

GLOSSARY

Financial Terms

Finance costs	Total of interest expense on total borrowings and other borrowing costs, net of amount capitalized
Total borrowings	Total of bank loans & other borrowings, net of unamortized other borrowing costs
Net debt	Total borrowings net of cash and deposits with banks
Net (loss)/profit attributable to shareholders	(Loss)/profit for the year (after tax) less amounts attributable to non-controlling interests
Underlying net profit attributable to shareholders	Net (loss)/profit attributable to shareholders excluding changes in fair value of properties net of related income tax and non-controlling interests

Financial Ratios

Basic (loss)/ earnings per share	= $\frac{\text{Net (loss)/profit attributable to shareholders}}{\text{Weighted average number of shares in issue during the year}}$	Debt to equity	= $\frac{\text{Total borrowings}}{\text{Total equity}}$
Net assets attributable to shareholders per share	= $\frac{\text{Shareholders' equity}}{\text{Weighted average number of shares in issue during the year}}$	Net debt to equity	= $\frac{\text{Net debt}}{\text{Total equity}}$
Interest cover	= $\frac{\text{Profit from operations before changes in fair value of properties}}{\text{Finance costs before capitalization less interest income}}$	Payout ratio	= $\frac{\text{Dividends attributable to the year}}{\text{Net profit attributable to shareholders}}$

General Terms

AGM	annual general meeting of the Company
Articles of Association	the articles of association of the Company
Board	board of directors of the Company
Board Member(s)	director(s) of the Board
CEO	chief executive officer
CFO	chief financial officer
CG Code	Corporate Governance Code contained in Appendix 14 to the Listing Rules
Companies Ordinance	Companies Ordinance (Chapter 622 of the Laws of Hong Kong)
Company	Hang Lung Group Limited
CRM	customer relationship management
ERM	enterprise risk management
ESG	environmental, social and governance
ESG Reporting Guide	Environmental, Social and Governance Reporting Guide contained in Appendix 27 to the Listing Rules
Executive Board Members	executive directors of the Board
Group	the Company and its subsidiaries
HKEx	Hong Kong Exchanges and Clearing Limited
HKSAR	the Hong Kong Special Administrative Region of the People's Republic of China
HLP	Hang Lung Properties Limited (the Company's listed subsidiary)
INED(s)	independent non-executive director(s)
Listing Rules	Rules Governing the Listing of Securities on the Stock Exchange
Model Code	Model Code for Securities Transactions by Directors of Listed Issuers contained in Appendix 10 to the Listing Rules
NED(s)	non-executive director(s)
RMB	Renminbi
SFO	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)
Stock Exchange	The Stock Exchange of Hong Kong Limited
