WHEELOCK PROPERTIES

WHEELOCK PROPERTIES LIMITED
(Incorporated in Hong Kong with limited liability)
Stock Code: 49

2008 Results Announcement

GROUP RESULTS

The Company changed its financial year end date from 31 March to 31 December in the last financial period. Accordingly, the Group's financial year 2008 covered the twelve months ended 31 December 2008, whereas the previous financial period covered the nine months ended 31 December 2007.

The Group's profit attributable to equity shareholders for the financial year ended 31 December 2008 amounted to HK$816 million, compared to HK$1,540 million for the financial period ended 31 December 2007. Earnings per share were HK$0.39 (2007: HK$0.74).

Excluding the net attributable surplus on increase in fair value of investment properties and impairment losses mainly on investments, the Group's profit was HK$1,396 million, an increase of HK$826 million as compared to the previous financial period.

DIVIDENDS

An interim dividend in respect of the six months ended 30 September 2008 of HK$0.02 (2007: HK$0.02) per share was paid on 26 September 2008, absorbing a total amount of HK$41 million (2007: HK$41 million). The Directors have recommended for adoption at the Annual General Meeting to be held on 1 June 2009 the payment on 4 June 2009 to equity shareholders registered on 1 June 2009 of a final dividend in respect of the financial year ended 31 December 2008 of HK$0.08 (2007: HK$0.08) per share, absorbing a total amount of HK$166 million (2007: HK$166 million). If this recommendation is approved, the total dividend for the financial year ended 31 December 2008 would amount to HK$0.10 (2007: HK$0.10) per share.

MANAGEMENT DISCUSSION AND ANALYSIS

SEGMENT REVIEW

Given below is a review of the various segments of the Group.

Re-development of 6D-6E Babington Path, Mid-levels and 2 Heung Yip Road, Aberdeen, is underway. The former will comprise 47 deluxe apartments and a soft launch for pre-sales commenced in September 2008. The latter will be redeveloped into a high rise commercial building.

Wheelock House and Fitfort were 98% and 97% leased respectively at satisfactory rental rates at the end of December 2008.

The Group maintained its policy of disposing of non-core assets.

During the year under review, the Group acquired up to 98% of the interest in the property situate at 46 Belcher's Street for a total of HK$305 million. The property is planned for residential redevelopment.

By the end of December 2008, the Group had acquired up to 98% of the interest in the property at 211-215C Prince Edward Road West for residential re-development.

On the Mainland property development front, the Group's two 50:50 residential joint ventures with China Merchants Property in Foshan of Guangdong Province are in progress. The first project, situate at Xincheng District (新城區), boasts a site area of 2.88 million square feet and offers a plot ratio GFA of 2.43 million square feet attributable to the Group. Pre-sales of the first phase of the townhouses commenced in late September 2008 and has met with overwhelming response, with all units launched sold out by early October. Located at Chancheng (禪城), the second piece of land has a site area of 1.15 million square feet and offers a plot ratio GFA of 1.45 million square feet attributable to the Group. These developments are scheduled for completion in phases by 2012 and 2013 respectively.

Wheelock Properties (Singapore) Limited (a 76%-owned Singapore listed subsidiary)

Profit for Wheelock Properties (Singapore) Limited ("**WPSL**") amounted to S$100.9 million for the financial year under review (2007: S$273.5 million) in accordance with the accounting standard in Singapore.

Development Properties

Ardmore II is a prime residential condominium development with 118 apartments. Main construction work is in progress and the development is scheduled for completion by 2010. All of the 118 units have been pre-sold at satisfactory prices by December 2008.

Orchard View is a luxury 36-storey residential development located in the serene enclave of Angullia Park, and within walking distance to Orchard MRT. It comprises 30 units of four-bedroom apartments with private lift lobbies. Main construction work is in progress and completion is scheduled for early 2010. The project is targeted to be launched for sale in 2010.

Scotts Square on Scotts Road is strategically located in the main shopping belt of Orchard Road. It is a prime residential condominium development with 338 international quality apartments, plus a retail annex. The retail podium is held for long term investment purposes. Pre-sales of the apartments has reached 77% by December 2008. Foundation works for the project are expected to complete in early 2009. Completion is scheduled for 2011.

Ardmore 3 is planned for redevelopment and sale. It will be an international standard luxury development in the prestigious Ardmore Park, next to Ardmore II. Design and planning work for the project is in progress.

Investment Property
Wheelock Place, a commercial development at Orchard Road, Singapore, was 99% committed at satisfactory rental rates at the end of December 2008.

FINANCIAL REVIEW

(I) Results Review

The Company changed its financial year end date from 31 March to 31 December in the last financial period. Accordingly, the Group's financial year 2008 covered the twelve months ended 31 December 2008, whereas the previous financial period covered the nine months ended 31 December 2007.

Turnover
The Group's turnover for the year increased sharply to HK$6,269 million (2007: HK$840 million), reflecting higher property sales revenue recognised by the Property Development segment upon the completion of The Sea View and The Cosmopolitan projects in Singapore. Property Investment segment also reported rental revenue growth whilst Investment segment reported a decline in revenue.

Operating profit
The Group's operating profit correspondingly increased to HK$1,694 million (2007: HK$597 million).

Property Development
Revenue and operating profit from Property Development segment were HK$5,614 million (2007: HK$170 million) and HK$1,323 million (2007: HK$33 million) respectively, recognised on the completion of The Sea View and The Cosmopolitan projects. Other realised property sales included miscellaneous stock in Hong Kong.

WPSL recognises profits on pre-sales of properties under development by stages using the percentage of completion method in accordance with generally accepted accounting principles in Singapore. However, the Group prepares its consolidated financial statements under Hong Kong Financial Reporting Standards and recognises revenue and profit on pre-sales of properties upon their completion. Accordingly, turnover and profit from WPSL's The Sea View and The Cosmopolitan projects were not recognised until they were completed during the year under review and gave rise to an attributable profit of HK$800 million in 2008. On the same basis, profits recognised by WPSL in 2008 in respect of its pre-sales of Ardmore II units and Scotts Square units (still under development) were reversed and excluded from the Group's consolidated results for 2008. As at 31 December 2008, the cumulative reversed profits attributable to the Group amounted to HK$710 million.

As at 31 December 2008, WPSL sold all the units at The Sea View, The Cosmopolitan and Ardmore II, and 238 residential units (77% sold) at Scotts Square.

Property Investment
Revenue and operating profit from Property Investment segment were HK$384 million (2007: HK$244 million) and HK$269 million (2007: HK$168 million) respectively. On an annualized basis, average rental increased by 18% in 2008 due to higher rental rates achieved by the Group's investment properties, which mainly comprised Wheelock House and Fitfort in Hong Kong and Wheelock Place in Singapore.

Investment and Others
Investment revenue, comprising mainly dividend income from the Group's long term investment portfolio and interest income, fell to HK$271 million (2007: HK$426 million) while operating profit fell to HK$122 million (2007: HK$410 million). The decrease in profit was mainly due to the inclusion in the 2007 results of a higher profit from the sale of available-for-sale investments and a non-recurrent special dividend received by WPSL from its 20% interest in Hotel Properties Limited ("**HPL**").

Increase in fair value of investment properties
The Group's investment properties were revalued by independent valuers as at 31 December 2008, which gave rise to a revaluation surplus of HK$527 million (2007: HK$1,446 million).

The attributable net surplus of HK$341 million (2007: HK$970 million), after deducting the related deferred tax and minority interests in total of HK$186 million (2007: HK$476 million), was credited to the consolidated profit and loss account.

Net other charge
Included in the Group's profit was a net other charge of HK$1,105 million, comprising WPSL's impairment losses of HK$663 million (of which HK$503 million is attributable to the Group) on its investment in SC Global Developments Ltd ("**SC Global**") and HK$442 million (of which HK$335 million is attributable to the Group) on its investment in HPL. There was no impairment loss recorded in 2007.

Finance costs
Finance costs of HK$12 million (2007: HK$16 million) charged to the profit and loss account was incurred by WPSL. The charge was after capitalisation of HK$35 million (2007: HK$55 million) in respect of WPSL's properties under development.

Share of results after tax of associates
Share of losses of associates was HK$71 million (2007: share of profits of HK$96 million), which included the Group's share of impairment provision of HK$103 million made by an associate for a China project.

Excluding the impairment provision, the share of associates' profit was down by HK$64 million to HK$32 million. The decrease was mainly attributable to lower development profit from sales of Bellagio units and Parc Palais units undertaken by associates.

Taxation
Taxation charge for the year was HK$27 million (2007: HK$329 million). The decrease in taxation charge was mainly due to the inclusion of a tax credit of HK$314 million (2007: Nil) related to WPSL's write-back of the tax provided on disposal of Hamptons Group Limited following the ruling given by the Inland Revenue Authority of Singapore ("**IRAS**") that the disposal profit as capital in nature and utilization of tax losses, which has been agreed by IRAS, against prior years' tax paid.

Excluding the above tax credit, the Group's taxation charge was HK$341 million (2007: HK$329 million), which included deferred tax of HK$90 million (2007: HK$262 million) on the revaluation surplus of the Group's investment properties and a downward adjustment of deferred tax provision of HK$20 million (2007: Nil) in respect of the Group's deferred tax liabilities previously provided on the investment property revaluation surplus, resulting from the 1% reduction in Hong Kong profits tax rate.

Minority interests
Profit shared by minority interests was HK$190 million (2007: HK$254 million), which related to the profit of WPSL.

Profit attributable to equity shareholders
Group's profit attributable to equity shareholders decreased by 47% to HK$816 million (2007: HK$1,540 million). The significant increase in operating profit was outweighed by impairment losses mainly on investments and decrease in net investment property revaluation surplus. Earnings per share were 39.4 cents (2007: 74.4 cents).

Excluding the net attributable investment property revaluation surplus after related deferred tax charge and the credit adjustment resulted from the 1% tax rate reduction and the above exceptional impairment losses, the Group's net profit attributable to equity shareholders actually rose by HK$826 million or 145% to HK$1,396 million (2007: HK$570 million).

(II) Liquidity and Financial Resources

Equity
The Group's shareholders' equity decreased by 19% to HK$20,246 million or HK$9.78 per share as at 31 December 2008, compared to HK$24,874 million or HK$12.02 per share as at 31 December 2007. The decrease was mainly due to the drop in market value of the Group's investment portfolio as a consequence of the current global financial turmoil.

The Group's total equity, including minority interests, was HK$22,716 million (2007: HK$27,470 million).

Net cash
The Group's net cash increased by HK$894 million to HK$3,479 million as at 31 December 2008, which was made up of bank deposits and cash of HK$5,593 million and debts of HK$2,114 million, compared to a net cash of HK$2,585 million as at 31 December 2007.

Excluding WPSL, the Company and its other subsidiaries together had a net cash of HK$1,514 million (2007: HK$2,291 million). The major cash outflow for the year mainly included the payment of HK$646 million for the subscription of Wharf's rights shares. Other cash outflows comprised the payment for acquisition of properties at 46 Belcher's Street and contribution to associates for land cost payment.

WPSL's net cash amounted to HK$1,965 million (2007: HK$294 million). WPSL's major cash inflow was mainly attributable to proceeds received from sale of properties.

Finance and availability of facilities

(a) The Group's available loan facilities totalled HK$3.4 billion, of which HK$2.1 billion was drawn. The debt maturity profile of the Group as at 31 December 2008 is analysed below:

	2008 HK$ Million	2007 HK$ Million
Within 1 year	**512**	—
After 1 year but within 2 years	**1,043**	790
After 2 years but within 3 years	**559**	1,377
After 3 years but within 4 years	—	562
	2,114	2,729
Undrawn facilities	**1,272**	2,400
Total loan facilities	**3,386**	5,129

(b) The following assets of the Group have been pledged for securing bank loan facilities:

	2008 HK$ Million	2007 HK$ Million
Properties under development for investment	**670**	622
Properties under development for sale	**2,803**	4,544
	3,473	5,166

(c) As at 31 December 2008, WPSL's borrowings for financing its properties in Singapore were primarily denominated in Singapore dollars. The Group entered into certain forward exchange contracts primarily for management of its foreign currency assets and related interest rate exposures. These contracts were marked to market value at the balance sheet date to result in a net liability of HK$40 million. The Group has no other significant exposure to foreign exchange fluctuation except for the net investments in its Singapore subsidiaries and China associates.

(d) *Available- for-sale investments*

The Group maintained a portfolio of available-for-sale investments with an aggregate market value of HK$5,643 million as at 31 December 2008 (2007: HK$11,849 million), which primarily comprised a 7% interest in Wharf, WPSL's 20% interest in HPL and 17% interest in SC Global, and other blue chip securities.

The cumulative attributable surplus of the investments as at 31 December 2008 amounted to HK$462 million (2007: HK$5,686 million) and is retained in reserves until the related investments are sold.

(III) Acquisition of Property/Investment

46 Belcher's Street
During the year under review, the Group acquired a 98% interest in the property situate at 46 Belcher's Street for a total consideration of approximately HK$305 million. The property is planned for re-development into residential properties for sale.

Investment in Wharf shares
Pursuant to Wharf's rights issue in January 2008, the Group was allotted, on a pro-rata basis, 21,542,128 rights shares of Wharf at HK$30 per share for a total consideration of HK$646 million.

(IV) Human Resources

The Group had 105 employees as at 31 December 2008 (2007: 110). Employees are remunerated according to their job responsibilities and the market pay trend with a discretionary annual performance bonus as variable pay for rewarding individual performance and contributions to the respective group's achievement and results. Total staff costs for the year ended 31 December 2008 amounted to HK$79 million.

CODE ON CORPORATE GOVERNANCE PRACTICES

During the financial year ended 31 December 2008, all the code provisions set out in the Code on Corporate Governance Practices contained in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited were met by the Company, except in respect of one code provision providing for the roles of chairman and chief executive officer to be performed by different individuals. The deviation is deemed appropriate as it is considered to be more efficient to have one single person to be the Chairman of the Company as well as to discharge the executive functions of a chief executive officer. The Board of Directors believes that the balance of power and authority is adequately ensured by the operations of the Board which comprises experienced and high calibre individuals, a substantial proportion thereof being independent Non-executive Directors.

CONSOLIDATED PROFIT AND LOSS ACCOUNT
for the year ended 31 December 2008

	Note	**Year ended 31/12/2008 HK$ Million**	Period from 1/4/2007 to 31/12/2007 HK$ Million
Turnover	3	**6,269**	840
Other net income	5	**23**	123
		6,292	963
Direct costs and operating expenses		**(4,469)**	(246)
Selling and marketing expenses		**(13)**	(8)
Administrative and corporate expenses		**(116)**	(112)
Operating profit	4	**1,694**	597
Increase in fair value of investment properties		**527**	1,446
Net other charge	6	**(1,105)**	—
		1,116	2,043
Finance costs	7	**(12)**	(16)
Share of results after tax of associates	8	**(71)**	96
Profit before taxation		**1,033**	2,123
Taxation	9	**(27)**	(329)
Profit for the year/period		**1,006**	1,794
Profit attributable to:			
Equity shareholders		**816**	1,540
Minority interests		**190**	254
		1,006	1,794
Dividends attributable to equity shareholders			
Interim dividend declared		**41**	41
Final dividend proposed		**166**	166
		207	207
Earnings per share	10	**HK$0.39**	HK$0.74

CONSOLIDATED BALANCE SHEET
at 31 December 2008

	Note	2008 HK$ Million	2007 HK$ Million
Non-current assets			
Fixed assets			
Investment properties		**7,478**	6,964
Other property, plant and equipment		**676**	718
		8,154	7,682
Interest in associates		**1,480**	1,079
Available-for-sale investments		**5,643**	11,849
Deferred tax assets		**101**	—
Deferred debtors		**12**	15
		15,390	20,625
Current assets			
Properties under development for sale		**6,889**	9,947
Properties held for sale		**102**	234
Trade and other receivables	11	**850**	329
Bank deposits and cash		**5,593**	5,314
		13,434	15,824
Current liabilities			
Trade and other payables	12	**(744)**	(571)
Bank loans		**(512)**	—
Deposits from sale of properties		**(2,208)**	(4,472)
Amounts due to fellow subsidiaries		**(40)**	(34)
Taxation payable		**(314)**	(304)
Dividend payable		**—**	(41)
		(3,818)	(5,422)
Net current assets		**9,616**	10,402
Total assets less current liabilities		**25,006**	31,027
Non-current liabilities			
Bank loans		**(1,602)**	(2,729)
Deferred taxation		**(688)**	(828)
		(2,290)	(3,557)
NET ASSETS		**22,716**	27,470
Capital and reserves			
Share capital		**414**	414
Reserves		**19,832**	24,460
Shareholders' equity		**20,246**	24,874
Minority interests		**2,470**	2,596
TOTAL EQUITY		**22,716**	27,470

NOTES TO THE FINANCIAL STATEMENTS

(1) Accounting policies and basis of preparation

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, accounting principles generally accepted in Hong Kong and the requirements of the Hong Kong Companies Ordinance. These financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The accounting policies and methods of computation used in the preparation of the financial statements are consistent with those used in the financial statements for the nine months ended 31 December 2007.

The interpretations and amendments below have been effective for accounting periods beginning on or after 1 January 2008:

HK (IFRIC) - Int 12	Service concession arrangements
HK (IFRIC) - Int 14, HKAS 19	The limit on a defined benefit asset, minimum funding requirements and their interaction
HKAS 39 and HKFRS 7 Amendments	Financial instruments: Recognition and measurement and Financial instruments: Disclosures - Reclassification of financial assets

The Group has assessed the impact of the adoption of these new interpretations and amendments and considered that there was no significant impact on the Group's results and financial position nor any substantial changes in the Group's accounting policies.

(2) Financial year end date

The Company changed its financial year end date from 31 March to 31 December in the last financial period. Accordingly, the Group's financial year 2008 covered the twelve months ended 31 December 2008, whereas the previous financial period covered the nine months ended 31 December 2007. As a result, the comparative figures may not be entirely comparable with those of the year under review.

(3) Segment information

(a) Business Segments

(i) *Revenue and results*

	Revenue		Results	
	Year ended 31/12/2008 HK$ Million	Period from 1/4/2007 to 31/12/2007 HK$ Million	**Year ended 31/12/2008 HK$ Million**	Period from 1/4/2007 to 31/12/2007 HK$ Million
Property development	**5,614**	170	**1,323**	33
Property investment	**384**	244	**269**	168
Investment and others	**271**	426	**122**	410
	6,269	840	**1,714**	611
Unallocated expenses			**(20)**	(14)
Operating profit			**1,694**	597
Increase in fair value of investment properties			**527**	1,446
Net other charge				
Investment and others			**(1,105)**	–
			1,116	2,043
Finance costs			**(12)**	(16)
Associates				
Property development			**(71)**	96
			1,033	2,123
Taxation			**(27)**	(329)
Profit for the year/period			**1,006**	1,794

(ii) *Assets and liabilities*

	Assets		Liabilities	
	2008 HK$ Million	2007 HK$ Million	**2008 HK$ Million**	2007 HK$ Million
Property development	**7,827**	10,495	**2,666**	4,778
Property investment	**8,165**	7,609	**270**	235
Investment and others	**5,658**	11,952	**16**	30
Segment assets and liabilities	**21,650**	30,056	**2,952**	5,043
Associates				
Property development	**1,480**	1,079	–	–
Unallocated items	**5,694**	5,314	**3,156**	3,936
Total assets and liabilities	**28,824**	36,449	**6,108**	8,979

Unallocated items mainly comprise financial and corporate assets, interest-bearing borrowings and corporate and financing expenses.

During the year ended 31 December 2008, the Group incurred capital expenditure of HK$73 million (2007: HK$38 million) mainly in respect of the development costs for property under development and other fixed assets. The Group has no significant depreciation and amortisation.

(b) Geographical segments

(i) *Revenue and results*

	Revenue		Operating profit	
	Year ended 31/12/2008 HK$ Million	Period from 1/4/2007 to 31/12/2007 HK$ Million	**Year ended 31/12/2008 HK$ Million**	Period from 1/4/2007 to 31/12/2007 HK$ Million
Hong Kong	**558**	507	**179**	233
Singapore	**5,711**	333	**1,515**	364
	6,269	840	**1,694**	597

(ii) *Assets*

	2008 HK$ Million	2007 HK$ Million
Segment assets		
Hong Kong	**11,096**	14,903
Singapore	**16,298**	20,476
China	**1,430**	1,070
Total assets	**28,824**	36,449

(4) Operating profit

	Year ended 31/12/2008 HK$ Million	Period from 1/4/2007 to 31/12/2007 HK$ Million
Operating profit is arrived at after charging/(crediting):		
Staff costs	**50**	42
Cost of trading properties sold	**4,270**	129
Depreciation	**1**	2
Net loss on forward foreign exchange contracts	**96**	25
Dividend income from listed investments	**(233)**	(313)
Interest income	**(38)**	(113)

In addition to the above staff costs charged directly to the consolidated profit and loss account, staff costs of HK$29 million (2007: HK$26 million) were capitalised as part of the costs of properties under development for sale.

(5) Other net income

	Year ended 31/12/2008 HK$ Million	Period from 1/4/2007 to 31/12/2007 HK$ Million
Net (loss)/profit on disposal of available-for-sale investments	**(2)**	118
Net profit on disposal of properties	**19**	–
Others	**6**	5
	23	123

(6) Net other charge

Included in the Group's profit was a net other charge of HK$1,105 million (2007: Nil), comprising WPSL's impairment losses of HK$663 million (of which HK$503 million is attributable to the Group) on its investment in SC Global and HK$442 million (of which HK$335 million is attributable to the Group) on its investment in HPL.

(7) Finance costs

	Year ended 31/12/2008 HK$ Million	Period from 1/4/2007 to 31/12/2007 HK$ Million
Interest on bank loans and overdrafts	**43**	68
Other finance costs	**4**	3
	47	71
Less: Amount capitalised	**(35)**	(55)
	12	16

(a) Interest was capitalised at annual rates of between 1.0% to 2.4% (2007: 2.2% to 3.7%).

(b) The Group's effective borrowing interest rate for the year was approximately 1.7% (2007: 3.0%) per annum.

(8) Share of results after tax of associates

Included in the share of losses of associates was the Group's share of impairment provision of HK$103 million (2007: Nil) for a China project undertaken by an associate.

(9) Taxation

Taxation charged to the consolidated profit and loss account represents:

	Year ended 31/12/2008 HK$ Million	Period from 1/4/2007 to 31/12/2007 HK$ Million
Current income tax		
Hong Kong profits tax	**20**	13
Overseas taxation	**244**	51
Overprovision in respect of prior years (note 9d)	**(210)**	–
	54	64
Deferred tax		
Change in fair value of investment properties	**90**	262
Origination and reversal of temporary differences	**8**	3
Reversal on disposal of investment properties	**(1)**	–
Benefit of previously unrecognised tax losses now recognised (note 9d)	**(104)**	–
Effect of change in tax rate	**(20)**	–
	(27)	265
	27	329

(a) The provisions for Hong Kong and Singapore profits taxes are based on the profit for the year as adjusted for tax purposes at the rates of 16.5% (2007: 17.5%) and 18% (2007: 18%) respectively.

In February 2008, the Hong Kong SAR Government enacted a reduction in the profits tax rate from 17.5% to 16.5% for the fiscal year 2008/09.

(b) Other overseas taxation is calculated at rates of tax applicable in countries in which the Group is assessed for tax.

(c) Tax attributable to associates for the year ended 31 December 2008 of HK$7 million (2007: HK$20 million) is included in the share of results after tax of associates.

(d) Tax overprovision in respect of prior years is mainly attributable to WPSL's write-back of the tax provided on the profit on disposal of Hamptons Group Limited following the ruling given by the IRAS in November 2008 that the disposal profit as capital in nature and the utilisation of tax losses which have been agreed by the IRAS in early 2009 against prior years' tax paid. In addition, the Group also recognised a deferred tax asset of HK$104 million on the tax losses agreed by the IRAS.

(10) Earnings per share

The calculation of basic and diluted earnings per share is based on profit attributable to equity shareholders for the year of HK$816 million (2007: HK$1,540 million) and 2,070 million ordinary shares in issue throughout the year ended 31 December 2008 and nine months ended 31 December 2007.

(11) Trade and other receivables

Included in this item are trade receivables with an ageing analysis as at 31 December 2008 as follows:

	2008 **HK$ Million**	2007 HK$ Million
Trade receivables		
Current and 0-30 days	**812**	214
31-60 days	**3**	5
Over 90 days	–	1
	815	220
Deposits paid for properties acquisition	**11**	97
Other receivables	**24**	12
	850	329

Included in 2008's current trade receivables are sales receivables of HK$792 million (representing the 15% remaining balance of sales consideration to be billed according to the standard payment scheme in Singapore) accrued by WPSL on completion of The Sea View and The Cosmopolitan. Of the accrued sales receivables, HK$422 million has been billed and collected by the end of February 2009. The balance of the sales receivables will be collected in 2009 and 2010.

The Group maintains and closely monitors defined credit policies for its businesses and trade receivables in order to control the credit risk associated with trade receivables.

(12) Trade and other payables

Included in this item are trade payables with an ageing analysis as at 31 December 2008 as follows:

	2008 **HK$ Million**	2007 HK$ Million
Amounts payable in the next:		
0 – 30 days	**121**	70
31 – 60 days	**36**	50
61 – 90 days	**12**	19
Over 90 days	**215**	109
	384	248
Rental deposits	**113**	93
Derivative financial liabilities	**40**	24
Other payables	**207**	206
	744	571

(13) Comparative figures

Certain comparative figures have been reclassified to conform to the current year's presentation.

(14) Review of results

The financial results for the year ended 31 December 2008 have been reviewed with no disagreement by the Audit Committee of the Company. Also, this preliminary results announcement has been agreed with the Company's Auditors.

PURCHASE, SALE OR REDEMPTION OF SHARES

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any listed securities of the Company during the financial year under review.

BOOK CLOSURE

The Register of Members of the Company will be closed from Tuesday, 26 May 2009 to Monday, 1 June 2009, both days inclusive, for the purpose of determining Shareholders' entitlements to the proposed final dividend. In order to qualify for the final dividend, all transfers, accompanied by the relevant share certificates, must be lodged with the Company's Registrars, Tricor Tengis Limited, at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong, not later than 4:30 p.m. on Monday, 25 May 2009.

By Order of the Board
Wilson W. S. Chan
Company Secretary

Hong Kong, 17 March 2009

As at the date of this announcement, the Board of Directors of the Company comprises Mr. Peter K. C. Woo, Dr. Joseph M. K. Chow, Mr. Gonzaga W. J. Li, Mr. T. Y. Ng, Mr. Paul Y. C. Tsui and Mr. Ricky K. Y. Wong, together with three independent Non-executive Directors, namely, Mr. Herald L. F. Lau, Mr. Roger K. H. Luk and Mr. Glenn S. Yee.