0.84	1.77	1.00	1.15
Statement of financial position items (HK$ million)					
Investment properties and other property, plant and equipment	**12,642**	12,052	11,630	11,502	11,128
Other assets	**4,207**	4,006	5,266	3,547	3,369
Total assets	**16,849**	16,058	16,896	15,049	14,497
Current liabilities	**669**	454	1,608	854	513
Non-current liabilities	**566**	723	731	411	891
Total liabilities	**1,235**	1,177	2,339	1,265	1,404
Non-controlling interests	**27**	25	23	21	19
Total equity attributable to shareholders of the Company	**15,587**	14,856	14,534	13,763	13,074

PROPERTIES HELD FOR INVESTMENT

Particulars of properties held for investment by the Group are as follows:

	Location	Approximate gross floor area	Held by the Group	Category of the lease	Use
1.	Portions of Ground and 6th Floors and the whole of 5th and 8th to 29th Floors together with carparking floors on 3rd and 4th Floors, Wing On Centre, 209-211 Des Voeux Road Central and 110-114 Connaught Road Central, Sheung Wan, Hong Kong. Inland Lot No. 7916	446,000 sq.ft.*	100%	Long lease	Commercial
2.	Shop Nos. 14-17, 19-23 and 47-51 on Ground Floor, Wing On Plaza, 62 Mody Road, Tsimshatsui East, Kowloon. 8666/26500th shares of and in Kowloon Inland Lot No. 10586	7,000 sq.ft.	100%	Long lease	Commercial
3.	Portions of Ground and 13th Floors and the whole of 8th to 12th Floors and 14th to 18th Floors together with carparking floors on Basements 2 and 3, Wing On Kowloon Centre, 345 Nathan Road, Yaumatei, Kowloon. Kowloon Inland Lot Nos. 6501 and 9564, Section A and the Remaining Portion of Kowloon Inland Lot No. 6703	157,000 sq.ft.*	64.37%	Medium lease	Commercial
4.	The Halbouty Center, 5100 Westheimer, Houston, Harris County, Texas, USA	116,000 sq.ft.*	88.22%	Freehold	Commercial
5.	333 Collins Street, Melbourne, Victoria, Australia	616,000 sq.ft.*	100%	Freehold	Commercial
6.	349 Collins Street, Melbourne, Victoria, Australia	23,000 sq.ft.	100%	Freehold	Commercial

* excluding carparking area for properties with carparking floors

INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF WING ON COMPANY INTERNATIONAL LIMITED

(Incorporated in Bermuda with limited liability)

Opinion

We have audited the consolidated financial statements of Wing On Company International Limited ("the Company") and its subsidiaries (together "the Group") set out on pages 44 to 133, which comprise the consolidated statement of financial position as at 31 December 2016, the consolidated statement of profit or loss, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended and notes to the consolidated financial statements, including a summary of significant accounting policies.

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

Basis for opinion

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

Key audit matters

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

Valuation of investment properties

Refer to note 11 to the consolidated financial statements.

The Key Audit Matter	How the matter was addressed in our Audit
The Group holds a portfolio of investment properties located in Hong Kong, Australia and the United States of America comprising office premises, which had an aggregate fair value of HK$12,210 million and accounted for 72% of the Group's total assets as at 31 December 2016. The fair values of the investment properties as at 31 December 2016 were assessed by the board of directors based on independent valuations prepared by qualified external property valuers. The net changes in fair value of investment properties recorded in the consolidated statement of profit or loss represented 51% of the Group's profit before taxation for the year ended 31 December 2016. The valuation of investment properties is complex and involves a significant degree of judgement and estimation, particularly in determining appropriate capitalisation rates and market rents. We identified assessing valuation of investment properties as a key audit matter because of the significance of investment properties to the Group's financial statements and because of the significant degree of judgement and estimation involved in assessing the fair values.	Our audit procedures to assess the valuation of investment properties included the following: – assessing the external property valuers' qualifications, experience and expertise in the properties being valued and considering their objectivity and independence; – evaluating and discussing the valuation methodology adopted with the external property valuers and assessing the key estimates and assumptions adopted in these valuations, which included estimated market rents and capitalisation rates, by comparing with market available data; – comparing the valuations of the external property valuers with recent comparable property transactions with reference to properties of the same type and in the same location as the Group's investment properties to assess whether the valuations were consistent with our expectations of the market; and – comparing tenancy information, including committed rents, provided by management to the external property valuers with underlying contracts, on a sample basis.

Key audit matters (Continued)

Accounting for the interest in an associate

Refer to note 12(c) to the consolidated financial statements.

The Key Audit Matter

In 2014, an associate of the Group disposed of a subsidiary engaged in automobile dealerships and related business in the United States of America to a third party. A portion of the consideration was paid into an escrow account to cover claims made under warranties provided for in the sale and purchase agreement.

As at 31 December 2016, the associate had received certain claims from the buyer, some of which are currently under negotiation and the outcome of which is uncertain.

At 31 December 2016, the Group's share of net assets of this associate included its share of provisions for these claims which amounted to HK$34,700,000.

We identified the accounting for the interest in an associate as a key audit matter because the Group's share of the provision is material to the Group's share of net assets of the associate and because the associate's assessment of provisions for these claims entailed a significant degree of management judgement which involved making certain assumptions based on the interpretation of contract terms, relevant rules and regulations and the advice of legal counsel. The inherent uncertainty in determining the level of provisions could also be subject to management bias.

How the matter was addressed in our Audit

Our audit procedures to assess the accounting for the interest in an associate included the following:

– discussing the status and potential exposures in respect of the warranty claims received by the associate with management and obtaining direct written confirmation regarding the progress of the claims from the external legal counsel engaged by the Group including their views on the likely outcome of each claim and the magnitude of potential exposure;

– challenging the assumptions and critical judgements made by management which impacted their estimation of the provisions required by the associate by considering the relevant opinions given by the external legal counsel and assessing whether there was an indication of management bias; and

– considering the disclosures in the consolidated financial statements in respect of the accounting for the interest in an associate and the provisions made in respect of these claims with reference to the requirements of the prevailing accounting standards.

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

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

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

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

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

Responsibilities of the directors for the consolidated financial statements

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

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

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

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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. This report is made solely to you, as a body, in accordance with Section 90 of the Bermuda Companies Act 1981, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Auditor's responsibilities for the audit of the consolidated financial statements (Continued)

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

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

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

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

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

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

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

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

Auditor's responsibilities for the audit of the consolidated financial statements (Continued)

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

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

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

The engagement partner on the audit resulting in this independent auditor's report is Nicholas James Debnam.

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

30 March 2017

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 31 December 2016

(Expressed in Hong Kong dollars)

	Note	2016 $'000	2015 $'000
Revenue	3(a)	1,721,726	1,871,876
Other revenue	4	46,732	46,260
Other net loss	4	(1,773)	(40,958)
Cost of department store sales	5(d)	(701,693)	(790,301)
Cost of property leasing activities	5(c)	(80,873)	(90,304)
Other operating expenses		(391,813)	(440,063)
Profit from operations		592,306	556,510
Finance costs	5(a)	(7,826)	(9,870)
		584,480	546,640
Net valuation gain on investment properties	11	577,172	688,358
		1,161,652	1,234,998
Share of (loss)/profit of an associate	12	(26,821)	34,345
Profit before taxation	5	1,134,831	1,269,343
Income tax	6	(146,276)	(198,179)
Profit for the year		988,555	1,071,164
Attributable to:			
Shareholders of the Company		986,769	1,068,514
Non-controlling interests		1,786	2,650
Profit for the year		988,555	1,071,164
Basic and diluted earnings per share	9(a)	334.7 cents	361.9 cents

The notes on pages 52 to 133 form part of these financial statements. Details of dividends payable to shareholders of the Company are set out in note 22(c).

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the year ended 31 December 2016

(Expressed in Hong Kong dollars)

	2016		2015	
	$'000	$'000	$'000	$'000
Profit for the year		988,555		1,071,164
Other comprehensive income for the year (after tax and reclassification adjustments):				
Items that may be reclassified subsequently to profit or loss:				
Foreign currency translation adjustments:				
– exchange differences on translation of financial statements of overseas subsidiaries	(22,636)		(225,721)	
– share of exchange differences on translation of financial statements of an overseas associate	(2,783)		(2,714)	
– release of the exchange reserve upon refund of investment in an overseas subsidiary	–		(7,554)	
		(25,419)		(235,989)
Available-for-sale securities:				
– changes in fair value recognised during the year		1,940		2,820
		(23,479)		(233,169)
Total comprehensive income for the year		965,076		837,995
Attributable to:				
Shareholders of the Company		963,282		835,361
Non-controlling interests		1,794		2,634
Total comprehensive income for the year		965,076		837,995

The notes on pages 52 to 133 form part of these financial statements.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 31 December 2016

(Expressed in Hong Kong dollars)

	Note	2016 $'000	2015 $'000
Non-current assets			
Investment properties	11(a)	12,210,147	11,602,601
Other property, plant and equipment	11(a)	431,399	449,240
		12,641,546	12,051,841
Interest in an associate	12	273,818	303,422
Available-for-sale securities	13	26,478	24,538
Deferred tax assets	21(c)	6,158	7,190
		12,948,000	12,386,991
Current assets			
Trading securities	14	345,828	378,665
Inventories	15(a)	102,135	104,762
Debtors, deposits and prepayments	16	77,039	68,081
Amounts due from fellow subsidiaries	17	8,312	2,622
Current tax recoverable	21(a)	11,016	999
Cash and cash equivalents	18	3,356,832	3,116,347
		3,901,162	3,671,476
Current liabilities			
Creditors and accrued charges	19	433,870	397,070
Secured bank loan	20	212,742	35,638
Amounts due to fellow subsidiaries	17	2,755	2,811
Current tax payable	21(a)	19,852	18,678
		669,219	454,197
Net current assets		3,231,943	3,217,279
Total assets less current liabilities carried forward		16,179,943	15,604,270

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 31 December 2016

(Continued)

(Expressed in Hong Kong dollars)

	Note	2016 $'000	2015 $'000
Total assets less current liabilities brought forward		16,179,943	15,604,270
Non-current liabilities			
Secured bank loan	20	–	214,668
Deferred tax liabilities	21(c)	565,532	508,262
		565,532	722,930
NET ASSETS		15,614,411	14,881,340
Capital and reserves			
Share capital	22(d)	29,461	29,508
Reserves		15,558,019	14,826,695
Total equity attributable to shareholders of the Company		15,587,480	14,856,203
Non-controlling interests		26,931	25,137
TOTAL EQUITY		15,614,411	14,881,340

Approved and authorised for issue by the board of directors on 30 March 2017.

Karl C. Kwok
Director

Lester Kwok
Director

The notes on pages 52 to 133 form part of these financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2016

(Expressed in Hong Kong dollars)

		Attributable to shareholders of the Company									
	Note	Share capital $'000 (note 22(d))	Land and building revaluation reserve $'000 (note 22(e)(i))	Investment revaluation reserve $'000 (note 22(e)(ii))	Exchange reserve $'000 (note 22(e)(iii))	Contributed surplus $'000 (note 22(e)(iv))	General reserve fund $'000 (note 22(e)(v))	Retained earnings $'000 (note 22(a))	Total $'000	Non-controlling interests $'000	Total equity $'000
Balance at 1 January 2016		29,508	271,037	12,760	(178,467)	754,347	1,673	13,965,345	14,856,203	25,137	14,881,340
Changes in equity for 2016											
Profit for the year		–	–	–	–	–	–	986,769	986,769	1,786	988,555
Other comprehensive income		–	–	1,940	(25,427)	–	–	–	(23,487)	8	(23,479)
Total comprehensive income for the year		–	–	1,940	(25,427)	–	–	986,769	963,282	1,794	965,076
Share of the general reserve fund of an associate: transfer from the general reserve fund		–	–	–	–	–	(622)	622	–	–	–
Dividends approved and paid in respect of the previous year	22(c)(ii)	–	–	–	–	–	–	(147,388)	(147,388)	–	(147,388)
Dividends declared and paid in respect of the current year	22(c)(i)	–	–	–	–	–	–	(73,671)	(73,671)	–	(73,671)
Purchase of own shares	22(d)										
– par value paid		(47)	–	–	–	–	–	–	(47)	–	(47)
– premium and transaction costs paid		–	–	–	–	–	–	(10,899)	(10,899)	–	(10,899)
		(47)	–	1,940	(25,427)	–	(622)	755,433	731,277	1,794	733,071
Balance at 31 December 2016		29,461	271,037	14,700	(203,894)	754,347	1,051	14,720,778	15,587,480	26,931	15,614,411

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2016

(Continued)

(Expressed in Hong Kong dollars)

		Attributable to shareholders of the Company									
	Note	Share capital $'000 (note 22(d))	Land and building revaluation reserve $'000 (note 22(e)(i))	Investment revaluation reserve $'000 (note 22(e)(ii))	Exchange reserve $'000 (note 22(e)(iii))	Contributed surplus $'000 (note 22(e)(iv))	General reserve fund $'000 (note 22(e)(v))	Retained earnings $'000 (note 22(a))	Total $'000	Non-controlling interests $'000	Total equity $'000
Balance at 1 January 2015		29,530	271,037	9,940	57,506	754,347	1,018	13,410,780	14,534,158	22,503	14,556,661
Changes in equity for 2015											
Profit for the year		–	–	–	–	–	–	1,068,514	1,068,514	2,650	1,071,164
Other comprehensive income		–	–	2,820	(235,973)	–	–	–	(233,153)	(16)	(233,169)
Total comprehensive income for the year		–	–	2,820	(235,973)	–	–	1,068,514	835,361	2,634	837,995
Share of the general reserve fund of an associate: transfer to the general reserve fund		–	–	–	–	–	655	(655)	–	–	–
Dividends approved and paid in respect of the previous year	22(c)(ii)	–	–	–	–	–	–	(407,507)	(407,507)	–	(407,507)
Dividends declared and paid in respect of the current year	22(c)(i)	–	–	–	–	–	–	(100,397)	(100,397)	–	(100,397)
Purchase of own shares	22(d)										
– par value paid		(22)	–	–	–	–	–	–	(22)	–	(22)
– premium paid		–	–	–	–	–	–	(5,390)	(5,390)	–	(5,390)
		(22)	–	2,820	(235,973)	–	655	554,565	322,045	2,634	324,679
Balance at 31 December 2015		29,508	271,037	12,760	(178,467)	754,347	1,673	13,965,345	14,856,203	25,137	14,881,340

The notes on pages 52 to 133 form part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2016

(Expressed in Hong Kong dollars)

	Note	2016 $'000	2015 $'000
Operating activities			
Profit before taxation		1,134,831	1,269,343
Adjustments for:			
Net valuation gain on investment properties		(577,172)	(688,358)
Depreciation and amortisation		55,407	50,121
Impairment of trade and other debtors recognised/ (written back)		35	(14)
Finance costs		7,826	9,870
Dividend income from investments in securities		(16,395)	(14,443)
Interest income from bank deposits		(25,812)	(28,314)
Share of loss/(profit) of an associate		26,821	(34,345)
Net loss on disposal of plant and equipment		176	8
Foreign exchange loss		699	8,807
Interest income from trading securities		–	(625)
Release of the exchange reserve upon refund of investment in an overseas subsidiary		–	(7,554)
Operating profit before changes in working capital		606,416	564,496
Decrease/(increase) in trading securities		32,837	(38,150)
Decrease in inventories		2,627	3,187
Increase in debtors, deposits and prepayments		(7,422)	(4,556)
(Increase)/decrease in amounts due from fellow subsidiaries		(5,690)	43
Increase/(decrease) in creditors and accrued charges		35,648	(27,440)
Decrease in amounts due to fellow subsidiaries		(56)	(501)
Cash generated from operations		664,360	497,079
Tax paid			
– Hong Kong Profits Tax paid		(72,519)	(83,369)
– Overseas tax paid		(19,279)	(30,627)
Net cash generated from operating activities		572,562	383,083

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2016

(Continued)

(Expressed in Hong Kong dollars)

	Note	2016 $'000	2015 $'000
Investing activities			
Payment of lease incentives		(59,389)	(19,634)
Payment for the purchases of investment properties and other property, plant and equipment		(34,163)	(38,726)
Proceeds from disposal of plant and equipment		77	1
Interest income received from bank deposits		24,333	30,534
Dividends received from investments in securities		16,285	14,563
Interest income received from trading securities		–	829
Net cash used in investing activities		(52,857)	(12,433)
Financing activities			
Payment for purchase of own shares	22(d)	(10,946)	(5,412)
Repayment of bank loan		(36,798)	(36,951)
Interest paid		(7,832)	(9,852)
Dividends paid to shareholders of the Company		(221,059)	(507,904)
Net cash used in financing activities		(276,635)	(560,119)
Net increase/(decrease) in cash and cash equivalents		243,070	(189,469)
Cash and cash equivalents at 1 January		3,116,347	3,347,260
Effect of foreign exchange rate changes		(2,585)	(41,444)
Cash and cash equivalents at 31 December	18	3,356,832	3,116,347

The notes on pages 52 to 133 form part of these financial statements.

1. Significant accounting policies

(a) Statement of compliance

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

The HKICPA has issued certain new and revised HKFRSs that are first effective or available for early adoption for the current accounting period of the Group. Note 1(c) provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current and prior accounting periods reflected in these financial statements.

(b) Basis of preparation of the financial statements

The consolidated financial statements for the year ended 31 December 2016 comprise the Company and its subsidiaries (together referred to as the "Group") and the Group's interest in an associate.

The measurement basis used in the preparation of the financial statements is the historical cost basis except as otherwise stated in the accounting policies set out below.

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

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

1. Significant accounting policies (Continued)

(b) Basis of preparation of the financial statements (Continued)

Judgements made by management in the application of HKFRSs that have a significant effect on the financial statements and major sources of estimation uncertainty are discussed in note 2.

(c) Changes in accounting policies

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

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

(d) Subsidiaries and non-controlling interests

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

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

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

1. Significant accounting policies (Continued)

(d) Subsidiaries and non-controlling interests (Continued)

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

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

When the Group loses control of a subsidiary, it is accounted for as a disposal of the entire interest in that subsidiary, with a resulting gain or loss being recognised in the consolidated statement of profit or loss. Any interest retained in that former subsidiary at the date when control is lost is recognised at fair value and this amount is regarded as the fair value on initial recognition of a financial asset (see note 1(g)) or, when appropriate, the cost on initial recognition of an investment in an associate (see note 1(e)).

In the Company's statement of financial position, an investment in a subsidiary is stated at cost less impairment losses (see note 1(l)).

(e) Associates

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

An investment in an associate is accounted for in the consolidated financial statements under the equity method. Under the equity method, the investment is initially recorded at cost, adjusted for any excess of the Group's share of the acquisition-date fair values of the associate's identifiable net assets over the cost of the investment (if any). Thereafter, the investment is adjusted for the post-acquisition change in the Group's share of the associate's net assets and any impairment loss relating to the investment (see note 1(l)). Any acquisition-date excess over cost, the Group's share of the post-acquisition, post-tax results of the associate and any impairment losses for the year are recognised in the consolidated statement of profit or loss, whereas the Group's share of the post-acquisition post-tax items of the associate's other comprehensive income is recognised in the consolidated other comprehensive income.

1. Significant accounting policies (Continued)

(e) Associates (Continued)

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

When the Group ceases to have significant influence over an associate, it is accounted for as a disposal of the entire interest in that associate, with a resulting gain or loss being recognised in the consolidated statement of profit or loss. Any interest retained in that former associate at the date when significant influence is lost is recognised at fair value and this amount is regarded as the fair value on initial recognition of a financial asset (see note 1(g)).

(f) Goodwill

Goodwill represents the excess of

(i) the aggregate of the fair value of the consideration transferred, the amount of any non-controlling interest in the acquiree and the fair value of the Group's previously held equity interest in the acquiree; over

(ii) the net fair value of the acquiree's identifiable assets and liabilities measured as at the acquisition date.

When (ii) is greater than (i), then this excess is recognised immediately in the consolidated statement of profit or loss as a gain on a bargain purchase.

Goodwill is stated at cost less accumulated impairment losses. Goodwill arising on a business combination is allocated to each cash-generating unit, or groups of cash-generating units, that is expected to benefit from the synergies of the combination and is tested annually for impairment (see note 1(l)).

On disposal of a cash-generating unit during the year, any attributable amount of purchased goodwill is included in the calculation of the profit or loss on disposal.

1. Significant accounting policies (Continued)

(g) Other investments in debt and equity securities

The Group's accounting policies for investments in debt and equity securities, other than investments in subsidiaries and an associate, are as follows:

Investments in debt and equity securities are initially stated at fair value, which is their transaction price unless it is determined that the fair value at initial recognition differs from the transaction price and that fair value is evidenced by a quoted price in an active market for an identical asset or liability or based on a valuation technique that uses only data from observable markets. Cost includes attributable transaction costs, except where indicated otherwise below. These investments are subsequently accounted for as follows, depending on their classification:

– Investments in securities held for trading are classified as current assets. Any attributable transaction costs are recognised in the consolidated statement of profit or loss as incurred. At the end of each reporting period the fair value is remeasured, with any resultant gain or loss being recognised in the consolidated statement of profit or loss. The net gain or loss recognised in the consolidated statement of profit or loss does not include any dividends or interest earned on these investments as these are recognised in accordance with the accounting policies set out in notes 1(u)(iii) and 1(u)(v) respectively.

– Investments in securities which do not fall into the above category are classified as available-for-sale securities. At the end of each reporting period the fair value is remeasured, with any resultant gain or loss being recognised in the consolidated other comprehensive income and accumulated separately in equity in the investment revaluation reserve. As an exception to this, investments in equity securities that do not have a quoted price in an active market for an identical instrument and whose fair value cannot otherwise be reliably measured are recognised in the consolidated statement of financial position at cost less impairment losses (see note 1(l)). Dividend income from equity securities and interest income from debt securities calculated using the effective interest method are recognised in the consolidated statement of profit or loss in accordance with the accounting policies set out in notes 1(u)(iii) and 1(u)(v), respectively.

  When the investments are derecognised or impaired (see note 1(l)), the cumulative gain or loss recognised in equity is reclassified to the consolidated statement of profit or loss.

Investments are recognised/derecognised on the date the Group commits to purchase/sell the investments or they expire.

1. Significant accounting policies (Continued)

(h) Derivative financial instruments

Derivative financial instruments are recognised initially at fair value. At the end of each reporting period the fair value is remeasured. The gain or loss on remeasurement to fair value is recognised immediately in the consolidated statement of profit or loss, except where the derivatives qualify for cash flow hedge accounting or hedge the net investment in a foreign operation, in which case recognition of any resultant gain or loss depends on the nature of the item being hedged.

(i) Investment properties

Investment properties are land and/or buildings which are owned or held under a leasehold or freehold interest to earn rental income and/or for capital appreciation in the long term.

Investment properties are stated at fair value. Any gain or loss arising from a change in fair value or from the retirement or disposal of an investment property is recognised in the consolidated statement of profit or loss. Rental income from investment properties is accounted for as described in the accounting policy set out in note 1(u)(ii).

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

(j) Other property, plant and equipment

The following items of property, plant and equipment are stated at cost less accumulated depreciation and impairment losses (see note 1(l)):

– land classified as being held under finance leases and buildings thereon; and

– other items of plant and equipment.

The Group has taken advantage of the provisions set out in paragraph 80A of HKAS 16, Property, plant and equipment issued by the HKICPA, with the effect that the land and building which was revalued by the directors in 1981 has not been revalued to fair value at the end of each reporting period.

1. Significant accounting policies (Continued)

(j) Other property, plant and equipment (Continued)

Gains or losses arising from the retirement or disposal of an item of property, plant and equipment are determined as the difference between the net disposal proceeds and the carrying amount of the item and are recognised in the consolidated statement of profit or loss on the date of retirement or disposal. Upon disposal of the land and building which was revalued in 1981, the attributable revaluation surplus will be transferred from the land and building revaluation reserve to retained earnings and not to the consolidated statement of profit or loss.

When the use of a property changes from owner-occupied to investment property, the property is re-measured to fair value and reclassified as an investment property. Any gain arising on remeasurement is recognised in the consolidated statement of profit or loss to the extent that it reverses a previous impairment loss on the specific property, with any remaining gain recognised in consolidated other comprehensive income and presented in the land and building revaluation reserve in equity. Any loss is recognised immediately in the consolidated statement of profit or loss.

Depreciation is calculated to write off the cost or valuation of items of property, plant and equipment using the straight-line method over their estimated useful lives as follows:

– Leasehold land and buildings	22 – 999 years
– Furniture and fixtures	10% – 20% per annum
– Computer hardware and software	20% per annum
– Motor vehicles	25% per annum

Where parts of an item of property, plant and equipment have different useful lives, the cost or valuation of the item is allocated on a reasonable basis between the parts and each part is depreciated separately. The useful life of an asset is reviewed annually.

1. Significant accounting policies (Continued)

(k) Leased assets

An arrangement, comprising a transaction or a series of transactions, is or contains a lease if the Group determines that the arrangement conveys a right to use a specific asset or assets for an agreed period of time in return for a payment or a series of payments. Such a determination is made based on an evaluation of the substance of the arrangement and is regardless of whether the arrangement takes the legal form of a lease.

(i) Classification of assets leased to the Group

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

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

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

(ii) Operating lease charges

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

1. Significant accounting policies (Continued)

(l) Impairment of assets

(i) Impairment of investments in debt and equity securities and trade and other receivables

Investments in debt and equity securities and other current and non-current receivables that are stated at cost or amortised cost or are classified as available-for-sale securities are reviewed at the end of each reporting period to determine whether there is objective evidence of impairment. Objective evidence of impairment includes observable data that comes to the attention of the Group about one or more of the following loss events:

– significant financial difficulty of the debtor;

– a breach of contract, such as a default or delinquency in interest or principal payments;

– it becoming probable that the debtor will enter bankruptcy or other financial reorganisation;

– significant changes in the technological, market, economic or legal environment that have an adverse effect on the debtor; and

– a significant or prolonged decline in the fair value of an investment in an equity instrument below its cost.

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

– For investments in interest in an associate accounted for under the equity method in the consolidated financial statements (see note 1(e)), the impairment loss is measured by comparing the recoverable amount of the investment with its carrying amount in accordance with the accounting policy set out in note 1(l)(ii). The impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount in accordance with the accounting policy set out in note 1(l)(ii).

– For unquoted equity securities carried at cost, the impairment loss is measured as the difference between the carrying amount of the financial asset and the estimated future cash flows, discounted at the current market rate of return for a similar financial asset where the effect of discounting is material. Impairment losses for unquoted equity securities carried at cost are not reversed.

1. Significant accounting policies (Continued)

(l) Impairment of assets (Continued)

(i) Impairment of investments in debt and equity securities and trade and other receivables (Continued)

– For trade and other current receivables and other financial assets carried at cost, the impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the current market rate of return for a similar financial asset.

An impairment loss for trade and other receivables carried at amortised cost is measured as the difference between the financial asset's carrying amount and the present value of the estimated future cash flows discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition of the asset), where the effect of discounting is material.

This assessment is made collectively where these financial assets share similar risk characteristics, such as similar past due status, and have not been individually assessed as impaired. Future cash flows for financial assets which are assessed for impairment collectively are based on historical loss experience for assets with credit risk characteristics similar to the collective group.

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

1. **Significant accounting policies** (Continued)

(l) **Impairment of assets** (Continued)

(i) Impairment of investments in debt and equity securities and trade and other receivables (Continued)

– For available-for-sale securities, the cumulative loss that has been recognised in the investment revaluation reserve is reclassified to the consolidated statement of profit or loss. The amount of the cumulative loss that is recognised in the consolidated statement of profit or loss is the difference between the acquisition cost (net of any principal repayment and amortisation) and current fair value, less any impairment loss on that asset previously recognised in the consolidated statement of profit or loss.

Impairment losses recognised in the consolidated statement of profit or loss in respect of available-for-sale equity securities are not reversed through the consolidated statement of profit or loss. Any subsequent increase in the fair value of such assets is recognised in the consolidated other comprehensive income.

Impairment losses are written off against the corresponding assets directly, except for impairment losses recognised in respect of trade debtors included within trade and other receivables, whose recovery is considered doubtful but not remote. In this case, the impairment losses for doubtful debts are recorded using an allowance account. When the Group is satisfied that recovery is remote, the amount considered irrecoverable is written off against trade debtors directly and any amounts held in the allowance account relating to that debt are reversed. Subsequent recoveries of amounts previously charged to the allowance account are reversed against the allowance account. Other changes in the allowance account and subsequent recoveries of amounts previously written off directly are recognised in the consolidated statement of profit or loss.

(ii) Impairment of other assets

Internal and external sources of information are reviewed at the end of each reporting period to identify indications that the following assets may be impaired or, except in the case of goodwill, an impairment loss previously recognised no longer exists or may have decreased:

– property, plant and equipment (other than investment properties carried at revalued amounts);

– goodwill; and

– investments in subsidiaries in the Company’s statement of financial position.

1. **Significant accounting policies** (Continued)

(l) **Impairment of assets** (Continued)

(ii) Impairment of other assets (Continued)

If any such indication exists, the asset's recoverable amount is estimated. In addition, for goodwill, the recoverable amount is estimated annually whether or not there is any indication of impairment.

– Calculation of recoverable amount

The recoverable amount of an asset is the greater of its fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Where an asset does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the smallest group of assets that generates cash inflows independently (i.e. a cash-generating unit).

– Recognition of impairment losses

An impairment loss is recognised in the consolidated statement of profit or loss if the carrying amount of an asset, or the cash-generating unit to which it belongs, exceeds its recoverable amount except for the land and building which was revalued in 1981. Impairment losses recognised in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to the cash-generating unit (or group of units) and then, to reduce the carrying amount of the other assets in the unit (or group of units) on a pro rata basis, except that the carrying value of an asset will not be reduced below its individual fair value less costs of disposal, or value in use, if determinable.

When an impairment loss arises on the land and building which was revalued in 1981, it will first be charged against the attributable balance relating to that property included in the land and building revaluation reserve in equity and any excess will be charged to the consolidated statement of profit or loss.

1. **Significant accounting policies** (Continued)

(l) **Impairment of assets** (Continued)

(ii) Impairment of other assets (Continued)

– Reversals of impairment losses

In respect of assets other than goodwill, an impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount. An impairment loss in respect of goodwill is not reversed.

A reversal of impairment loss is limited to the asset's carrying amount that would have been determined had no impairment loss been recognised in prior years. Reversals of impairment losses are credited to the consolidated statement of profit or loss in the year in which the reversals are recognised.

(iii) Interim financial reporting and impairment

Under the Listing Rules, the Group is required to prepare an interim financial report in compliance with HKAS 34, Interim financial reporting, in respect of the first six months of the financial year. At the end of the interim period, the Group applies the same impairment testing, recognition and reversal criteria as it would at the end of the financial year (see notes 1(l)(i) and 1(l)(ii)).

Impairment losses recognised in an interim period in respect of goodwill, available-for-sale equity securities and unquoted equity securities carried at cost are not reversed in a subsequent period. This is the case even if no loss, or a smaller loss, would have been recognised had the impairment been assessed only at the end of the financial year to which the interim period relates. Consequently, if the fair value of an available-for-sale equity security increases in the remainder of the annual period, or in any other period subsequently, the increase is recognised in the consolidated other comprehensive income and not in the consolidated statement of profit or loss.

1. Significant accounting policies (Continued)

(m) Inventories

Inventories are carried at the lower of cost and net realisable value.

Cost is determined on a weighted average basis and includes the direct costs of purchase. Net realisable value is determined by reference to the sales proceeds of items sold in the ordinary course of business subsequent to the end of the reporting period or to management estimates based on prevailing market conditions.

When inventories are sold, the carrying amount of those inventories is recognised as an expense in the period in which the related revenue is recognised. The amount of any write-down of inventories to net realisable value and all losses of inventories are recognised as an expense in the period the write-down or loss occurs. The amount of any reversal of any write-down of inventories, arising from an increase in net realisable value, is recognised as a reduction in the amount of inventories recognised as an expense in the period in which the reversal occurs.

(n) Trade and other receivables

Trade and other receivables are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method, less allowance for impairment of doubtful debts (see note 1(l)), except where the receivables are interest-free balances with related parties without any fixed repayment terms or the effect of discounting would be immaterial. In such cases, the receivables are stated at cost less allowance for impairment of doubtful debts.

(o) Interest-bearing borrowings

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

(p) Trade and other payables

Trade and other payables are initially recognised at fair value and are subsequently stated at amortised cost unless the effect of discounting would be immaterial, in which case they are stated at cost.

1. Significant accounting policies (Continued)

(q) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with bank and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are also included as a component of cash and cash equivalents for the purpose of the consolidated statement of cash flows.

(r) Employee benefits

(i) Short term employee benefits and contributions to defined contribution retirement plans

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

(ii) Termination benefits

Termination benefits are recognised at the earlier of when the Group can no longer withdraw the offer of those benefits and when it recognises restructuring costs involving the payment of termination benefits.

(s) Income tax

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

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

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

1. Significant accounting policies (Continued)

(s) Income tax (Continued)

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

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

Where investment properties are carried at their fair value in accordance with the accounting policy set out in note 1(i), the amount of deferred tax recognised is measured using the tax rates that would apply on sale of those assets at their carrying value at the reporting date unless the property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the property over time, rather than through sale. In all other cases, the amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the end of the reporting period. Deferred tax assets and liabilities are not discounted.

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

1. Significant accounting policies (Continued)

(s) Income tax (Continued)

Current tax balances and deferred tax balances, and movements therein, are presented separately from each other and are not offset. Current tax assets are offset against current tax liabilities, and deferred tax assets against deferred tax liabilities, if the Group has the legally enforceable right to set off current tax assets against current tax liabilities and the following additional conditions are met:

– in the case of current tax assets and liabilities, the Group intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously; or

– in the case of deferred tax assets and liabilities, if they relate to income taxes levied by the same taxation authority on either:

  – the same taxable entity; or

  – different taxable entities, which, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered, intend to realise the current tax assets and settle the current tax liabilities on a net basis or realise and settle simultaneously.

(t) Financial guarantees issued, provisions and contingent liabilities

(i) Financial guarantees issued

Financial guarantees are contracts that require the issuer (i.e. the guarantor) to make specified payments to reimburse the beneficiary of the guarantee (the "holder") for a loss the holder incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument.

1. Significant accounting policies (Continued)

(t) Financial guarantees issued, provisions and contingent liabilities (Continued)

(i) Financial guarantees issued (Continued)

Where the Group or the Company issues a financial guarantee, the fair value of the guarantee is initially recognised as deferred income within trade and other payables. The fair value of financial guarantees issued at the time of issuance is determined by reference to fees charged in an arm's length transaction for similar services, when such information is obtainable, or is otherwise estimated by reference to interest rate differentials, by comparing the actual rates charged by lenders when the guarantee is made available with the estimated rates that lenders would have charged, had the guarantees not been available, where reliable estimates of such information can be made. Where consideration is received or receivable for the issuance of the guarantee, the consideration is recognised in accordance with the Group's accounting policies applicable to that category of asset. Where no such consideration is received or receivable, an immediate expense is recognised in the consolidated statement of profit or loss on initial recognition of any deferred income.

The amount of the guarantee initially recognised as deferred income is amortised in the consolidated statement of profit or loss over the term of the guarantee as income from financial guarantees issued. In addition, provisions are recognised in accordance with the accounting policy set out in note 1(t)(ii) if and when (i) it becomes probable that the holder of the guarantee will call upon the Group or the Company under the guarantee, and (ii) the amount of that claim on the Group or the Company is expected to exceed the amount currently carried in trade and other payables in respect of that guarantee i.e. the amount initially recognised, less accumulated amortisation.

1. Significant accounting policies (Continued)

(t) Financial guarantees issued, provisions and contingent liabilities (Continued)

(ii) Other provisions and contingent liabilities

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

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

(u) Revenue recognition

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

(i) Sale of goods and net income from concession sales

Revenue arising from the sale of goods and net income from concession sales are recognised when the customer has accepted the goods and the related risks and rewards of ownership.

(ii) Rental income from operating leases

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

1. **Significant accounting policies** (Continued)

(u) Revenue recognition (Continued)

(iii) Dividends

Dividend income from listed securities is recognised when the share price of the security goes ex-dividend. Dividend income from unlisted investments is recognised in the accounting period in which it is declared or proposed and approved by shareholders of the investee company.

(iv) Profit on sale of listed securities

Profit on sale of listed securities is recognised on the trade date basis.

(v) Interest income

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

(v) Translation of foreign currencies

The functional currency of the Company and its subsidiaries which operate in Hong Kong is Hong Kong dollars while those for subsidiaries which operate in overseas are in their respective local currencies. The presentation currency of the Group is Hong Kong dollars.

Foreign currency transactions during the year are translated at the foreign exchange rates ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated at the foreign exchange rates ruling at the end of the reporting period. Exchange gains and losses are recognised in the consolidated statement of profit or loss.

Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the foreign exchange rates ruling at the transaction dates. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are translated using the foreign exchange rates ruling at the dates the fair value was measured.

1. Significant accounting policies (Continued)

(v) Translation of foreign currencies (Continued)

The results of foreign operations are translated into Hong Kong dollars at the exchange rates approximating the foreign exchange rates ruling at the dates of the transactions. Statement of financial position items are translated into Hong Kong dollars at the closing foreign exchange rates ruling at the end of the reporting period. The resulting exchange differences are recognised in the consolidated other comprehensive income and accumulated separately in equity in the exchange reserve. Goodwill arising on consolidation of a foreign operation acquired before 1 January 2005 is translated at the foreign exchange rate that applied at the date of acquisition of the foreign operation.

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

(w) Borrowing costs

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

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

(x) Related parties

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

  (a) has control or joint control over the Group;

  (b) has significant influence over the Group; or

  (c) is a member of the key management personnel of the Group or the Group's parent.

1. Significant accounting policies (Continued)

(x) Related parties (Continued)

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

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

(b) one entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member);

(c) both entities are joint ventures of the same third party;

(d) one entity is a joint venture of a third entity and the other entity is an associate of the third entity;

(e) the entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group;

(f) the entity is controlled or jointly controlled by a person identified in (i);

(g) a person identified in (i)(a) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity); or

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

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

1. Significant accounting policies (Continued)

(y) Segment reporting

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

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

2. Sources of estimation uncertainty

Note 23 contains information about the assumptions and their risk factors relating to financial instruments. Other key sources of estimation uncertainty are as follows:

(a) Recognition of deferred tax assets

As explained in note 21, the Group recognises deferred tax assets in respect of accumulated tax losses and deductible temporary differences based on management's estimation of future taxable profits against which the accumulated tax losses and deductible temporary differences may be offset in the foreseeable future for each individual subsidiary. The Group has assumed that, based on current economic circumstances, its operations may generate sufficient taxable profits to utilise certain accumulated tax losses and deductible temporary differences in the foreseeable future. It is possible that certain assumptions adopted in the preparation of the profit forecasts for the Group's operations may not be indicative of future taxable profits. Any increase or decrease in the recognition of deferred tax assets would affect the Group's net asset value.

(b) Valuation of investment properties

As described in note 11(c), the investment properties were revalued by independent professional valuers as at 31 December 2016. Such valuations were based on certain assumptions, which are subject to uncertainty and might materially differ from the actual results. Any increase or decrease in the valuations would affect the Group's results in future years.

2. Sources of estimation uncertainty (Continued)

(c) Depreciation

Property, plant and equipment is depreciated on a straight-line basis over the estimated useful lives of the assets. The Group reviews the estimated useful lives of the assets regularly in order to determine the amount of depreciation expense to be recorded during any reporting period. The useful lives are based on the Group's historical experience with similar assets. The depreciation expense for future periods is adjusted if there are material changes from previous estimates.

(d) Impairment of available-for-sale securities

Investments in securities classified as available-for-sale securities are reviewed at the end of each reporting period to determine whether there is objective evidence of impairment. Judgement is required to determine whether a decline in the fair value of an investment is significant or prolonged. In making this judgement, the Group considers a number of factors including the historical data on market volatility, the price of the specific investment, industry and sector performance, and financial information regarding the issuers of the investment.

3. Revenue and segment reporting

(a) Revenue

The principal activities of the Group are the operation of department stores and property investment.

The Group's revenue comprised the invoiced value of goods sold to customers less returns, net income from concession sales and income from property investment and is analysed by principal activities as follows:

	2016	**2015**
	$'000	$'000
Sales of goods	1,028,972	1,161,946
Net income from concession sales	253,654	276,562
Department stores	1,282,626	1,438,508
Property investment	439,100	433,368
	1,721,726	1,871,876

The Group's customer base is diversified and does not have any customer with whom transactions have exceeded 10% of the Group's total revenue. Further details regarding the Group's principal activities are disclosed below.

3. Revenue and segment reporting (Continued)

(b) Segment reporting

The Group manages its business by two divisions, namely department stores and property investment. In a manner consistent with the way in which information is reported internally to the Group's most senior executive management for the purposes of resource allocation and performance assessment, the Group has identified the following two reportable segments. No operating segments have been aggregated to form the following reportable segments.

– Department stores: this segment operates department stores in Hong Kong.

– Property investment: this segment leases commercial premises to generate rental income. Currently the Group's investment property portfolio is located in Hong Kong, Australia and the United States of America ("USA").

(i) Segment results, assets and liabilities

For the purposes of assessing segment performance and allocating resources between segments, the Group's senior executive management monitors the results, assets and liabilities attributable to each reportable segment on the following bases:

– Segment assets include all tangible, intangible assets and current assets with the exception of interest in an associate, investments in financial assets, current tax recoverable, deferred tax assets and other corporate assets. Segment liabilities include trade and other creditors, accrued charges and bank borrowings managed directly by the segments.

– Revenue and expenses are allocated to the reportable segments with reference to revenue generated by those segments and the expenses incurred by those segments or which otherwise arise from the depreciation or amortisation of assets attributable to those segments.

3. Revenue and segment reporting (Continued)

(b) Segment reporting (Continued)

(i) Segment results, assets and liabilities (Continued)

The measure used for reporting segment profit is profit before interest income, finance costs and income tax.

In addition to receiving segment information concerning segment profit, management is provided with segment information concerning revenue (including inter-segment revenue), finance costs on bank borrowings managed directly by the segments, depreciation, amortisation and impairment losses and additions to non-current segment assets used by the segments in their operations.

Information regarding the Group's reportable segments as provided to the Group's most senior executive management for the purposes of resource allocation and assessment of segment performance for the years ended 31 December 2016 and 2015 is set out below.

	Department stores		Property investment		Total	
	2016	**2015**	**2016**	**2015**	**2016**	**2015**
	$'000	$'000	$'000	$'000	$'000	$'000
Revenue from external customers	1,282,626	1,438,508	439,100	433,368	1,721,726	1,871,876
Inter-segment revenue	–	–	120,385	117,995	120,385	117,995
Reportable segment revenue	1,282,626	1,438,508	559,485	551,363	1,842,111	1,989,871
Reportable segment profit	151,495	183,157	445,666	427,156	597,161	610,313
Finance costs	–	–	7,826	9,870	7,826	9,870
Depreciation and amortisation for the year	7,354	9,496	47,687	40,430	55,041	49,926
Impairment of trade and other debtors recognised/(written back)	35	(14)	–	–	35	(14)
Reportable segment assets	166,298	162,604	12,657,860	12,065,023	12,824,158	12,227,627
Additions to non-current segment assets during the year	12,953	14,538	79,885	42,882	92,838	57,420
Reportable segment liabilities	313,652	274,069	295,811	332,787	609,463	606,856

3. Revenue and segment reporting (Continued)

(b) Segment reporting (Continued)

(ii) Reconciliations of reportable segment profit, assets and liabilities

	2016 $'000	2015 $'000
Profit		
Reportable segment profit derived from the Group's external customers	597,161	610,313
Share of (loss)/profit of an associate	(26,821)	34,345
Other revenue	46,732	46,260
Other net loss	(1,773)	(40,958)
Finance costs	(7,826)	(9,870)
Net valuation gain on investment properties	577,172	688,358
Unallocated head office and corporate expenses	(49,814)	(59,105)
Consolidated profit before taxation	1,134,831	1,269,343
Assets		
Reportable segment assets	12,824,158	12,227,627
Elimination of inter-segment receivables	(6,246)	(5,330)
	12,817,912	12,222,297
Interest in an associate	273,818	303,422
Available-for-sale securities	26,478	24,538
Deferred tax assets	6,158	7,190
Trading securities	345,828	378,665
Current tax recoverable	11,016	999
Unallocated head office and corporate assets	3,367,952	3,121,356
Consolidated total assets	16,849,162	16,058,467
Liabilities		
Reportable segment liabilities	609,463	606,856
Elimination of inter-segment payables	(6,246)	(5,330)
	603,217	601,526
Current tax payable	19,852	18,678
Deferred tax liabilities	565,532	508,262
Unallocated head office and corporate liabilities	46,150	48,661
Consolidated total liabilities	1,234,751	1,177,127

3. Revenue and segment reporting (Continued)

(b) Segment reporting (Continued)

(iii) Geographic information

The following table sets out information about the geographic location of (i) the Group's revenue from external customers and (ii) the Group's investment properties and other property, plant and equipment and interest in an associate ("specified non-current assets"). The geographical location of customers is based on the location at which the services were provided or the goods were delivered. The geographical location of the specified non-current assets is based on the physical location of the asset in the case of investment properties and other property, plant and equipment and the location of operations in the case of interest in an associate.

	Revenue from external customers		Specified non-current assets	
	2016	**2015**	**2016**	**2015**
	$'000	$'000	$'000	$'000
Hong Kong (place of domicile)	1,582,810	1,731,602	9,858,656	9,437,370
Australia	119,174	119,646	2,587,108	2,433,274
USA	19,742	20,628	334,483	376,197
People's Republic of China ("PRC")	–	–	135,117	108,422
	138,916	140,274	3,056,708	2,917,893
	1,721,726	1,871,876	12,915,364	12,355,263

4. Other revenue and other net loss

	2016	2015
	$'000	$'000
Other revenue		
Interest income from		
– bank deposits	25,812	28,314
– trading securities	–	625
Dividend income from securities	16,395	14,443
Forfeiture of unclaimed dividends	1,397	523
Compensation received on early termination of leases	754	–
Others	2,374	2,355
	46,732	46,260
Other net loss		
Net loss on remeasurement to fair value of		
– trading securities	(2,437)	(36,407)
– derivative financial instruments	(185)	–
Net realised gain/(loss) on disposal of		
– trading securities	5,137	3,703
– derivative financial instruments	(1,077)	2,930
Release of the exchange reserve upon refund of investment in an overseas subsidiary	–	7,554
Net foreign exchange loss	(3,035)	(18,730)
Net loss on disposal of plant and equipment	(176)	(8)
	(1,773)	(40,958)

5. Profit before taxation

Profit before taxation is arrived at after charging/(crediting):

	2016 $'000	2015 $'000
(a) Finance costs		
Interest on bank loan	7,826	9,870
(b) Staff costs (excluding directors' remuneration)		
Contributions to defined contribution retirement plans	12,160	12,568
Salaries, wages and other benefits	198,815	212,666
	210,975	225,234
(c) Rentals received and receivable from investment properties		
Gross rentals	(439,100)	(433,368)
Less: direct outgoings	80,873	90,304
	(358,227)	(343,064)
(d) Other items		
Depreciation and amortisation		
– owned assets (note 11(a))	35,223	38,084
– lease incentives (note 11(a))	20,184	12,037
Impairment losses of trade and other debtors recognised/(written back) (note 16(b))	35	(14)
Auditors' remuneration		
– audit services	4,223	4,076
– tax services	472	442
– other services	1,411	1,433
Operating lease charges		
– minimum lease payments for hire of land and buildings	29,138	43,318
– contingent rentals for hire of land and buildings	181	290
Cost of inventories sold (note 15(b))	701,693	790,301

6. Income tax in the consolidated statement of profit or loss

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

	2016 $'000	2015 $'000
Current tax – Hong Kong Profits Tax		
Provision for the year	70,746	76,109
Over-provision in respect of prior years	(60)	(387)
	70,686	75,722
Current tax – Overseas		
Provision for the year	11,701	20,167
Under-provision in respect of prior years	253	474
	11,954	20,641
Deferred tax (note 21(b))		
Origination and reversal of temporary differences		
– changes in fair value of investment properties	44,780	93,574
– other temporary differences	18,856	8,242
	63,636	101,816
Total income tax expense	146,276	198,179

The provision for Hong Kong Profits Tax for 2016 is calculated at 16.5% (2015: 16.5%) of the estimated assessable profits for the year, taking into account a reduction granted by the Hong Kong SAR Government of 75% of the tax payable for the year of assessment 2015-16 subject to a maximum reduction of $20,000 for each business (2015: a maximum reduction of $20,000 was granted for the year of assessment 2014-15 and was taken into account in calculating the provision for 2015). Taxation for overseas subsidiaries is charged similarly at the appropriate current rates of taxation ruling in the relevant countries.

6. Income tax in the consolidated statement of profit or loss (Continued)

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

	2016 $'000	2015 $'000
Profit before taxation	1,134,831	1,269,343
Notional Hong Kong Profits Tax calculated at 16.5% (2015: 16.5%)	187,247	209,442
Tax effect of non-deductible expenses	12,863	18,249
Tax effect of non-taxable revenue	(80,551)	(76,336)
Tax effect of unused tax losses not recognised	–	198
Tax effect of temporary differences not recognised	(9)	(2)
Tax effect of previously unrecognised tax losses recognised/utilised this year	(1,396)	–
Effect of different tax rates of subsidiaries operating in other jurisdictions	27,909	46,521
Effect of overseas withholding tax	20	20
Under-provision in respect of prior years	193	87
Actual tax expense	146,276	198,179

7. Directors' remuneration

Directors' emoluments disclosed pursuant to section 383(1) of the Hong Kong Companies Ordinance and Part 2 of the Companies (Disclosure of Information about Benefits of Directors) Regulation are as follows:

	2016				
	Directors' fees $'000	Salaries, allowances and benefits in kind $'000	Discretionary bonuses $'000	Retirement scheme contributions $'000	Total $'000
Executive directors					
Mr. Karl C. Kwok	210	5,595	2,742	18	8,565
Mr. Lester Kwok	210	4,994	2,528	18	7,750
Mr. Mark Kwok	210	3,192	1,618	274	5,294
	630	13,781	6,888	310	21,609
Non-executive director					
Dr. Bill Kwok	210	–	–	–	210
Independent non-executive directors					
Miss Maria Tam Wai Chu	210	126	–	–	336
Mr. Ignatius Wan Chiu Wong	210	180	–	–	390
Mr. Iain Ferguson Bruce	210	168	–	–	378
Mr. Leung Wing Ning	210	373	–	–	583
	840	847	–	–	1,687
	1,680	14,628	6,888	310	23,506

7. Directors' remuneration (Continued)

Directors' emoluments disclosed pursuant to section 383(1) of the Hong Kong Companies Ordinance and Part 2 of the Companies (Disclosure of Information about Benefits of Directors) Regulation are as follows: (Continued)

	2015				
	Directors' fees	Salaries, allowances and benefits in kind	Discretionary bonuses	Retirement scheme contributions	Total
	$'000	$'000	$'000	$'000	$'000
Executive directors					
Mr. Karl C. Kwok	200	5,366	6,896	18	12,480
Mr. Lester Kwok	200	4,788	6,359	18	11,365
Mr. Mark Kwok	200	3,060	4,069	263	7,592
	600	13,214	17,324	299	31,437
Non-executive director					
Dr. Bill Kwok	200	–	–	–	200
Independent non-executive directors					
Miss Maria Tam Wai Chu	200	121	–	–	321
Mr. Ignatius Wan Chiu Wong	200	173	–	–	373
Mr. Iain Ferguson Bruce	200	162	–	–	362
Mr. Leung Wing Ning	200	359	–	–	559
	800	815	–	–	1,615
	1,600	14,029	17,324	299	33,252

8. Individuals with highest emoluments

Of the five individuals with the highest emoluments in the Group, three (2015: three) are directors whose emoluments are disclosed in note 7. The aggregate of the emoluments in respect of the other two (2015: two) individuals are as follows:

	2016 $'000	2015 $'000
Salaries, allowances and benefits in kind	7,577	7,227
Contributions to defined contribution retirement plans	642	615
Discretionary bonuses	3,791	9,535
	12,010	17,377

The emoluments of the two (2015: two) individuals with the highest emoluments are within the following bands:

	Number of individuals	
	2016	2015
$		
4,000,001 – 4,500,000	1	–
5,500,001 – 6,000,000	–	1
7,500,001 – 8,000,000	1	–
11,500,001 – 12,000,000	–	1
	2	2

9. Basic and diluted earnings per share

(a) The calculation of basic earnings per share is based on the consolidated profit attributable to shareholders of the Company for the year ended 31 December 2016 of $986,769,000 (2015: $1,068,514,000) divided by the weighted average of 294,855,000 shares (2015: 295,278,000 shares) in issue during the year.

Weighted average number of shares:

	2016	**2015**
	’000	’000
Issued shares at 1 January	295,081	295,295
Effect of shares purchased	(226)	(17)
Weighted average number of shares in issue at 31 December	294,855	295,278

There were no outstanding potential shares throughout the years presented.

9. Basic and diluted earnings per share (Continued)

(b) Adjusted basic earnings per share excluding the net valuation gain on investment properties net of related deferred tax thereon

For the purpose of assessing the underlying performance of the Group, the management is of the view that the profit for the year should be adjusted for the net valuation gain on investment properties net of related deferred tax thereon in arriving at the "underlying profit attributable to shareholders of the Company".

The difference between the underlying profit attributable to shareholders of the Company and profit attributable to shareholders of the Company as shown in the consolidated statement of profit or loss for the year is reconciled as follows:

	2016		**2015**	
		Amount per share		**Amount per share**
	$'000	cents	$'000	cents
Profit attributable to shareholders of the Company as shown in the consolidated statement of profit or loss	986,769	334.7	1,068,514	361.9
Less: Net valuation gain on investment properties	(577,172)	(195.8)	(688,358)	(233.1)
Add: Increase in deferred tax liabilities in relation to the net valuation gain on investment properties	44,780	15.2	93,574	31.7
	454,377	154.1	473,730	160.5
Add: Valuation gain on investment property net of related deferred tax attributable to non-controlling interests	985	0.3	1,856	0.6
Underlying profit attributable to shareholders of the Company	455,362	154.4	475,586	161.1

10. Defined contribution retirement plans

The Group operates a Mandatory Provident Fund Scheme (the "MPF scheme") and a number of MPF exempted defined contribution retirement plans ("MPF exempted schemes") under the Hong Kong Mandatory Provident Fund Schemes Ordinance for employees employed under the jurisdiction of the Hong Kong Employment Ordinance. Both the MPF scheme and the MPF exempted schemes are defined contribution retirement plans administered by independent trustees. The Group is required to make contributions to the MPF exempted schemes based on a percentage of the employees' basic monthly salaries which is dependent on their length of service within the Group. The Group's contributions to the MPF scheme vest immediately while the Group's contributions to the MPF exempted schemes vest according to the length of service within the Group. Forfeited contributions in the MPF exempted schemes are allocated to existing employees. The Group's total contribution for the year was $12,470,000 (2015: $12,867,000).

11. Investment properties and other property, plant and equipment

(a)

	Land and buildings $'000	Plant and equipment $'000	Sub-total $'000	Investment properties $'000	Total $'000
Cost or valuation:					
At 1 January 2016	815,325	423,477	1,238,802	11,563,176	12,801,978
Exchange adjustments	–	(4)	(4)	(25,433)	(25,437)
Additions	–	17,635	17,635	16,352	33,987
Disposals	–	(2,049)	(2,049)	–	(2,049)
Fair value adjustment	–	–	–	577,172	577,172
At 31 December 2016	815,325	439,059	1,254,384	12,131,267	13,385,651
Accumulated depreciation and impairment losses:					
At 1 January 2016	401,296	388,266	789,562	–	789,562
Exchange adjustments	–	(4)	(4)	–	(4)
Depreciation charge for the year (note 5(d))	25,185	10,038	35,223	–	35,223
Written back on disposals	–	(1,796)	(1,796)	–	(1,796)
At 31 December 2016	426,481	396,504	822,985	–	822,985
Lease incentives:					
At 1 January 2016	–	–	–	39,425	39,425
Exchange adjustments	–	–	–	250	250
Additions (note (f))	–	–	–	59,389	59,389
Amortisation for the year (note 5(d))	–	–	–	(20,184)	(20,184)
At 31 December 2016	–	–	–	78,880	78,880
Net book value:					
At 31 December 2016	388,844	42,555	431,399	12,210,147	12,641,546

11. Investment properties and other property, plant and equipment (Continued)

(a) (Continued)

	Land and buildings $'000	Plant and equipment $'000	Sub-total $'000	Investment properties $'000	Total $'000
Cost or valuation:					
At 1 January 2015	815,325	425,758	1,241,083	11,123,568	12,364,651
Exchange adjustments	–	(58)	(58)	(270,851)	(270,909)
Additions	–	16,460	16,460	22,101	38,561
Disposals	–	(18,683)	(18,683)	–	(18,683)
Fair value adjustment	–	–	–	688,358	688,358
At 31 December 2015	815,325	423,477	1,238,802	11,563,176	12,801,978
Accumulated depreciation and impairment losses:					
At 1 January 2015	376,111	394,075	770,186	–	770,186
Exchange adjustments	–	(34)	(34)	–	(34)
Depreciation charge for the year (note 5(d))	25,185	12,899	38,084	–	38,084
Written back on disposals	–	(18,674)	(18,674)	–	(18,674)
At 31 December 2015	401,296	388,266	789,562	–	789,562
Lease incentives:					
At 1 January 2015	–	–	–	35,457	35,457
Exchange adjustments	–	–	–	(3,629)	(3,629)
Additions (note (f))	–	–	–	19,634	19,634
Amortisation for the year (note 5(d))	–	–	–	(12,037)	(12,037)
At 31 December 2015	–	–	–	39,425	39,425
Net book value:					
At 31 December 2015	414,029	35,211	449,240	11,602,601	12,051,841

11. Investment properties and other property, plant and equipment (Continued)

(a) (Continued)

The analysis of cost or valuation of the investment properties and other property, plant and equipment of the Group is as follows:

	At cost $'000	At professional valuation in 2016 $'000	At directors' valuation in 1981 $'000 (note (b))	Total $'000
At 31 December 2016				
Land and buildings				
Leasehold land and buildings				
– held under long lease in Hong Kong	230,156	–	141,769	371,925
– held under medium term lease in Hong Kong	443,400	–	–	443,400
Investment properties				
Long lease in Hong Kong	–	8,219,800	–	8,219,800
Medium term lease in Hong Kong	–	1,207,581	–	1,207,581
Freehold outside Hong Kong	–	2,703,886	–	2,703,886
Plant and equipment	439,059	–	–	439,059
	1,112,615	12,131,267	141,769	13,385,651

11. Investment properties and other property, plant and equipment (Continued)

(a) (Continued)

The analysis of cost or valuation of the investment properties and other property, plant and equipment of the Group is as follows (Continued):

	At cost $'000	At professional valuation in 2015 $'000	At directors' valuation in 1981 $'000 (note (b))	Total $'000
At 31 December 2015				
Land and buildings				
Leasehold land and buildings				
– held under long lease in Hong Kong	230,156	–	141,769	371,925
– held under medium term lease in Hong Kong	443,400	–	–	443,400
Investment properties				
Long lease in Hong Kong	–	7,817,400	–	7,817,400
Medium term lease in Hong Kong	–	1,170,890	–	1,170,890
Freehold outside Hong Kong	–	2,574,886	–	2,574,886
Plant and equipment	423,477	–	–	423,477
	1,097,033	11,563,176	141,769	12,801,978

(b) In preparing these financial statements, advantage has been taken of the provisions set out in paragraph 80A of HKAS 16, Property, plant and equipment, issued by the HKICPA, with the effect that the land and buildings which were revalued by the directors in 1981 have not been revalued to fair value at the end of the reporting period. The carrying amount of the relevant land and buildings of the Group as at 31 December 2016 is $81,027,000 (2015: $82,756,000).

The carrying amount of the land and buildings of the Group which were revalued in 1981 that would have been included in the financial statements had the assets been carried at cost less accumulated depreciation as at 31 December 2016 is $27,934,000 (2015: $28,607,000).

11. Investment properties and other property, plant and equipment (Continued)

(c) Fair value measurement of investment properties

(i) Fair value hierarchy

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

– Level 1 valuations: Fair value measured using only Level 1 inputs i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date.

– Level 2 valuations: Fair value measured using Level 2 inputs i.e. observable inputs which fail to meet Level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data are not available.

– Level 3 valuations: Fair value measured using significant unobservable inputs.

At 31 December 2016, all of the Group's investment properties fall into Level 3 of the fair value hierarchy as described above.

Investment properties of the Group were revalued as at 31 December 2016 by firms of independent surveyors, who have among their staff professionals with recent experience in the locations and the categories of the properties being valued.

The investment properties of the Group situated in Hong Kong were revalued by DTZ Cushman & Wakefield Limited, who have among their staff members of the Hong Kong Institute of Surveyors.

The investment properties of the Group situated outside Hong Kong were revalued either by m3property (Vic) Pty. Ltd, Certified Practising Valuers, who have among their staff members of Australian Property Institute, or Bolton, Baer & White LLC., General Real Estate Appraisers, who have among their staff members of the Houston Chapter of the Appraisal Institute.

The Group's chief accountant has discussions with the surveyors on the valuation assumptions and valuation results when the valuation is performed at each interim and annual reporting date.

(Expressed in Hong Kong dollars unless otherwise indicated)

11. Investment properties and other property, plant and equipment (Continued)

(c) Fair value measurement of investment properties (Continued)

(ii) Information about Level 3 fair value measurements

Investment properties	Valuation techniques	Unobservable input	Range
– Hong Kong	Income capitalisation approach	Capitalisation rate	3% to 4% (2015: 3% to 4%)
		Average unit market rent per month	$33 to $130/sq.ft. (2015: $31 to $150/sq.ft.)
– Australia	Discounted cash flow approach	Risk-adjusted discount rate	7.1% to 8.5% (2015: 7.1% to 8.5%)
		Expected market rental growth	3.0% to 4.0% (2015: 3.0% to 4.0%)
		Expected occupancy rate	83.4% to 100% (2015: 83.4% to 100%)
	Income capitalisation approach	Capitalisation rate	5.3% to 6.5% (2015: 5.3% to 6.5%)
– USA	Market comparison approach	Premium (discount) on quality of the buildings	-15% to 5% (2015: -15% to 30%)

The fair value of certain investment properties located in Hong Kong and Australia are determined by using income capitalisation approach and with reference to sales evidence as available in the market. The income capitalisation approach is the sum of the term value and the reversionary value by discounting the contracted annual rent at the capitalisation rate over the existing lease period; and the sum of average unit market rent at the capitalisation rate after the existing lease period. The fair value measurement is positively correlated to the average unit market rent per month and negatively correlated to the capitalisation rate.

11. Investment properties and other property, plant and equipment (Continued)

(c) Fair value measurement of investment properties (Continued)

(ii) Information about Level 3 fair value measurements (Continued)

The fair value of certain investment properties located in Australia is determined by discounting a projected cash flow series associated with the properties using risk-adjusted discount rates. The valuation takes into account expected market rental growth and occupancy rate of the respective properties. The discount rates used have been adjusted for the quality and location of the buildings and the tenant credit quality. The fair value measurement is positively correlated to the expected market rental growth and occupancy rate and negatively correlated to the risk adjusted discount rates.

The fair value of investment property located in USA is determined using market comparison approach by reference to recent sales price of comparable properties on a price per square foot basis, adjusted for a premium or a discount specific to the quality of the Group's investment property compared to the recent sales. Higher premium for investment property will result in a higher fair value measurement.

Fair value adjustment of investment properties is recognised in the line item "net valuation gain on investment properties" on the face of the consolidated statement of profit or loss.

The net gain recognised in profit or loss for the year arises from the investment properties held at the end of the reporting period.

11. Investment properties and other property, plant and equipment (Continued)

(d) Investment properties leased out under operating leases

The Group leases out investment properties under operating leases. The leases typically run for an initial period of one year to twelve years, with an option to renew the lease after that date at which time all terms are renegotiated. None of the leases includes contingent rentals.

The carrying amount of investment properties of the Group held for use in operating leases was $12,210,147,000 (2015: $11,602,601,000).

The Group's total future minimum lease payments under non-cancellable operating leases are receivable as follows:

	2016	**2015**
	$'000	$'000
Within one year	325,804	358,469
After one year but within five years	485,013	697,825
After five years	132,177	189,649
	942,994	1,245,943

(e) Plant and equipment comprise plant, equipment, fixtures and fittings and motor vehicles.

(f) During the year, lease incentives totalling $59,389,000 (2015: $19,634,000) were given to tenants of an investment property in Australia. The lease incentives are being amortised over the lease terms.

12. Interest in an associate

	2016 $'000	2015 $'000
Unlisted shares		
Share of net assets other than goodwill and intangible assets	266,162	295,273
Share of goodwill and intangible assets of an associate	7,656	8,149
Interest in an associate	273,818	303,422

(a) Details of the associate and its principal subsidiaries and joint venture are set out on page 133.

Associate is accounted for using the equity method in the consolidated financial statements.

12. Interest in an associate (Continued)

(b) Summary financial information of an associate

Summarised financial information of the associate, adjusted for any differences in accounting policies and reconciled to the carrying amount in the consolidated financial statements, is disclosed below:

	DCH Auto Group (USA) Limited	
	2016	**2015**
	$'000	$'000
Gross amounts of the associate's		
– Current assets	634,160	768,656
– Non-current assets	133,270	122,008
– Current liabilities	(219,794)	(283,820)
– Equity	(547,636)	(606,844)
Revenue	511,522	473,004
(Loss)/profit from continuing operations	(53,642)	68,690
Other comprehensive income	(5,566)	(5,428)
Total comprehensive income	(59,208)	63,262
Dividend declared	–	2,199,154
Reconciled to the Group's interest in an associate		
– Gross amounts of net assets of the associate	547,636	606,844
– Group's effective interest	50%	50%
– Group's share of net assets of the associate	273,818	303,422
Carrying amount in the consolidated financial statements	273,818	303,422

12. Interest in an associate (Continued)

(c) On 2 October 2014, the associate of the Group sold its entire issued and outstanding shares of a subsidiary ("the disposal group") to a third party. The disposal group was engaged in automobile dealerships and related business in USA.

The gain on disposal shared by the Group for the year ended 31 December 2014 was $373,847,000. A portion of the consideration amounting to US$33,454,000 was paid into an escrow account during 2014 and consisted of cash of US$10,954,000 and listed shares of the buyer (the "shares") amounting to US$22,500,000. The cash and shares were held in escrow until 1 July 2016, whereafter they were expected to be transferred to the associate, less any successful claims made under warranties provided in the sale and purchase agreement.

US$12,100,000 of this escrow balance has been returned to the associate on 20 July 2016 and after the disposal of all the shares, the escrow balance at 31 December 2016 was US$25,088,000 (2015: US$40,133,000).

Up to 31 December 2016, claims amounting to US$355,000 ($2,800,000) have been agreed with the buyer and accounted for in the associate's financial statements. During the period, the buyer has also made potential claims which are currently under negotiation and the outcome is uncertain. The directors of the associate have agreed to leave US$8,950,000 ($69,300,000) in the escrow account pending agreement of these claims.

The Group is not in a position to assess the full potential liability of the claims made with certainty but based on discussions with legal counsel, believe that the Group's share of the provision held for these claims of $34,700,000 which is included in the above summary of financial information and accounted for in determining the Group's share of net assets is appropriate in light of the current circumstances.

13. Available-for-sale securities

	2016 $'000	**2015** $'000
Equity securities		
Unlisted, at cost	11,568	11,568
Club debentures		
Unlisted, at fair value	14,910	12,970
	26,478	24,538

Included in the unlisted equity securities are amounts carried at cost of $11,568,000 (2015: $11,568,000) as at 31 December 2016. Management considers that the fair values of these securities cannot be measured reliably as there are no quoted prices available.

14. Trading securities

	2016 $'000	**2015** $'000
Debt securities, at fair value		
– Listed outside Hong Kong	4,021	2,674
Equity securities, at fair value		
Listed		
– in Hong Kong	232,149	270,365
– outside Hong Kong	64,161	59,067
	296,310	329,432
Investment funds, at fair value		
– Unlisted but quoted	45,497	46,559
	345,828	378,665

15. Inventories

(a) Inventories in the consolidated statement of financial position comprise:

	2016	2015
	$'000	$'000
Merchandise held for sale	101,088	103,762
Merchandise held for sale in transit	1,047	1,000
	102,135	104,762

(b) The analysis of the amount of inventories recognised as an expense and included in the consolidated statement of profit or loss is as follows:

	2016	2015
	$'000	$'000
Carrying amount of inventories sold	701,138	789,521
Write-down of inventories	555	780
	701,693	790,301

16. Debtors, deposits and prepayments

	2016	2015
	$'000	$'000
Trade and other debtors	37,432	30,668
Less: allowance for doubtful debts (note (b))	(40)	(5)
	37,392	30,663
Deposits and prepayments	39,647	37,418
	77,039	68,081

All debtors, deposits and prepayments of the Group, apart from certain rental deposits and prepayments totalling $29,787,000 (2015: $25,125,000), are expected to be recovered or recognised as an expense within one year.

16. Debtors, deposits and prepayments (Continued)

(a) Aging analysis

At the end of the reporting period, the aging analysis of trade and other debtors (net of allowance for doubtful debts), based on the due date, is as follows:

	2016	**2015**
	$'000	$'000
Current or less than one month past due	36,925	30,200
One to three months past due	363	411
More than three months but less than twelve months past due	102	15
More than twelve months past due	2	37
	37,392	30,663

The above trade and other debtors are neither individually nor collectively considered to be impaired.

According to the Group's credit policy set out in note 23(b)(i) to the financial statements, credit period granted to customers is generally 30 days from the date of billing.

Receivables that were neither past due nor impaired relate to a wide range of customers for whom there was no recent history of default.

Receivables that were past due but not impaired relate to a number of independent customers that have a good track record with the Group. Based on past experience, management believes that no impairment allowance is necessary in respect of these balances as there has not been a significant change in credit quality and the balances are still considered fully recoverable. The Group does not hold any collateral over these balances.

16. Debtors, deposits and prepayments (Continued)

(b) Impairment of trade and other debtors

Impairment losses in respect of trade and other debtors are recorded using an allowance account unless the Group is satisfied that recovery of the amount is remote, in which case the impairment loss is written off against trade and other debtors directly.

The movement in the allowance for doubtful debts during the year is as follows:

	2016	**2015**
	$'000	$'000
At 1 January	5	19
Impairment loss recognised/(written back) (note 5(d))	35	(14)
At 31 December	40	5

17. Amounts due from/(to) fellow subsidiaries

The amounts due from/(to) fellow subsidiaries are unsecured, interest free and repayable on demand.

18. Cash and cash equivalents

	2016	**2015**
	$'000	$'000
Cash at bank and in hand	158,677	152,639
Bank deposits	3,198,155	2,963,708
	3,356,832	3,116,347

19. Creditors and accrued charges

	2016	2015
	$'000	$'000
Trade and other creditors	394,656	355,125
Accrued charges	39,214	41,945
	433,870	397,070

All creditors and accrued charges of the Group, apart from certain rental deposits received and accrued charges totalling $40,745,000 (2015: $44,407,000), are expected to be settled or recognised as income within one year or are repayable on demand.

At the end of the reporting period, the aging analysis of trade and other creditors, based on the due date, is as follows:

	2016	2015
	$'000	$'000
Amounts not yet due	288,501	300,477
On demand or less than one month overdue	100,980	52,731
One to three months overdue	3,242	418
Three to twelve months overdue	752	333
More than twelve months overdue	1,181	1,166
	394,656	355,125

Credit period granted to the Group is generally between 30 days and 90 days from the date of billing.

20. Secured bank loan

At 31 December 2016, the secured bank loan of the Group was repayable as follows:

	2016	**2015**
	$'000	$'000
Within one year or on demand	212,742	35,638
After one year but within two years	–	214,668
	212,742	250,306

The bank loan is denominated in Australian Dollars ("AUD") and bears interest at market rates plus 1.15% (2015: 1.15%) per annum. The Group is required to repay the loan principal on a quarterly basis at AUD1,600,000 until maturity on 13 November 2017.

At 31 December 2016, banking facilities of the Group amounting to $213,072,000 (2015: $251,022,000) were secured by mortgages over the investment properties with an aggregate value of $2,586,984,000 (2015: $2,433,114,000). The facilities were utilised to the extent of $213,072,000 (2015: $251,022,000).

Under the banking facilities arrangement, a subsidiary of the Group undertakes to provide further mortgages over other properties or repay part of the secured loan should 60% of the value of the pledged investment properties fall to less than the outstanding loan balance.

21. Income tax in the statement of financial position

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

	2016 $'000	2015 $'000
Provision for Hong Kong Profits Tax for the year	70,746	76,109
Provisional Profits Tax paid	(57,099)	(60,629)
	13,647	15,480
Balance of Profits Tax provision relating to prior years	263	263
	13,910	15,743
Overseas tax (recoverable)/payable	(5,074)	1,936
	8,836	17,679
Represented by:		
Current tax recoverable	(11,016)	(999)
Current tax payable	19,852	18,678
	8,836	17,679

21. Income tax in the statement of financial position (Continued)

(b) Deferred tax assets and liabilities recognised

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

	Depreciation allowances in excess of the related depreciation	Revaluation of investment properties	Others (note)	Future benefit of tax losses	Total
	$'000	$'000	$'000	$'000	$'000
Deferred tax arising from:					
At 1 January 2016	222,052	271,785	7,537	(302)	501,072
Charged/(credited) to the consolidated statement of profit or loss (note 6(a))	7,056	44,780	12,302	(502)	63,636
Credited to the exchange reserve	(1,527)	(3,367)	(440)	–	(5,334)
At 31 December 2016	227,581	313,198	19,399	(804)	559,374
At 1 January 2015	234,266	200,290	7,929	(464)	442,021
Charged to the consolidated statement of profit or loss (note 6(a))	7,539	93,574	541	162	101,816
Credited to the exchange reserve	(19,753)	(22,079)	(933)	–	(42,765)
At 31 December 2015	222,052	271,785	7,537	(302)	501,072

Note: Others mainly relate to temporary differences arising from lease incentives.

21. Income tax in the statement of financial position (Continued)

(c) Reconciliation to the consolidated statement of financial position

	2016 $'000	2015 $'000
Deferred tax assets recognised in the consolidated statement of financial position	(6,158)	(7,190)
Deferred tax liabilities recognised in the consolidated statement of financial position	565,532	508,262
	559,374	501,072

(d) Deferred tax assets not recognised

Deferred tax assets have not been recognised in respect of the following items:

	2016 $'000	2015 $'000
Deductible temporary differences	1	10
Future benefit of accumulated tax losses	19,390	20,786
	19,391	20,796

The Group has not recognised deferred tax assets in respect of the future benefit of accumulated tax losses and deductible temporary differences of certain subsidiaries as management of the Group considers that it is not possible as at 31 December 2016 to estimate, with any degree of certainty, the future taxable profits which may be earned by these subsidiaries and against which the accumulated tax losses may be offset in the foreseeable future. The tax losses do not expire under current tax legislation.

(e) Deferred tax liabilities not recognised

At 31 December 2016, temporary differences relating to the undistributed profits of subsidiaries amounted to $1,624,266,000 (2015: $1,488,515,000). Deferred tax liabilities of $487,280,000 (2015: $446,555,000) have not been recognised in respect of the tax that would be payable on the distribution of these retained earnings as the Company controls the dividend policy of these subsidiaries and it has been determined that it is probable that profits will not be distributed in the foreseeable future.

22. Capital, reserves and dividends

(a) Group

The reconciliation between the opening and closing balances of each component of the Group's consolidated equity is set out in the consolidated statement of changes in equity on pages 48 and 49.

Retained earnings attributable to the shareholders of the Company as at 31 December 2016 include the aggregate net valuation gain relating to investment properties after deferred tax of $9,671,805,000 (2015: $9,140,398,000).

(b) Company

Details of the changes in the Company's individual components of equity between the beginning and the end of the reporting period are set out below:

	Share capital $'000 (note (d))	**Contributed surplus** $'000 (note (e)(iv))	**Retained earnings** $'000	**Total** $'000
Balance at 1 January 2016	29,508	2,997,350	1,292,524	4,319,382
Total comprehensive income for the year	–	–	405,638	405,638
Dividends approved and paid in respect of the previous year (note (c)(ii))	–	–	(147,388)	(147,388)
Dividends declared and paid in respect of the current year (note (c)(i))	–	–	(73,671)	(73,671)
Purchase of own shares				
– par value paid	(47)	–	–	(47)
– premium and transaction costs paid (note (d))	–	–	(10,899)	(10,899)
Balance at 31 December 2016	29,461	2,997,350	1,466,204	4,493,015
Balance at 1 January 2015	29,530	2,997,350	660,078	3,686,958
Total comprehensive income for the year	–	–	1,145,740	1,145,740
Dividends approved and paid in respect of the previous year (note (c)(ii))	–	–	(407,507)	(407,507)
Dividends declared and paid in respect of the current year (note (c)(i))	–	–	(100,397)	(100,397)
Purchase of own shares				
– par value paid	(22)	–	–	(22)
– premium paid (note (d))	–	–	(5,390)	(5,390)
Balance at 31 December 2015	29,508	2,997,350	1,292,524	4,319,382

22. Capital, reserves and dividends (Continued)

(c) Dividends

(i) Dividends payable to shareholders of the Company attributable to the year:

	2016 $'000	2015 $'000
Interim dividend:		
– declared during the year	73,691	100,400
– attributable to shares purchased in September 2016/September 2015 (note (d))	(20)	(3)
Interim dividend paid of 25 cents (2015: 34 cents) per share	73,671	100,397
Final dividend proposed after the end of the reporting period of 56 cents (2015: 50 cents) per share	164,979	147,541
	238,650	247,938

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

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

	2016 $'000	2015 $'000
Final dividend in respect of the financial year ended 31 December 2015/ 31 December 2014		
– approved during the year	147,541	407,507
– attributable to shares purchased in April and May 2016 (note (d))	(153)	–
Final dividend paid during the year of 50 cents (during 2015: 138 cents) per share	147,388	407,507

22. Capital, reserves and dividends (Continued)

(d) Share capital

	2016 Number of shares '000	2016 $'000	2015 Number of shares '000	2015 $'000
Authorised:				
Shares of $0.1 each	400,000	40,000	400,000	40,000
Issued and fully paid:				
At 1 January	295,081	29,508	295,295	29,530
Shares purchased (note)	(475)	(47)	(214)	(22)
At 31 December	294,606	29,461	295,081	29,508

Note:

Purchases of own shares

During the year ended 31 December 2016, the Company purchased its own shares on the Stock Exchange as follows:

Month/year	Number of shares purchased	Aggregate price paid $'000	Highest price paid per share $	Lowest price paid per share $
April 2016	32,000	720	22.55	22.40
May 2016	272,000	6,197	23.00	22.55
June 2016	15,000	325	21.65	21.60
September 2016	75,000	1,748	23.40	23.20
December 2016	81,000	1,919	24.00	23.30
	475,000	10,909		

Pursuant to section 42A of the Bermuda Companies Act 1981, the above purchased shares were cancelled upon purchase and the issued share capital of the Company was reduced by the nominal value of these shares accordingly. The premium and transaction costs paid on the purchase of the shares of $10,862,000 (2015: $5,390,000) and $37,000 (2015: $Nil) respectively were charged against retained earnings.

The holders of shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All shares rank equally with regard to the Company's residual assets.

22. Capital, reserves and dividends (Continued)

(e) Nature and purpose of reserves

(i) Land and building revaluation reserve

The revaluation reserve has been set up and is dealt with in accordance with the accounting policy adopted for land and buildings set out in note 1(j).

(ii) Investment revaluation reserve

The investment revaluation reserve comprises the cumulative net change in the fair value of available-for-sale securities held at the end of the reporting period less any impairment losses recognised in the consolidated statement of profit or loss and is dealt with in accordance with the accounting policy set out in note 1(g).

(iii) Exchange reserve

The exchange reserve comprises all foreign exchange differences arising from the translation of financial statements of foreign operations. The reserve is dealt with in accordance with the accounting policy set out in note 1(v).

(iv) Contributed surplus

Pursuant to the Scheme of Arrangement in 1991, the former holding company of the Group became a subsidiary of the Company. The excess value of the consolidated net assets of the subsidiaries acquired over the nominal value of the new shares of the Company issued under the Scheme of Arrangement was credited to the contributed surplus of the Company. The Group's contributed surplus represents the excess of the aggregate of the nominal value of the share capital and share premium of the former holding company over the nominal value of the new shares of the Company issued under the Scheme of Arrangement.

In addition to the retained earnings, under the Companies Act of Bermuda, the Company's contributed surplus is available for distribution to shareholders. However, the directors have no current intention to distribute this surplus.

(v) General reserve fund

According to applicable rules and regulations in the PRC, the Group's operating associates are required to transfer 10% of the profit after taxation, as determined in accordance with the generally accepted accounting principles in the PRC, to a general reserve fund. The transfer to this reserve must be made before distribution of dividends to shareholders can be made.

22. Capital, reserves and dividends (Continued)

(f) Distributability of reserves of the Company

At 31 December 2016, the aggregate amount of reserves available for distribution to shareholders of the Company was $4,463,554,000 (2015: $4,289,874,000). After the end of the reporting period the directors proposed a final dividend of 56 cents (2015: 50 cents) per share, amounting to $164,979,000 (2015: $147,541,000) (note (c)). This dividend has not been recognised as a liability at the end of the reporting period.

(g) The Group's share of the post-acquisition accumulated reserves of an associate

The Group's share of the post-acquisition accumulated reserves of an associate is as follows:

	2016 $'000	2015 $'000
Retained earnings	105,740	131,939
Exchange reserve	(8,822)	(6,039)
General reserve fund	1,051	1,673
	97,969	127,573

(h) Capital management

The Group's primary objectives when managing capital are to safeguard the Group's ability to continue as a going concern, so that it can continue to provide returns for shareholders, by pricing products and services commensurately with the level of risk and by securing access to finance at a reasonable cost.

At 31 December 2016, the Group had secured a bank loan of $212,742,000 (2015: $250,306,000) which is repayable as disclosed in note 20. The gearing ratio, representing the ratio of bank borrowings to the total share capital and reserves attributable to shareholders of the Company was 1.4% (2015: 1.7%) as at 31 December 2016. The Group had bank deposits and cash balances as at 31 December 2016 amounting to $3,356,832,000 (2015: $3,116,347,000).

The Group actively and regularly reviews and manages its capital structure to maintain a balance between the higher shareholder returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position, and makes adjustments to the capital structure in light of changes in economic conditions.

23. Financial risk management and fair values

(a) Categories of financial instruments

	2016 $'000	2015 $'000
Financial assets		
Financial assets at fair value through profit or loss		
– Trading securities	345,828	378,665
Available-for-sale securities	26,478	24,538
Loans and receivables		
– Debtors and deposits	44,900	38,358
– Amounts due from fellow subsidiaries	8,312	2,622
– Cash and cash equivalents	3,356,832	3,116,347
	3,410,044	3,157,327
	3,782,350	3,560,530
Financial liabilities		
Creditors and accrued charges	(433,870)	(397,070)
Amounts due to fellow subsidiaries	(2,755)	(2,811)
Secured bank loan	(212,742)	(250,306)
	(649,367)	(650,187)

23. Financial risk management and fair values (Continued)

(b) Financial risk management

Exposure to credit, liquidity, interest rate and foreign currency risks arises in the normal course of the Group's business. The Group is also exposed to price risk arising from its investments in other entities. The Group's exposure to these risks and the financial risk management policies and practices used by the Group to manage these risks are described below.

(i) Credit risk

The Group's credit risk is primarily attributable to cash at bank, bank deposits, trade and other debtors and investments. Management has a credit policy in place and the exposures to these credit risks are monitored on an ongoing basis.

Cash at bank and bank deposits are placed with licensed financial institutions. Bankruptcy or insolvency of its financial institutions may cause the Group's rights with respect to these assets to be delayed or limited. The Group monitors the credit rating of its financial institutions on an on-going basis. If the credit rating of one of its financial institutions was to deteriorate significantly, the Group will move the cash holdings to another financial institution.

For trade and other debtors, credit checks are part of the normal operating process and stringent monitoring procedures are in place to deal with overdue debts. In addition, the Group reviews the recoverable amounts of trade and other debtors at the end of each reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. Further quantitative disclosure in respect of the Group's exposure to credit risk arising from trade and other debtors is set out in note 16.

Investments are normally only in liquid securities and derivative financial instruments quoted on a recognised stock exchange and investment funds (except where entered into for long term strategic purposes) and with counterparties that have a sound credit standing. Given their high credit standing, management does not expect any investment counterparty to fail to meet its obligations.

The Group has no significant concentrations of credit risk with exposure spread over a number of counterparties and customers except certain bank deposits placed with a licensed financial institution. At the end of the reporting period, 36.2% (2015: 25.6%) of cash and cash equivalents are placed in the same financial institution. The Group monitors the credit rating on an ongoing basis. 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.

23. Financial risk management and fair values (Continued)

(b) Financial risk management (Continued)

(ii) Liquidity risk

Individual operating entities within the Group are responsible for their own cash management, including the short term investment of cash surpluses and the raising of loans to cover expected cash demands, subject to approval by the Company's board of directors when the borrowings exceed certain pre-determined levels of authority. The Group's policy is to regularly monitor its liquidity requirements and its compliance with lending covenants, to ensure that it maintains sufficient reserves of cash and readily realisable marketable securities and adequate committed lines of funding from major financial institutions to meet its liquidity requirements in the short and longer term.

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

	Contractual undiscounted cash flow				
	Within one year or on demand	More than one year but less than two years	More than two years but less than five years	Total	Carrying amount at 31 December
	$'000	$'000	$'000	$'000	$'000
2016					
Creditors and accrued charges	393,125	21,555	19,190	433,870	433,870
Amounts due to fellow subsidiaries	2,755	–	–	2,755	2,755
Secured bank loan	219,094	–	–	219,094	212,742
	614,974	21,555	19,190	655,719	649,367
2015					
Creditors and accrued charges	352,663	13,893	30,514	397,070	397,070
Amounts due to fellow subsidiaries	2,811	–	–	2,811	2,811
Secured bank loan	44,725	221,974	–	266,699	250,306
	400,199	235,867	30,514	666,580	650,187

23. Financial risk management and fair values (Continued)

(b) Financial risk management (Continued)

(iii) Interest rate risk

The Group's interest rate risk arises primarily from bank deposits and floating rate long-term borrowings.

For the floating rate borrowings, when appropriate and at times of interest rate uncertainty or volatility, hedging instruments including swaps may be used to assist in the Group's management of interest rate exposure. The effective interest rate of the Group's secured bank loan as at 31 December 2016 is 3.0% (2015: 3.6%).

At 31 December 2016, it is estimated that a general increase/decrease of 50 basis points in interest rates, with all other variables held constant, would have increased/decreased the Group's profit after taxation and retained earnings by approximately $15,660,000 (2015: $14,291,000). Other components of the consolidated equity would not be affected (2015: $Nil) by the change in interest rates.

The sensitivity analysis above indicates the annualised impact on the Group's profit after taxation and retained earnings that would arise assuming that the change in interest rates had occurred at the end of the reporting period and had been applied to floating rate instruments which expose the Group to cash flow interest rate risk at that date. The analysis has been performed on the same basis for 2015.

(iv) Foreign currency risk

The Group is exposed to foreign currency risk primarily through investments in securities and bank deposits that are denominated in a currency other than the functional currency of the operations to which they relate. The currencies giving rise to this risk are primarily United States dollars, Australian dollars, Japanese Yen, Pound Sterling and Renminbi. The Group ensures that the net exposure is kept to an acceptable level by buying or selling foreign currencies at spot rates where necessary to address short term imbalances.

23. Financial risk management and fair values (Continued)

(b) Financial risk management (Continued)

(iv) Foreign currency risk (Continued)

The following tables detail the Group's exposure at the end of the reporting period to foreign currency risk arising from recognised assets or liabilities denominated in a currency other than the functional currency of the operations to which they relate. For presentation purposes, the amounts of the exposure are shown in Hong Kong dollars, translated using the spot rate at the end of the reporting period. Differences resulting from the translation of the financial statements of foreign operations into the Group's presentation currency are excluded.

	Exposure to foreign currencies (expressed in Hong Kong dollars)									
	2016					2015				
	United States dollars $'000	Australian dollars $'000	Japanese Yen $'000	Pound Sterling $'000	Renminbi $'000	United States dollars $'000	Australian dollars $'000	Japanese Yen $'000	Pound Sterling $'000	Renminbi $'000
Trading securities	78,613	14,924	13,835	–	6,917	75,324	15,120	12,714	–	7,812
Debtors and deposits	3,055	21	–	2	31	2,633	27	–	3	33
Amounts due from fellow subsidiaries	507	311	77	–	60	–	–	–	–	–
Cash and cash equivalents	1,933,970	107,936	–	12,736	1,168	1,885,511	108,301	–	15,077	1,056
Creditors and accrued charges	(258)	–	–	–	(59)	1	–	–	–	(97)
	2,015,887	123,192	13,912	12,738	8,117	1,963,469	123,448	12,714	15,080	8,804

23. Financial risk management and fair values (Continued)

(b) Financial risk management (Continued)

(iv) Foreign currency risk (Continued)

The following table indicates the change in the Group's profit after taxation and retained earnings that would arise if foreign exchange rates to which the Group has significant exposure at the end of the reporting period had changed at that date, assuming all other risk variables remained constant. In this respect, it is assumed that the pegged rate between the Hong Kong dollar and the United States dollar would be materially unaffected by any changes in movement in value of the United States dollar against other currencies.

	2016		2015	
	Increase/ (decrease) in foreign exchange rates	Increase/ (decrease) in profit after taxation and retained earnings	Increase/ decrease) in foreign exchange rates	Increase/ (decrease) in profit after taxation and retained earnings
	%	$'000	%	$'000
United States dollars	0.5	10,079	0.5	9,817
	(0.5)	(10,079)	(0.5)	(9,817)
Australian dollars	10.0	12,319	10.0	12,345
	(10.0)	(12,319)	(10.0)	(12,345)
Japanese Yen	10.0	1,391	10.0	1,271
	(10.0)	(1,391)	(10.0)	(1,271)
Pound Sterling	10.0	1,274	10.0	1,508
	(10.0)	(1,274)	(10.0)	(1,508)
Renminbi	10.0	812	10.0	880
	(10.0)	(812)	(10.0)	(880)

23. Financial risk management and fair values (Continued)

(b) Financial risk management (Continued)

(iv) Foreign currency risk (Continued)

Results of the analysis as presented in the above table represent an aggregation of the effects on the profit after taxation and retained earnings of each entity of the Group measured in the respective functional currencies, translated into Hong Kong dollars at the exchange rate ruling at the end of the reporting period for presentation purposes.

The sensitivity analysis assumes that the change in foreign exchange rates had been applied to re-measure those financial instruments held by the Group which expose the Group to foreign currency risk at the end of the reporting period, including inter-company payables and receivables within the Group which are denominated in a currency other than the functional currencies of the lender or the borrower. The analysis excludes differences that would result from the translation of the financial statements of foreign operations into the Group's presentation currency. The analysis has been performed on the same basis for 2015.

(v) Price risk

The Group is exposed to price changes arising from trading securities (see note 14), derivative financial instruments and available-for-sale securities (see note 13). Except the unlisted equity securities carried at cost as disclosed in note 13, all of these investments are measured at fair value at the end of each reporting period with reference to the quoted price. Management monitors this exposure and takes appropriate action when it is required.

Decisions to buy or sell trading securities and derivative financial instruments are based on daily monitoring of the performance of individual securities compared to industry indicators, as well as the Group's liquidity needs.

All of the Group's unquoted investments are held for long term strategic purposes. Their performance is assessed at least bi-annually against performance of similar listed entities, based on the limited information available to the Group, together with an assessment of their relevance to the Group's long term strategic plans.

23. Financial risk management and fair values (Continued)

(b) Financial risk management (Continued)

(v) Price risk (Continued)

At 31 December 2016, it is estimated that an increase/decrease of 10% (2015: 10%) in the relevant price risk variable, with all other variables held constant, would have increased/decreased the Group's profit after taxation and retained earnings and other components of the consolidated equity as follows:

	2016		2015	
	Increase/ (decrease) in profit after taxation and retained earnings	Increase/ (decrease) in other components of the consolidated equity	Increase/ (decrease) in profit after taxation and retained earnings	Increase/ (decrease) in other components of the consolidated equity
	$'000	$'000	$'000	$'000
Increase/(decrease) in price variable				
– 10%	30,573	1,491	33,405	1,297
– (10)%	(30,573)	(1,491)	(33,405)	(1,297)

The sensitivity analysis indicates the change in the Group's profit after taxation and retained earnings and other components of the consolidated equity that would arise assuming that the changes in the relevant risk variables had occurred at the end of the reporting period and had been applied to re-measure those financial instruments held by the Group which expose the Group to price risk at the end of the reporting period. It is also assumed that the fair values of the Group's investments would change in accordance with the historical correlation with the relevant risk variables, that none of the Group's available-for-sale securities would be considered impaired as a result of the decrease in the relevant risk variables, and that all other variables remain constant. The analysis has been performed on the same basis for 2015.

23. Financial risk management and fair values (Continued)

(b) Financial risk management (Continued)

(vi) Fair values

Fair value hierarchy

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

– Level 1 valuations: Fair value measured using only Level 1 inputs i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date.

– Level 2 valuations: Fair value measured using Level 2 inputs i.e. observable inputs which fail to meet Level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data are not available.

– Level 3 valuations: Fair value measured using significant unobservable inputs.

		Fair value measurements as at 31 December 2016 categorised into			Fair value measurements as at 31 December 2015 categorised into	
	Fair value at 31 December 2016	Level 1	Level 2	Fair value at 31 December 2015	Level 1	Level 2
	$'000	$'000	$'000	$'000	$'000	$'000
Recurring fair value measurements						
Assets						
Unlisted available-for-sale securities	14,910	–	14,910	12,970	–	12,970
Trading securities	345,828	300,331	45,497	378,665	332,106	46,559

During the years ended 31 December 2016 and 2015, there were no transfers between financial instruments in different levels. The Group's policy is to recognise transfers between levels of fair value hierarchy as at the end of the reporting period in which they occur.

23. Financial risk management and fair values (Continued)

(b) Financial risk management (Continued)

(vi) Fair values (Continued)

Valuation techniques and inputs used in Level 2 fair value measurements

The trading securities in Level 2 represent investment funds. The fair value of these investment funds is determined by reference to quoted price in an active market of the listed securities comprising the fund portfolio being valued, adjusted for factors unique to the funds being valued.

The fair value of the unlisted available-for-sale securities is determined by reference to quoted price in active market of instruments similar to the securities being valued, adjusted for factors unique to the securities being valued.

Fair value of financial assets and liabilities carried at other than fair value

The carrying amounts of the Group's financial instruments carried at cost or amortised cost are not materially different from their fair values as at 31 December 2016 and 2015 except for the unlisted equity securities of $11,568,000 (2015: $11,568,000), which do not have a quoted price in an active market and therefore their fair values cannot be reliably measured (see note 13). These unlisted equity securities are stated at cost at the end of the reporting period.

24. Commitments

(a) Capital commitments

Capital commitments outstanding as at 31 December 2016 not provided for in the financial statements were as follows:

	2016	**2015**
	$'000	$'000
Authorised and contracted for	23,527	22,009
Authorised and not contracted for	863	–
	24,390	22,009

(b) Commitments under operating leases

At 31 December 2016, the total future minimum lease payments under non-cancellable operating leases are payable as follows:

	2016	**2015**
	$'000	$'000
Within one year	27,223	27,114
After one year but within five years	93	26,679
	27,316	53,793

The Group is the lessee in respect of a number of properties held under operating leases. The leases typically run for an initial period of one to three years, with an option to renew the leases upon expiry when all terms may be renegotiated. Certain leases involve lease payments comprising a base amount plus an incremental contingent rental, which are determined based on a percentage of sales undertaken in the premises under the operating leases. The amount of contingent rentals incurred in 2016 is stated in note 5(d).

25. Material related party transactions

(a) Key management personnel remuneration

Remuneration for key management personnel of the Group, including amounts paid to the Company's directors as disclosed in note 7 and certain of the highest paid employees as disclosed in note 8, is as follows:

	2016	**2015**
	$'000	$'000
Directors' fees	630	600
Salaries and other short-term employee benefits	35,633	52,627
Contributions to defined contribution retirement plans	1,156	1,110
	37,419	54,337

(b) Recurring transactions

Fellow subsidiaries represent subsidiaries of Wing On International Holdings Limited ("WOIH"), the Company's immediate holding company. Material related party transactions are as follows:

(i) A fellow subsidiary rents retail premises to a subsidiary. Rental and management fees payable to this fellow subsidiary amounted to $30,676,000 (2015: $30,696,000) during the year. The amount due from the fellow subsidiary as at 31 December 2016 amounted to $2,554,000 (2015: $2,554,000).

(ii) A subsidiary rents office premises to a fellow subsidiary. Rental and management fees receivable from this fellow subsidiary amounted to $5,374,000 (2015: $5,374,000) during the year. The amount due to the fellow subsidiary as at 31 December 2016 amounted to $1,294,000 (2015: $1,294,000).

(iii) A fellow subsidiary, engaged in securities trading, deals in securities for certain subsidiaries of the Group. Commission of $171,000 (2015: $352,000) was payable to this fellow subsidiary during the year. The amount due from the fellow subsidiary as at 31 December 2016 amounted to $5,758,000 (2015: $68,000).

(iv) A subsidiary provides building and tenancy management services to a fellow subsidiary. Building and tenancy management fees receivable from this fellow subsidiary amounted to $912,000 (2015: $912,000) during the year. The amount due to the fellow subsidiary as at 31 December 2016 amounted to $1,436,000 (2015: $1,517,000).

(v) A fellow subsidiary rents retail premises to a subsidiary. Rental and management fees payable to this fellow subsidiary amounted to $380,000 (2015: $Nil) during the year. The amount due to the fellow subsidiary as at 31 December 2016 amounted to $25,000 (2015: $Nil).

25. Material related party transactions (Continued)

(b) Recurring transactions (Continued)

The directors of the Group are of the opinion that the above transactions were carried out at pre-determined amounts in accordance with terms mutually agreed by the Group and the respective companies.

(c) Applicability of the Listing Rules relating to connected transactions

The related party transactions in respect of (i) and (ii) above constitute connected transactions or continuing connected transactions as defined in Chapter 14A of the Listing Rules. The disclosures required by Chapter 14A of the Listing Rules are provided in the section "continuing connected transactions" of the Annual Report.

The related party transactions in respect of (iii), (iv) and (v) above constitute connected transactions or continuing connected transactions as defined in Chapter 14A of the Listing Rules, however they are exempt from the disclosure requirements in Chapter 14A of the Listing Rules.

26. Company-level statement of financial position

	Note	2016 $'000	2015 $'000
Non-current assets			
Investments in subsidiaries	(a)	2,801,990	2,801,990
Current assets			
Debtors, deposits and prepayments		720	313
Amounts due from fellow subsidiary		–	10
Amounts due from subsidiaries		1,660,282	1,493,118
Cash and cash equivalents		60,194	84,303
		1,721,196	1,577,744
Current liabilities			
Creditors and accrued charges		16,523	16,553
Amounts due to subsidiaries		13,648	43,799
		30,171	60,352
Net current assets		1,691,025	1,517,392
NET ASSETS		4,493,015	4,319,382
Capital and reserves	22(b)		
Share capital		29,461	29,508
Reserves		4,463,554	4,289,874
TOTAL EQUITY		4,493,015	4,319,382

Approved and authorised for issue by the board of directors on 30 March 2017.

Karl C. Kwok
Director

Lester Kwok
Director

Note (a): The investments in subsidiaries represent the unlisted shares stated at cost. Details of the principal subsidiaries are set out on pages 131 and 132. The Group does not have any subsidiary which has a material non-controlling interest.

(Expressed in Hong Kong dollars unless otherwise indicated)

27. Immediate and ultimate controlling parties

At 31 December 2016, the directors consider the Company's immediate parent to be WOIH, which is incorporated in Bermuda, and the ultimate controlling party to be Kee Wai Investment Company (BVI) Limited ("KW(BVI)"), which is incorporated in the British Virgin Islands. Messrs. Karl C. Kwok, Lester Kwok, Bill Kwok and Mark Kwok, directors of the Company, together control 100% of the voting rights in KW(BVI). KW(BVI) does not produce financial statements available for public use while WOIH produces financial statements available for public use.

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

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

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

The Group is in the process of making an assessment of what the impact of these amendments and new standards is expected to be in the period of initial application. So far the Group has identified some aspects of the new standards which may have a significant impact on the consolidated financial statements. Further details of the expected impacts are discussed below. As the Group has not completed its assessment, further impacts may be identified in due course and will be taken into consideration when determining whether to adopt any of these new requirements before their effective date and which transitional approach to take, where there are alternative approaches allowed under the new standards.

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

HKFRS 9, Financial instruments

HKFRS 9 will replace the current standard on accounting for financial instruments, HKAS 39, Financial instruments: Recognition and measurement. HKFRS 9 introduces new requirements for classification and measurement of financial assets, calculation of impairment of financial assets and hedge accounting.

Based on the preliminary assessment, the Group expects that the application of HKFRS 9 in the future may have a material impact on the amounts reported in respect of available-for-sale securities, as these may have to be measured at fair value at the end of subsequent reporting periods with changes in fair value being recognised either in profit or loss or other comprehensive income. However, a more detailed analysis is required to determine the extent of the impact.

HKFRS 16, Leases

HKFRS 16 will primarily affect the Group's accounting as a lessee of leases for properties, plant and equipment which are currently classified as operating leases. The application of the new accounting model is to account for all leases in a similar way to current finance lease accounting. Therefore it is expected to lead to an increase in both assets and liabilities and to impact on the timing of the expense recognition in the statement of profit or loss over the period of the lease. As disclosed in note 24(b), at 31 December 2016 the Group's future minimum lease payments under non-cancellable operating leases amount to $27,316,000 for properties, the majority of which is payable within 1 year after the reporting date. The Group will need to perform a more detailed analysis to determine the amounts of new assets and liabilities arising from operating lease commitments on adoption of HKFRS 16, after taking into account the applicability of the practical expedient and adjusting for any leases entered into or terminated between now and the adoption of HKFRS 16 and the effects of discounting.

HKFRS 16 is not expected to impact significantly on the way that lessors account for their rights and obligations under a lease.

PRINCIPAL SUBSIDIARIES AND ASSOCIATE

At 31 December 2016

The directors are of the opinion that a complete list of the particulars of all subsidiaries and associates would be of excessive length and, therefore, the following list contains only the particulars of subsidiaries and associates which principally affect the results, assets or liabilities of the Group.

The complete list of all the subsidiaries and associates will be annexed to the Company's next annual return pursuant to the Hong Kong Companies Ordinance.

Principal subsidiaries

Name of company	Place of incorporation/ business	Particulars of issued and paid up capital	Proportion of ownership interest: Group's effective holding	held by the Company	held by a subsidiary	Principal activity
333 Choice Properties Pty Ltd	Australia	2 ordinary shares of no par value	100	–	100	Trustee for an investment trust
Asmar Properties Limited	British Virgin Islands	1 share of US$1	100	100	–	Investment holding
Belair Properties Limited	British Virgin Islands	1 share of US$1	100	100	–	Investment holding and securities trading
Clever Choice Investments Limited	British Virgin Islands	1 share of US$1	100	100	–	Investment holding
Clever Choice Properties Pty Limited	Australia	2 ordinary shares of no par value and 1,800 redeemable preference shares of no par value	100	–	100	Investment holding
Cornerstone Assets Limited	British Virgin Islands	1 share of US$1	100	100	–	Investment holding
Fine Choice Investments Limited	British Virgin Islands	1 share of US$1	100	100	–	Investment holding
Fine Choice Properties Pty Limited	Australia	2 ordinary shares of no par value	100	–	100	Investment holding
Fortuna Yakitori Stall, Limited	Hong Kong	10,000 shares of no par value	100	–	100	Securities trading
Somhill Pty. Ltd.	Australia	2 ordinary shares of no par value	100	–	100	Investment in an investment trust
The Wing On Company, Inc.*	USA	12,310 shares of common stock of no par value	88.22	–	88.22	Investment holding

PRINCIPAL SUBSIDIARIES AND ASSOCIATE

(Continued)

At 31 December 2016

Principal subsidiaries (Continued)

Name of company	Place of incorporation/ business	Particulars of issued and paid up capital	Proportion of ownership interest: Group's effective holding	held by the Company	held by a subsidiary	Principal activity
The Wing On Company Limited	Hong Kong	296,100,000 shares of no par value	100	–	100	Investment holding and property investment
The Wing On Department Stores (Bermuda) Limited	Bermuda	60,100,000 shares of HK$1 each	100	–	100	Investment holding
The Wing On Department Stores (Hong Kong) Limited	Hong Kong	2 shares of no par value	100	–	100	Department stores
The Wing On Property Management Company Limited	Hong Kong	5,000 shares of no par value	100	–	100	Property management
The Wing On Services Limited	British Virgin Islands	1 share of HK$10	100	–	100	Ownership of trade marks
Tonnish Limited	Hong Kong	500 shares of no par value	100	–	100	Property investment
Wing On Company (BVI) Limited	British Virgin Islands	100,000 shares of HK$0.10 each	100	100	–	Investment holding
Wing On Computer Systems Limited	Hong Kong	180,000 shares of no par value	100	–	100	Computer services
WOCO Investment Corporation*	USA	4,300 shares of common stock of US$10 each	88.22	–	100	Property investment
Wonder Choice Investments Limited	British Virgin Islands	1 share of US$1	100	100	–	Investment holding
Wonder Choice Properties Pty Limited	Australia	2 ordinary shares of no par value and 1,300 redeemable preference shares of no par value	100	–	100	Investment holding

* Not audited by KPMG.

PRINCIPAL SUBSIDIARIES AND ASSOCIATE

(Continued)

At 31 December 2016

Associate and its principal subsidiaries and joint venture

Name of company	Form of business structure	Place of incorporation/ business	Class of share held	Proportion of ownership interest held by the Group	Principal activity
DCH Auto Group (USA) Limited	Incorporated	British Virgin Islands	"A" shares and "B" shares	50	Investment holding
DCH Auto Group (Asia) Limited#	Incorporated	British Virgin Islands	Ordinary	50	Investment holding
Mei Chang Group (HK) Limited* #	Incorporated	Hong Kong	Ordinary	50	Investment holding
Meichang Auto Group (Asia) Limited* #	Incorporated	Hong Kong	Ordinary	25.5	Investment holding

* Not audited by KPMG.

\# Principal subsidiaries and joint venture of DCH Auto Group (USA) Limited.