

Property Holdings and Development

The Group has a portfolio of investment properties, including a shopping mall, an office building and an industrial property, which provide steady rental income, and a property development project underway.

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LCK Commercial Properties Limited (“LCKCP”)

LCKCP, a wholly-owned subsidiary of TIH, is the owner of Manhattan Mid-town, the commercial complex of Manhattan Hill.

LCKCP owns Manhattan Mid-town shopping mall, the two-level high-end retail podium at Manhattan Hill, centrally situated in Kowloon and within easy reach of Hong Kong Island and Hong Kong International Airport by rail or road. The shopping mall has provided Manhattan Hill residents and discerning shoppers with retail facilities since its opening in 2009. At the end of 2016, 100% of the lettable area of the 50,000 square feet shopping mall was leased

out to a mix of shops and restaurants, generating a stream of recurring rental income for the Group.

LCK Real Estate Limited (“LCKRE”)

LCKRE, a wholly-owned subsidiary of TIH, is the owner of the Group’s headquarters building in Lai Chi Kok.

LCKRE owns the 17-storey commercial office building at 9 Po Lun Street, Lai Chi Kok, Kowloon, which has a total gross floor area of about 156,700 square feet for office use and rental purposes. The building is situated next to Manhattan Hill. A portion of the gross floor area is used by the Group as headquarters

with the remaining gross floor area leased out to shops and restaurants. In 2016, the area for headquarters usage was reduced, and the released gross floor area was reallocated for leasing to generate rental income for the Group.

KT Real Estate Limited (“KTRE”)

KTRE, a wholly-owned subsidiary of TIH, and Turbo Result Limited (“TRL”), a wholly-owned subsidiary of Sun Hung Kai Properties Limited (“SHKP”), own Kwun Tong Inland Lot No. 240 (the “Kwun Tong Site”) at 98 How Ming Street, Kowloon, as tenants in common in equal shares.

The Kwun Tong Site, in which the Group has a 50% stake, is planned for development into non-residential (excluding hotel) uses. Sun Hung Kai Real Estate Agency Limited, a subsidiary of SHKP, has been appointed by KTRE and TRL as the project manager. In



August 2016, KTRE and TRL accepted the offer from the Lands Department for the grant of lease modification from industrial to non-residential use. The site will be developed into an office and retail complex, and is expected to generate additional rental income for the Group in the years ahead.

TM Properties Investment Limited (“TMPI”)
TMPI, a wholly-owned subsidiary of TIH, is the owner of the property at Tuen Mun Town Lot No. 80 in the New Territories.

TMPI owns an industrial property comprising a single-storey high-ceiling

structure and a three-storey workshop with a total gross floor area of about 105,900 square feet. Since March 2011, the entire lettable area of this property has been leased out to generate recurring rental income for the Group.

The Group’s Property Holdings and Development:

Property	Usage	Total Gross Floor Area (square feet)	Group’s Interest %	Remarks
Kwun Tong Inland Lot 240, 98 How Ming Street, Kwun Tong, Kowloon	(Note)	1,150,000	50	The site was acquired at public auction in 1967
Manhattan Mid-town, 1 Po Lun Street, Lai Chi Kok, Kowloon	Shopping Centre	50,000	100	The site was acquired at market price through private purchase in 1955
TIH Headquarters Building, 9 Po Lun Street, Lai Chi Kok, Kowloon	Office/Shops	156,700	100	The site was acquired at market price through private purchase in 1955
Tuen Mun Town Lot No. 80, 1 Kin Fung Circuit, Tuen Mun, New Territories	Industrial/ Godown	105,900	100	The site was acquired at public auction in 1974

Note: The site is under development.