CHEUNG KONG (HOLDINGS) LIMITED

(*Incorporated in Hong Kong with limited liability*)

(Stock Code: 0001)

INTERIM RESULTS FOR 2013

HIGHLIGHTS

	Six months ended 30th June		
	2013	2012 (Restated) Note 2	Change
	HK$ Million	HK$ Million	
Turnover Note 1	**14,652**	17,717	-17%
Profit before investment property revaluation	**5,411**	7,572	-29%
Investment property revaluation (net of tax)	**1,807**	2,783	-35%
Profit before share of results of Hutchison Whampoa Group	**7,218**	10,355	-30%
Share of profit of Hutchison Whampoa Group	**6,194**	5,043	+23%
Profit attributable to shareholders	**13,412**	15,398	-13%
Earnings per share	**HK$5.79**	HK$6.65	-13%
Dividend per share	**HK$0.58**	HK$0.53	+9%

Note 1: Turnover does not include the turnover of joint ventures (except for proceeds from property sales shared by the Group) or the turnover of associates, notably the Hutchison Whampoa Group. Total revenue of the Hutchison Whampoa Group for the period amounted to HK$199,079 million (2012 (restated) – HK$194,993 million).

Note 2: The 2012 comparative figures have been restated as a result of the current year's adoption of HKAS 19 "Employee Benefits" (Revised 2011) which has been applied retrospectively by the Hutchison Whampoa Group.

PROFIT FOR THE FIRST HALF YEAR

The Group's unaudited profit attributable to shareholders for the six months ended 30th June, 2013 amounted to HK$13,412 million. Earnings per share were HK$5.79.

INTERIM DIVIDEND

The Directors have declared an interim dividend for 2013 of HK$0.58 per share (HK$0.53 per share in 2012) to shareholders whose names appear on the Register of Members of the Company at the close of business on Wednesday, 4th September, 2013. The dividend will be paid on Friday, 13th September, 2013.

PROSPECTS

Solid Foundations in Challenging Times

Business Review

Operating Performance

Global market conditions have further stabilised in the first half of 2013 as the financial difficulties in certain Eurozone nations have gradually eased and as the U.S. economy and labour market have continued to improve moderately. However, the pace of global recovery is still subject to uncertainties.

For the six months ended 30th June, 2013, the Group's profit before share of results of the Hutchison Whampoa Group was HK$7,218 million, 30% lower than that reported last year. The first half results of the Group reflect the continued difficult operating environment. Nevertheless, all of our core operations continued to progress solidly, with overall performance in line with expectations.

In the first half under review, less profit contribution was recorded from property sales as compared to the same period in 2012. Contributions from both property rental and hotels and serviced suites have increased, and the contribution from the infrastructure business was in line with expectations.

The Group recorded less contribution from property sales in Hong Kong compared to the same period last year due to the timing of completion of developments, with the profit contribution from more developments expected to be accounted for during the second half of the year or into 2014. The Group's property development projects were, however, progressing as scheduled during the period. We will continue to expand our landbank at the appropriate time to strengthen our potential for growth. The local property market will continue to be subject to external economic conditions and the development of the housing policies, and our strategy is to be responsive to market developments and property-related policies.

Our operations on the Mainland and in other property markets outside Hong Kong have delivered a solid performance. The Group will continue to strengthen its presence both in Hong Kong and beyond to balance its sources of revenue.

Investing in the overseas infrastructure sector has generated quality streams of steady contribution to the Group. In the period under review, contributions from Northumbrian Water Group Limited and Wales & West Utilities Limited in the United Kingdom were in line with expectations. In June 2013, the Group participated in the acquisition of AVR Afvalverwerking B.V. ("AVR"), the largest energy-from-waste player in the Netherlands. This acquisition, when completed in August/September 2013, represents an attractive diversification of our business portfolio into the waste management industry, and is also a solid investment which will generate immediate recurring cash flow with secure and stable returns. We will continue our diversification strategy to pursue value enhancing acquisitions in new business sectors.

Listed Affiliated Companies

The Group continued to benefit from the global opportunities arising from its strategic investments in listed affiliated companies, particularly through the Hutchison Whampoa Group's diversified portfolio of global businesses. In the first half of 2013, businesses in markets beyond Hong Kong continued to perform well and generate solid results to the Group and its listed affiliated companies.

The Hutchison Whampoa Group

The Hutchison Whampoa Group's operations continued to perform well in the first half of 2013. Despite difficult conditions in many of the major economies in which the Hutchison Whampoa Group operates, its businesses overall achieved solid growth. The Hutchison Whampoa Group will continue to pursue a strategy of "Growth with Stability", with equal emphasis on achieving sustainable recurring earnings growth and maintaining its strong financial profile. Barring material adverse developments in its major markets, the Hutchison Whampoa Group's businesses will continue to grow in the second half of 2013.

CKI

Good progress was made by Cheung Kong Infrastructure Holdings Limited ("CKI") in the first half of 2013. The acquisitions of Enviro Waste Services Limited in New Zealand and AVR in the Netherlands (subject to completion) have expanded CKI's portfolio to the waste management industry, and enhanced CKI's presence geographically. CKI has built a strong track record in acquiring and assimilating quality projects into its portfolio. With CKI's strong financials, it will continue to follow this strategy to further expand in mass, scale and profitability to maintain its growth momentum.

Power Assets

Power Assets Holdings Limited ("Power Assets") sustained its growth trend during the first half of 2013 as a result of the progress made in its global portfolio of businesses. The contribution from its international businesses continued to increase, and accounts for more than half of its total earnings, validating the strategy to diversify into carefully chosen international markets. The acquisition of AVR, when completed, represents a further diversification of its asset portfolio into the energy-from-waste industry; and geographically into the European Continent. Power Assets' strong financial position and ample resources will support its efforts to identify opportunities to expand its asset portfolio in a prudent manner.

CK Life Sciences

CK Life Sciences Int'l., (Holdings) Inc. ("CK Life Sciences") achieved a pleasing performance during the first half of 2013. The recent acquisitions of high quality assets in the agriculture-related business have expanded the scope of CK Life Sciences, provided additional steady income flows and significantly boosted its earnings. The stable performance and continued organic growth of its existing businesses also strengthen its revenue stream. With a strong financial platform and solid business operations, CK Life Sciences is confident about its prospects going forward.

Outlook

The U.S. economy has continued to improve, with signs of recovery emerging in different industries, as reflected by the improvement in various stock prices. Rises in interest rates are less likely in the near term although the U.S. authorities are set to reduce the level of their market support policies. In Europe, economic conditions are expected to stabilise. Barring unforeseen material adverse circumstances, the global economic outlook is cautiously positive as a whole.

China's GDP growth softened to 7.6% in the first half of 2013. Nevertheless, the Mainland still achieved the highest rate of growth among major economies. The Central Government has reaffirmed its proactive and prudent fiscal policies to support growth. With stable and conducive policies to address the current economic issues and foster development over the long term, China's economy is expected to progress on a steady growth path. In Hong Kong, the economy should grow moderately in 2013 due to an improving external environment and the strength of China's economy.

With shareholders' interests at the forefront, the Cheung Kong Group continues to drive long-term sustainable growth by strengthening its existing businesses organically and seeking attractive opportunities to expand globally. We will continue to pursue quality investments both in Hong Kong and abroad which promise a positive return and good potential to create further value for shareholders. The global geopolitical and economic landscape is ever changing and there will be many challenges ahead. With a low debt ratio, the Cheung Kong Group is well placed to make steady progress in a constantly challenging market by following its strategy of "Growth with Stability". We look forward to an overall positive performance in 2013 as our overseas investments mature. We are strongly confident in the Cheung Kong Group's business prospects.

Intelligent, creative, dedicated and loyal employees are the Group's most valuable asset in this extremely competitive and challenging global environment. I take this opportunity to thank our colleagues on the Board, the staff members of the Group and our diligent employees worldwide for their hard work, loyal service and contributions during the period.

Li Ka-shing
Chairman

Hong Kong, 1st August, 2013

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

Major Business Activities

1. Developments Completed and Scheduled for Completion in 2013:

Name	Location	Total Gross Floor Area (sq.m.)	Group's Interest
The Beaumount	Tseung Kwan O Town Lot No. 90	97,400	Joint Venture
One West Kowloon	New Kowloon Inland Lot No. 6354	23,996	100%
Kennedy Park at Central	Section A, The Remaining Portion of Section B, Subsection 1 of Section N and Subsection 1 of Section O of Inland Lot No. 1381	8,106	100%
Fung Yuen Project	Tai Po Town Lot No. 183	87,356	100%
Marina Bay Suites	Marina Bay, Singapore	43,607	16.67%
La Grande Ville Phase 2	Shun Yi District, Beijing	45,726	100%
Yuhu Mingdi Phase 1	Luogang District, Guangzhou	43,901	40%
Guangzhou Guoji Wanjucheng Phase 2A	Huangpu District, Guangzhou	62,584	30%
Regency Park Phase 3	Jingyue Economic Development Zone, Changchun	51,953	50%
Regency Residence Phases 1 and 2B	Nanguan District, Changchun	10,402	50%
Le Parc Phases 4A, 4B and 6B	Chengdu High-Tech Zone, Chengdu	474,369	50%
Regency Oasis Phase 1B	Wenjiang District, Chengdu	115,847	50%
Cape Coral Phase 2B	Nanan District, Chongqing	77,854	47.5%

Name	Location	Total Gross Floor Area (sq.m.)	Group's Interest
Noble Hills Phase 3	Wangcheng County, Changsha	108,766	50%
Regency Park Phase 3A	Tianning District, Changzhou	16,604	50%
Laguna Verona Phases D1b2, D1c and G1a	Hwang Gang Lake, Dongguan	95,900	49.91%
Cape Coral Phase 3B	Panyu District, Guangzhou	84,002	50%
Noble Hills Phases 1A and 1B	Zengcheng, Guangzhou	24,837	50%
The Harbourfront Land No. 2 and 8	Shibei District, Qingdao	82,900	45%
Regency Garden Phase 3	Pudong New District, Shanghai	24,988	42.5%
Le Sommet Phases 4B and 4C	Longgang District, Shenzhen	119,495	50%
Noble Hills	Baoan District, Shenzhen	146,950	50%
The Metropolitan Tianjin Phases 1 and 2	Yingkoudao, Heping District, Tianjin	166,393	40%
Regency Cove Phase 1	Caidian District, Wuhan	89,357	50%

2. New Acquisitions and Joint Developments and Other Major Events:

Hong Kong

(1) January 2013: A wholly owned subsidiary of the Group updated the existing U.S.$2,000,000,000 Euro Medium Term Note Programme (the "Programme") as guaranteed by the Company for the purpose of issuing notes (the "Notes") which may be denominated in any currency as agreed with the dealer(s) from time to time. The Programme provides that the Notes may be listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") or such other stock exchanges as may be agreed with the relevant dealer(s). This update of the Programme has also included a wholly owned Singapore subsidiary of the Group as another issuer. As at 30th June, 2013, Notes of an aggregate nominal amount of approximately US$849 million were issued and outstanding under the Programme.

(2) January 2013: A wholly owned subsidiary of the Group issued US$500 million Guaranteed Senior Perpetual Securities (the "Securities") at an issue price of 100% of the principal amount with distribution rate of 5.375% per annum, which have been listed on the Stock Exchange since 25th January, 2013. The Securities are guaranteed by the Company. In April 2013, the Securities in a principal amount of US$74,700,000 were repurchased and cancelled. The outstanding principal amount of the Securities immediately following settlement of such purchase and cancellation is US$425,300,000.

(3) During the period under review, the Group continued to pursue opportunities for acquisition of properties and agricultural land with potential for development. Some of the properties and agricultural land are under varying stages of design and planning applications.

The Mainland and Overseas

(4) June 2013: A 35/35/20/10 joint venture company ("JV") was formed by the Group, Cheung Kong Infrastructure Holdings Limited, Power Assets Holdings Limited and Li Ka Shing Foundation Limited for the acquisition of the entire issued share capital of AVR-Afvalverwerking B.V., the largest energy-from-waste player in the Netherlands, at the consideration of approximately EUR943.68 million (the "Acquisition"). A share purchase agreement will be entered into upon vendor's acceptance of the JV's offer for the Acquisition.

(5) During the period under review, the Group continued to focus on project development and the marketing of properties on the Mainland and overseas in a timely manner.

Property Sales

For the first half year, turnover of property sales including share of property sales of joint ventures was HK$12,325 million (2012 – HK$15,521 million), a decrease of HK$3,196 million when compared with the same period last year due to lack of sales recognition for property projects developed in Hong Kong, and comprised mainly the sale of residential units of La Splendeur completed in Hong Kong last year, and the sale of residential units of property projects completed outside Hong Kong during the period, including Marina Bay Suites in Singapore, La Grande Ville Phase 2 (Zone I) in Beijing, Le Parc Phases 4A and 6B in Chengdu, Laguna Verona Phases D1b2 and G1a in Dongguan, The Harbourfront Land No. 2 in Qingdao and a few others on the Mainland.

Contribution from property sales including share of results of joint ventures was HK$3,831 million (2012 – HK$6,040 million) for the first half year, a decrease of HK$2,209 million when compared with the same period last year in the absence of major contribution from property projects developed in Hong Kong. Three property projects developed in Hong Kong, namely, The Beaumount, One West Kowloon and Kennedy Park at Central, of which all residential units have been presold, are scheduled for completion in the second half year and will make contribution to group profit when property sales are recognised.

During the period, sale of residential properties in Hong Kong slowed down due to new government regulations and measures, whereas sale/presale of the Group's various property projects on the Mainland were satisfactory.

Contribution from property sales for the second half year will mainly be derived from the sale of residential units of the three property projects in Hong Kong mentioned above as well as La Grande Ville Phase 2 (Zones C and H) in Beijing, Yuhu Mingdi Phase 1 and Cape Coral Phase 3B in Guangzhou, Noble Hills and Le Sommet Phases 4B and 4C in Shenzhen and several other property projects scheduled for completion.

Property Rental

Turnover of the Group's property rental for the first half year was HK$1,002 million (2012 – HK$905 million), an increase of HK$97 million when compared with the same period last year, mainly due to increased rental rates for retail properties in Hong Kong which have benefited by the growing number of tourists from the Mainland. The Group's investment properties comprise mainly retail shopping malls and commercial office properties in Hong Kong, which accounted for approximately 57% and 35% respectively of the turnover of the Group's property rental for the period.

Contribution from the Group's property rental was HK$906 million (2012 – HK$843 million), an increase of HK$63 million when compared with the same period last year mainly attributable to an increase in contribution from the Group's retail shopping malls in Hong Kong, whereas contribution from joint ventures was HK$157 million (2012 – HK$139 million), an increase of HK$18 million when compared with the same period last year, and included mainly rental income derived from commercial properties on the Mainland.

At the interim period end date, the Group accounted for an increase in fair value of investment properties of HK$1,773 million (2012 – HK$2,348 million) based on a professional valuation and shared an increase in fair value of investment properties of HK$43 million (2012 – HK$437 million) of joint ventures.

Hotels and Serviced Suites

Turnover of the Group's hotels and serviced suites for the first half year was HK$1,146 million (2012 – HK$1,116 million), an increase of HK$30 million when compared with the same period last year as demand for hotels and serviced suites in Hong Kong during the period were maintained while inbound tourism and business travel remained active.

Contribution from the Group's hotels and serviced suites was HK$487 million (2012 – HK$435 million) and contribution including share of results of joint ventures was HK$619 million (2012 – HK$593 million) for the first half year, an increase of HK$26 million when compared with the same period last year despite the disposal of Metropark Lido Hotel, Beijing formerly owned by a joint venture in the second half year of 2012.

In February 2013, The Apex Horizon owned by Pearl Wisdom Limited ("PWL"), a wholly owned subsidiary, was disposed of to investors in the public. Subsequently, PWL was notified by the Securities and Futures Commission ("SFC") that the arrangements relating to the sale and purchase of hotel room units in The Apex Horizon appeared to constitute a Collective Investment Scheme which was not agreed with by PWL. However, PWL has decided and agreed with the SFC to arrange for the cancellation of the transactions.

Property and Project Management

Turnover of the Group's property and project management for the first half year was HK$179 million (2012 – HK$175 million), of which income from property management was HK$83 million (2012 – HK$78 million), an increase of HK$5 million when compared with the same period last year, and income from project related services was HK$96 million (2012 – HK$97 million), a decrease of HK$1 million when compared with the same period last year.

Contribution from the Group's property management was HK$54 million (2012 – HK$52 million), an increase of HK$2 million when compared with the same period last year, while the Group's project related services made a small contribution to group profit. The Group also shared the profits of joint ventures amounting to HK$24 million (2012 – HK$24 million), which were engaged in the management of major property projects, including Beijing Oriental Plaza on the Mainland and Marina Bay Financial Centre in Singapore.

The Group is committed to providing high quality services to properties under our management. At the interim period end date, the total floor area under the Group's property management was approximately 87 million square feet and this is expected to grow steadily following the gradual completion of the Group's property projects in the years ahead.

Major Associates

The Hutchison Whampoa Group, a listed associate, reported unaudited profit attributable to shareholders for the six months ended 30th June, 2013 of HK$12,398 million (2012 (restated) – HK$10,092 million).

The CK Life Sciences Group, another listed associate, reported unaudited profit attributable to shareholders for the six months ended 30th June, 2013 of HK$139,928,000 (2012 – HK$115,630,000).

FINANCIAL REVIEW

Liquidity and Financing

The Group monitors its liquidity requirements on a short to medium term basis and arranges refinancing of the Group's borrowings as appropriate. During the period, notes issued by the Group in the total amount of HK$1.3 billion were redeemed upon maturity.

At the interim period end date, the Group's borrowings of bank loans, issued notes and other loans were HK$33 billion, HK$12.2 billion and HK$0.6 billion respectively, and the Group's total borrowings amounted to HK$45.8 billion, a decrease of HK$2.3 billion from last year end date. The maturity profile is spread over a period of nine years, with HK$4.3 billion repayable within one year, HK$37 billion within two to five years and HK$4.5 billion beyond five years.

During the period, the Group issued perpetual securities with an annual distribution rate of 5.375% in the amount of US$500 million. Subsequently, US$74.7 million of such issued perpetual securities were purchased back and cancelled. With no fixed maturity, the perpetual securities in the remaining amount of US$425.3 million are redeemable at the Group's option on or after 24th January, 2018 and are accounted for as equity in the financial statements.

The Group's net debt to net total capital ratio at the interim period end date was approximately 5.6%. Net debt is arrived at by deducting bank balances and deposits of HK$25 billion from the Group's total borrowings and net total capital is the aggregate of the Group's total equity and net debt.

With cash and marketable securities in hand as well as available banking facilities, the Group's liquidity position remains strong and the Group has sufficient financial resources to satisfy its commitments and working capital requirements.

Treasury Policies

The Group maintains a conservative approach on foreign exchange exposure management. At the interim period end date, approximately 79.1% of the Group's borrowings were in HK$ and US$, with the balance in GBP and SGD mainly for the purpose of financing investments and property projects in the United Kingdom and Singapore. The Group derives its revenue mainly in HK$ and cash is mainly held in HK$. Income in foreign currencies, including RMB, SGD and GBP, is also generated from the Group's investments and property projects outside Hong Kong and cash in these foreign currencies is maintained for operational requirements. The Group ensures that its exposure to fluctuations in foreign exchange rates is minimised.

The Group's borrowings are principally on a floating rate basis and where appropriate, swaps are arranged to convert the rates and related terms of the fixed rate notes issued to a floating rate basis.

At times of interest rate or exchange rate uncertainty or volatility and as appropriate, hedging instruments including swaps and forwards are used by the Group in the management of exposure to interest rate and foreign exchange rate fluctuations.

Charges on Assets

At the interim period end date, there was no charge on assets of the Group (31st December, 2012 – Nil).

Contingent Liabilities

At the interim period end date, the Group's contingent liabilities were as follows:

(1) guarantee provided for the minimum share of revenue to be received by the partner of a joint development project amounted to HK$600 million (31st December, 2012 – HK$612 million); and

(2) guarantees provided for bank loans utilised by joint ventures and investee company amounted to HK$794 million (31st December, 2012 – HK$1,281 million) and HK$374 million (31st December, 2012 – HK$359 million) respectively.

Employees

At the interim period end date, the Group employed approximately 8,600 employees for its principal businesses. The related employees' costs for the period (excluding directors' emoluments) amounted to approximately HK$1,100 million. The Group ensures that the pay levels of its employees are competitive and employees are rewarded on a performance related basis, together with reference to the profitability of the Group, remuneration benchmarks in the industry, and prevailing market conditions within the general framework of the Group's salary and bonus system. The Group does not have any share option scheme for employees.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

During the six months ended 30th June, 2013, neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities.

CORPORATE GOVERNANCE CODE

The Board of Directors ("Board") and the management of the Company are committed to the maintenance of good corporate governance practices and procedures. The corporate governance principles of the Company emphasize a quality Board, sound internal controls, and transparency and accountability to all shareholders.

Save as disclosed below, the Company has applied the principles and complied with all code provisions and, where applicable, the recommended best practices of the Corporate Governance Code ("CG Code") as set out in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited throughout the six months ended 30th June, 2013. In respect of code provisions A.5.1 to A.5.4 of the CG Code, the Company does not have a nomination committee. At present, the Company does not consider it necessary to have a nomination committee as the full Board is responsible for reviewing the structure, size and composition of the Board and the appointment of new Directors from time to time to ensure that it has a balanced composition of skills and experience appropriate for the requirements of the businesses of the Company, and the Board as a whole is also responsible for reviewing the succession plan for the Directors, in particular the Chairman of the Board and the Managing Director.

The Group is committed to achieving and maintaining standards of openness, probity and accountability. In line with this commitment and in compliance with the CG Code, the Audit Committee of the Company has established the Procedures for Reporting Possible Improprieties in Matters of Financial Reporting, Internal Control or Other Matters. In addition, the Company has established the Policy on Handling of Confidential Information, Information Disclosure, and Securities Dealing for compliance by the Company's employees.

AUDIT COMMITTEE

The Company established the audit committee ("Audit Committee") in December 1998 and has formulated its written terms of reference, which have from time to time been modified, in accordance with the prevailing provisions of the CG Code. The Audit Committee comprises three Independent Non-executive Directors, namely, Mr. Cheong Ying Chew, Henry (Chairman of the Audit Committee), Mr. Kwok Tun-li, Stanley and Ms. Hung Siu-lin, Katherine. The principal duties of the Audit Committee include the review and supervision of the Group's financial reporting system and internal control procedures, review of the Group's financial information, review of the relationship with the external auditor of the Company and performance of the corporate governance functions delegated by the Board.

The Group's interim results for the six months ended 30th June, 2013 have been reviewed by the Audit Committee.

REMUNERATION COMMITTEE

In compliance with the CG Code, the Company established its remuneration committee ("Remuneration Committee") on 1st January, 2005 with a majority of the members thereof being Independent Non-executive Directors. The Remuneration Committee comprises the Chairman of the Board, Mr. Li Ka-shing and two Independent Non-executive Directors, namely, Dr. Wong Yick-ming, Rosanna (Chairman of the Remuneration Committee) and Mr. Kwok Tun-li, Stanley.

CHEUNG KONG (HOLDINGS) LIMITED

(*Incorporated in Hong Kong with limited liability*)

(Stock Code: 0001)

NOTICE OF PAYMENT OF INTERIM DIVIDEND, 2013

The Board of Directors of Cheung Kong (Holdings) Limited announces that the Group's unaudited profit attributable to shareholders for the six months ended 30th June, 2013 amounted to HK$13,412 million which represents earnings of HK$5.79 per share. The Directors have declared an interim dividend for 2013 of HK$0.58 per share to shareholders whose names appear on the Register of Members of the Company at the close of business on Wednesday, 4th September, 2013, being the record date for determination of entitlement to the interim dividend. The dividend will be paid on Friday, 13th September, 2013.

In order to qualify for the interim dividend, all share certificates with completed transfer forms, either overleaf or separately, must be lodged with the Company's Registrar, Computershare Hong Kong Investor Services Limited, Rooms 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Hong Kong, not later than 4:30 p.m. on Wednesday, 4th September, 2013.

By Order of the Board
CHEUNG KONG (HOLDINGS) LIMITED
Eirene Yeung
Company Secretary

Hong Kong, 1st August, 2013

The Directors *(Note)* of the Company as at the date of this document are Mr. LI Ka-shing *(Chairman)*, Mr. LI Tzar Kuoi, Victor *(Managing Director and Deputy Chairman)*, Mr. KAM Hing Lam *(Deputy Managing Director)*, Mr. IP Tak Chuen, Edmond *(Deputy Managing Director)*, Mr. CHUNG Sun Keung, Davy, Ms. PAU Yee Wan, Ezra, Ms. WOO Chia Ching, Grace and Mr. CHIU Kwok Hung, Justin as Executive Directors; Mr. LEUNG Siu Hon, Mr. FOK Kin Ning, Canning, Mr. Frank John SIXT, Mr. CHOW Kun Chee, Roland, Mr. George Colin MAGNUS and Mr. LEE Yeh Kwong, Charles as Non-executive Directors; and Mr. KWOK Tun-li, Stanley, Mr. YEH Yuan Chang, Anthony, Mr. Simon MURRAY, Mr. CHOW Nin Mow, Albert, Ms. HUNG Siu-lin, Katherine, Dr. WONG Yick-ming, Rosanna *(also Alternate Director to Mr. Simon MURRAY)* and Mr. CHEONG Ying Chew, Henry as Independent Non-executive Directors.

Note: Other than Chairman, Managing Director and Deputy Managing Directors, order by date of appointment, and in the case of Non-executive Directors ("NED")／Independent Non-executive Directors ("INED"), order by date of appointment as NED／INED.

Consolidated Income Statement
For the six months ended 30th June, 2013

	(Unaudited) 2013 HK$ Million	2012 (Restated) HK$ Million
Group turnover	**7,796**	12,355
Share of property sales of joint ventures	**6,856**	5,362
Turnover	**14,652**	17,717
Group turnover	**7,796**	12,355
Investment and other income	**1,644**	1,091
Operating costs		
Property and related costs	**(4,363)**	(6,948)
Salaries and related expenses	**(790)**	(792)
Interest and other finance costs	**(134)**	(176)
Depreciation	**(164)**	(175)
Other expenses	**(217)**	(198)
	(5,668)	(8,289)
Share of net profit of joint ventures	**2,121**	2,336
Increase in fair value of investment properties	**1,773**	2,348
Surplus on loss of control of interest in subsidiaries	**-**	1,077
Operating profit	**7,666**	10,918
Share of net profit of associates	**6,682**	5,423
Profit before taxation	**14,348**	16,341
Taxation	**(561)**	(786)
Profit for the period	**13,787**	15,555
Profit attributable to		
Shareholders of the Company	**13,412**	15,398
Non-controlling interests and holders of perpetual securities	**375**	157
	13,787	15,555
Earnings per share	**HK$5.79**	HK$6.65

	2013 HK$ Million	2012 HK$ Million
Interim dividend	**1,343**	1,228
Dividend per share	**HK$0.58**	HK$0.53

Consolidated Statement of Comprehensive Income
For the six months ended 30th June, 2013

	(Unaudited) 2013 HK$ Million	2012 (Restated) HK$ Million
Profit for the period	**13,787**	15,555
Other comprehensive income - reclassifiable to income statement when specific conditions are met		
Exchange gain/(loss) on translation of financial statements of operations outside Hong Kong	**(481)**	4
Exchange gain on translation of financial statements of operations outside Hong Kong transferred to income statement upon disposal	**-**	(145)
Gain on hedging instruments designated and qualify as net investment hedges	**803**	-
Investments available for sale		
Gain in fair value	**449**	825
Gain in fair value transferred to income statement upon disposal	**(332)**	(341)
Impairment transferred to income statement	**-**	123
Share of other comprehensive income/(loss) of associates	**(6,621)**	3
Share of other comprehensive income/(loss) of joint ventures	**424**	(24)
Other comprehensive income - not reclassifiable to income statement		
Share of other comprehensive income/(loss) of associates	**(42)**	35
Total other comprehensive income/(loss)	**(5,800)**	480
Total comprehensive income for the period	**7,987**	16,035
Total comprehensive income attributable to		
Shareholders of the Company	**7,608**	15,878
Non-controlling interests and holders of perpetual securities	**379**	157
	7,987	16,035

Consolidated Statement of Financial Position
As at 30th June, 2013

	(Unaudited) 30/6/2013 HK$ Million	(Restated) 31/12/2012 HK$ Million
Non-current assets		
Fixed assets	**10,038**	10,145
Investment properties	**31,429**	29,656
Associates	**198,362**	201,946
Joint ventures	**48,787**	48,705
Investments available for sale	**10,576**	11,642
Long term loan receivables	**251**	286
Derivative financial instruments	**484**	-
	299,927	302,380
Current assets		
Stock of properties	**79,578**	80,088
Debtors, deposits and prepayments	**2,329**	2,418
Investments held for trading	**2,776**	236
Derivative financial instruments	**994**	436
Bank balances and deposits	**25,008**	21,167
	110,685	104,345
Current liabilities		
Bank and other loans	**4,300**	5,098
Creditors and accruals	**14,329**	13,290
Derivative financial instruments	**918**	1,140
Provision for taxation	**1,077**	661
Net current assets	**90,061**	84,156
Total assets less current liabilities	**389,988**	386,536
Non-current liabilities		
Bank and other loans	**41,509**	43,001
Deferred tax liabilities	**889**	820
Derivative financial instruments	**-**	63
	42,398	43,884
Net assets	**347,590**	342,652
Representing:		
Share capital	**1,158**	1,158
Share premium	**9,331**	9,331
Reserves	**324,872**	323,354
Shareholders' funds	**335,361**	333,843
Perpetual securities	**8,945**	5,652
Non-controlling interests	**3,284**	3,157
Total equity	**347,590**	342,652

Notes:

(1) Turnover of the Group by operating activities for the period is as follows:

	Six months ended 30th June 2013 HK$ Million	2012 HK$ Million
Property sales	**5,469**	10,159
Property rental	**1,002**	905
Hotels and serviced suites	**1,146**	1,116
Property and project management	**179**	175
Group turnover	**7,796**	12,355
Share of property sales of joint ventures	**6,856**	5,362
Turnover	**14,652**	17,717

Turnover of joint ventures (save for proceeds from property sales shared by the Group) and turnover of listed and unlisted associates are not included.

During the period, turnover of the Group's operating activities outside Hong Kong (including property sales of joint ventures) accounted for approximately 53% (2012 - 30%) of the turnover and was derived from the following locations:

	Six months ended 30th June 2013 HK$ Million	2012 HK$ Million
The Mainland	**6,796**	5,267
Singapore	**953**	-
	7,749	5,267

Profit contribution by operating activities for the period is as follows:

	Six months ended 30th June					
	Company and subsidiaries		**Joint ventures**		**Total**	
	2013	2012	**2013**	2012	**2013**	2012 (Restated)
	HK$ Million	HK$ Million	**HK$ Million**	HK$ Million	**HK$ Million**	HK$ Million
Property sales	**1,338**	3,327	**2,493**	2,713	**3,831**	6,040
Property rental	**906**	843	**157**	139	**1,063**	982
Hotels and serviced suites	**487**	435	**132**	158	**619**	593
Property and project management	**63**	61	**24**	24	**87**	85
	2,794	4,666	**2,806**	3,034	**5,600**	7,700
Infrastructure business					**697**	538
Investment and finance					**1,351**	596
Interest and other finance costs					**(134)**	(176)
Increase in fair value of investment properties						
Subsidiaries					**1,773**	2,348
Joint ventures					**43**	437
Surplus on loss of control of interest in subsidiaries					**-**	1,077
Others					**30**	77
Taxation						
Company and subsidiaries					**(561)**	(786)
Joint ventures					**(1,269)**	(1,352)
Profit attributable to non-controlling interests and holders of perpetual securities					**(375)**	(157)
					7,155	10,302
Share of net profit of listed associates						
Hutchison Whampoa Limited					**6,194**	5,043
CK Life Sciences Int'l., (Holdings) Inc.					**63**	53
Profit attributable to shareholders of the Company					**13,412**	15,398

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

	Six months ended 30th June	
	2013	2012
	HK$ Million	HK$ Million
Interest and other finance costs	**414**	389
Less: Amount capitalised	**(280)**	(213)
	134	176
Costs of properties sold	**3,827**	6,022
Impairment of investments available for sale	**-**	123
Gain on disposal of investments available for sale	**(332)**	(341)
Loss on investments held for trading	**409**	8

(3) Hong Kong profits tax has been provided for at the rate of 16.5% (2012 - 16.5%) on the estimated assessable profits for the period. Tax outside Hong Kong has been provided for at the local enacted rates on the estimated assessable profits of the individual company concerned. Deferred tax has been provided on temporary differences based on the applicable enacted rates.

	Six months ended 30th June	
	2013	2012
	HK$ Million	HK$ Million
Current tax		
Hong Kong profits tax	**404**	681
Tax outside Hong Kong	**88**	66
Deferred tax	**69**	39
	561	786

(4) The calculation of earnings per share is based on profit attributable to shareholders of the Company and on 2,316,164,338 shares (2012 - 2,316,164,338 shares) in issue during the period.

(5) The Group's trade debtors mainly comprise receivables for sale of properties and rental. Sales terms vary for each property project and are determined with reference to the prevailing market conditions. Sale of properties are normally completed when the sale prices are fully paid and deferred payment terms are sometimes offered to purchasers at a premium. Rentals and deposits are payable in advance by tenants.

At the period/year end date, ageing analysis of the Group's trade debtors is as follows:

	30/6/2013	31/12/2012
	HK$ Million	HK$ Million
Current to one month	**1,196**	1,221
Two to three months	**60**	72
Over three months	**28**	15
	1,284	1,308

At the period/year end date, ageing analysis of the Group's trade creditors is as follows:

	30/6/2013	31/12/2012
	HK$ Million	HK$ Million
Current to one month	**1,321**	2,584
Two to three months	**29**	53
Over three months	**36**	40
	1,386	2,677

(6) The Hong Kong Institute of Certified Public Accountants has issued a number of new and revised Hong Kong Financial Reporting Standards ("HKFRSs"). The adoption of the HKFRSs which are effective for the Group's annual accounting periods beginning on 1st January, 2013 has no material impact on the Group's results and financial position except for the following changes made to the interim financial statements:

- presentation of the consolidated statement of comprehensive income has been modified to meet the requirements of HKAS 1 (Amendments) "Presentation of Items of Other Comprehensive Income" and comparative figures have been restated accordingly;
- additional disclosures have been made in the interim financial statements as required by HKFRS 13 "Fair Value Measurement"; and
- "jointly controlled entities" has been superseded by "joint ventures" following the adoption of HKFRS 11 "Joint Arrangements".

However, the adoption of HKAS 19 (2011) "Employee Benefits" which is effective for annual accounting periods beginning on 1st January, 2013 by Hutchison Whampoa Limited, the Group's listed associate, has material impact on its accounting policy and retrospective application is required. The Group's share of the effects of its adoption of HKAS 19 (2011) has the following impact on the interim financial statements:

	Six months ended 30th June	
	2013	2012
	HK$ Million	HK$ Million
Decrease in share of net profit of associates	**(69)**	(58)
Decrease in profit attributable to shareholders of the Company	**(69)**	(58)
Increase in share of other comprehensive income of associates	**81**	-
Increase/(decrease) in total comprehensive income attributable to shareholders of the Company	**12**	(58)
Decrease in earnings per share	**HK$(0.03)**	HK$(0.02)

	30/6/2013	31/12/2012
	HK$ Million	HK$ Million
Decrease in associates	**(829)**	(841)
Decrease in net assets	**(829)**	(841)
Decrease in retained profits	**(829)**	(841)
Decrease in total equity	**(829)**	(841)

For those HKFRSs which are not yet effective, the Group is in the process of assessing their impact on the Group's results and financial position.

(7) The interim financial statements are unaudited, but have been reviewed by the Audit Committee.