

To: Business/Property Editor

 Date: 10 August 2010
 For immediate release

**HYSAN DEVELOPMENT COMPANY LIMITED
2010 INTERIM RESULTS**

Highlights

- Group turnover up 3.1%
- Further improvement in occupancy across the portfolio
(Office: 91% (committed : 95%); Retail: 99%; Residential: 94%)
- Steady performance expected for rest of the year

Results

	Six months ended 30 June		Change %
	2010 <i>HK\$ million</i>	2009 <i>HK\$ million</i>	
Turnover	877	851	3.1
Recurring Underlying Profit ¹	582	580	0.3
Underlying Profit ²	590	583	1.2
Statutory Profit ³	1,731	1,071	61.6
	<i>HK cents</i>	<i>HK cents</i>	
Earnings per share, based on:			
Recurring Underlying Profit ¹	55.39	55.65	(0.5)
Underlying Profit ²	56.15	55.94	0.4
Statutory Profit ³	164.73	102.77	60.3
Interim dividend per share	14.00	14.00	-
	At 30 June 2010 <i>HK\$ million</i>	At 31 December 2009 <i>HK\$ million</i> (restated)*	
Shareholders' funds	35,114	33,830	3.8
Adjusted Shareholders' Funds ⁴	38,724	37,251	4.0
	<i>HK\$</i>	<i>HK\$</i> (restated)*	
Net assets value per share	33.38	32.20	3.7
Adjusted net assets value per share	36.81	35.46	3.8

* The amount has been restated due to changes in accounting policy.

Definitions:

1. Recurring Underlying Profit

This is a performance indicator of the Group's core property investment business. It is arrived at by excluding from Underlying Profit gains/losses from disposal of assets, impairment, reversal, recovery and tax provisions for prior year(s).

2. Underlying Profit

This is arrived at by excluding from Statutory Profit unrealised fair value changes on investment properties and related deferred tax. As a property investor, the Group's results are principally derived from the rental revenues on its investment properties. The inclusion of the unrealised fair value change on investment properties in the consolidated income statement causes an increase in fluctuation in earnings and poses limitation on the use of the unadjusted earning figures, financial ratios, trends and comparison against prior period(s). Besides, deferred tax on such fair value changes has to be provided for despite the fact that no capital gain tax liability will arise in Hong Kong on disposal of the Group's investment properties. Accordingly, both of these two items are excluded in arriving at the Underlying Profit.

3. Statutory Profit

This is the profit attributable to owners of the Company. It is prepared in accordance with Hong Kong Financial Reporting Standards issued by Hong Kong Institute of Certified Public Accountants and the Hong Kong Companies Ordinance.

4. Adjusted Shareholders' Funds

This is arrived at by adding back the Group's share of cumulative deferred tax on property revaluation to shareholders' funds figure. Deferred tax on property revaluation has to be provided for despite the fact that no capital gains tax liability will arise in Hong Kong on disposal of properties.

HYSAN DEVELOPMENT FIRST HALF 2010 TURNOVER UP 3.1% TO HK\$877 MILLION

Results

Hysan Development Company Limited (Stock Code: 00014) today (10 August 2010) announced the Group's **turnover** for the first half of 2010 was HK\$877 million, representing a year-on-year increase of 3.1% from HK\$851 million.

Recurring Underlying Profit, which measures the performance of the Group's core property investment business, was HK\$582 million (2009: HK\$580 million). **Underlying Profit**, arrived at by excluding from Statutory Profit changes in fair value of investment properties and the related deferred tax, was HK\$590 million (2009: HK\$583 million). Both are broadly the same as the corresponding period last year.

Statutory Profit, prepared in accordance with Hong Kong Financial Reporting Standards, was HK\$1,731 million (2009: HK\$1,071 million), reflecting a higher fair value gain on investment properties valuation recorded in this period. As at 30 June 2010, the Group's **investment properties** were revalued at HK\$39,039 million (31 December 2009: HK\$37,363 million).

In a lower interest rate environment, the Group's **finance costs** were reduced to HK\$60 million (2009: HK\$71 million) in the first half of 2010. The Group's average finance costs decreased to 2.6% from 3.5% in the first half of 2009 and 3.1% for 2009 full year.

Shareholders' funds, as at 30 June 2010, were HK\$35,114 million (31 December 2009: HK\$33,830 million).

Adjusted Shareholders' Funds, as at 30 June 2010, were HK\$38,724 million (31 December 2009: HK\$37,251 million).

Dividend

An interim dividend of HK14.0 cents per share (2009: HK14.0 cents) was announced. The dividend will be payable in cash with a scrip dividend alternative. Please see the table below for all relevant dates:

Closure of register of members	Tuesday, 24 to Thursday, 26 August 2010 (both dates inclusive)
Ex-dividend date for interim dividend	Friday, 20 August 2010
Latest time to lodge transfer documents	4:00 pm on Monday, 23 August 2010
Record date for interim dividend	Thursday, 26 August 2010
Interim dividend payment date	On or about Tuesday, 21 September 2010

Financial Management

The key objective of Hysan's financial management is to maintain sufficient liquidity and manage financial risks.

Net interest coverage (defined as gross profit less administrative expenses before depreciation divided by net interest expenses) was 15.6 times for the first half of 2010 (2009: 11.2 times).

Net debt to equity (defined as borrowings less time deposits, cash and bank balances divided by Adjusted Shareholders' Funds) as at 30 June 2010 was 6.4% (31 December 2009: 5.1%).

Total gross debt was HK\$4,033 million as at 30 June 2010 (31 December 2009: HK\$3,889 million). All Group debts are unsecured and on a committed basis.

The Group's **average debt maturity** was 2.8 years as at 30 June 2010 (31 December 2009: 3.4 years) with HK\$1,250 million (31 December 2009: HK\$400 million) repayable within one year, HK\$1,357 million (31 December 2009: HK\$650 million) repayable in more than one year but not exceeding two years, HK\$598 million (31 December 2009: HK\$2,018 million) repayable in more than two years but not exceeding five years and HK\$828 million (31 December 2009: HK\$821 million) repayable beyond five years.

Floating rate debt was approximately 72.6% of the total gross debt as at the period end (31 December 2009: 64.9%).

To ensure sufficient liquidity for the Group's operations, the Group maintained **undrawn committed facilities** of HK\$1,550 million as at 30 June 2010 (31 December 2009: HK\$2,250 million.)

Credit Ratings

Credit ratings, as at 30 June 2010 remained unchanged, being Baa1 from Moody's and BBB from Standard and Poor's.

COMMENTS BY SIR DAVID AKERS-JONES, INDEPENDENT NON-EXECUTIVE CHAIRMAN

“The Group’s performance is expected to be steady for the rest of the year. We shall continue to improve the competitiveness of our portfolio pursuant to our established asset enhancement programme.”

COMMENTS ON OPERATIONS BY GERRY YIM, CHIEF EXECUTIVE OFFICER

Office Sector

The office sector turnover decreased slightly to HK\$380 million (2009: HK\$384 million). This was because a majority of the new tenants are scheduled to move in during the latter part of this year. The sector’s occupancy rate, as at 30 June 2010, was 91% (31 December 2009: 89%; 30 June 2009: 91%).

“There is, however, an improving trend. The occupancy rate, on a committed basis, as at 30 June 2010, was 95%. As occupancy stabilised, our office sector turnover actually rose 5% when compared to the second half of 2009,” said Mr. Yim.

“Moreover, our quality tenant base is further strengthened by new tenants who are financial institutions, professional service firms and international retailers,” said Mr. Yim. ‘Professional and Consulting Services’ now joins ‘Insurance’ as our major occupants by industry (both 18% of office area leased), with ‘Finance’ at 14%. “These tenants recognise the locational advantages and the prestige factor that come with setting up their offices in Causeway Bay,” said Mr. Yim.

“The rental reversions for the second quarter of 2010 were mostly either neutral or positive. Performance of our office portfolio is expected to remain steady.”

Retail Sector

The retail sector turnover increased by 8.7% (2010: HK\$350 million; 2009: HK\$322 million). The portfolio was virtually fully-let at 99% as at 30 June 2010 (31 December 2009: 99%; 30 June 2009: 98%).

“The improved local economy, as well as an increase in visitors from Mainland China, have helped strengthen Hong Kong’s retail sales,” said Mr. Yim. “Against this encouraging backdrop, our stepped-up Mainland tourist marketing efforts have also made good headway. In fact, the tenant sales turnover in The Lee Gardens and Lee Gardens Two increased by 24% in the first six months of 2010, when compared to same period last year. Mainland tourist spending also went up by 75% in The Lee Gardens and Lee Gardens Two. We have seen improvements in both basic and turnover rents in our retail units.”

Residential Sector

The residential sector's turnover increased to HK\$147 million in the first six months of 2010 (2009: HK\$145 million). Residential sector occupancy rate was 94% at 30 June 2010 (31 December 2009: 92%; 30 June 2009: 85%).

“The increased occupancy rate reflected the success of our strategy to enhance both the marketing channels and the product offerings,” said Mr. Yim.

Asset Enhancement Programme

“Hysan is a progressive landlord with a well-regarded asset enhancement programme. As part of our plan to add value to our properties, we are rejuvenating the western end of our retail portfolio,” said Mr. Yim. “Works are in progress for the new fashion store at One Hysan Avenue. Preparations for Leighton Centre's retail podium revitalisation are also underway, with premises scheduled to be handed over by September 2010. The project is expected to be completed by mid 2011.”

“Construction of the Hennessy Centre is in progress. In response to market demand, it will have at least 15 floors of retail space. Retail mall opening will take place during the second quarter of 2012 as planned.”

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CONDENSED CONSOLIDATED INCOME STATEMENT

For the six months ended 30 June 2010

	<u>Notes</u>	Six months ended 30 June	
		<u>2010</u>	<u>2009</u>
		HK\$ million	HK\$ million
		(unaudited)	(unaudited)
Turnover	4	877	851
Property expenses		<u>(112)</u>	<u>(95)</u>
Gross profit		765	756
Investment income		22	18
Other gains and losses		(12)	5
Administrative expenses		(66)	(63)
Finance costs		(60)	(71)
Change in fair value of investment properties		1,214	397
Share of results of associates		<u>259</u>	<u>257</u>
Profit before taxation		2,122	1,299
Taxation	6	<u>(302)</u>	<u>(160)</u>
Profit for the period	7	<u>1,820</u>	<u>1,139</u>
Profit for the period attributable to:			
Owners of the Company		1,731	1,071
Non-controlling interests		<u>89</u>	<u>68</u>
		<u>1,820</u>	<u>1,139</u>
Earnings per share (expressed in HK cents)			
Basic	8	<u>164.73</u>	<u>102.77</u>
Diluted	8	<u>164.64</u>	<u>102.75</u>

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2010

	Six months ended 30 June	
	<u>2010</u>	<u>2009</u>
	HK\$ million	HK\$ million
	(unaudited)	(restated)
Profit for the period	<u>1,820</u>	<u>1,139</u>
Other comprehensive income		
Available-for-sale investments:		
Gains arising during the period	72	33
Reclassification adjustments for the cumulative gain included in profit or loss upon disposal	<u>-</u>	<u>(3)</u>
	<u>72</u>	<u>30</u>
Cash flow hedges:		
(Losses) gains arising during the period	(36)	5
Reclassification adjustments for losses included in profit or loss	<u>10</u>	<u>6</u>
	<u>(26)</u>	<u>11</u>
Revaluation of properties held for own use:		
Gains on revaluation of properties held for own use	22	6
Deferred taxation arising on revaluation	<u>(3)</u>	<u>(1)</u>
	<u>19</u>	<u>5</u>
Share of translation reserve of an associate	<u>23</u>	<u>2</u>
Other comprehensive income for the period (net of tax)	<u>88</u>	<u>48</u>
Total comprehensive income for the period	<u><u>1,908</u></u>	<u><u>1,187</u></u>
Total comprehensive income attributable to:		
Owners of the Company	1,819	1,119
Non-controlling interests	<u>89</u>	<u>68</u>
	<u><u>1,908</u></u>	<u><u>1,187</u></u>

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2010

	<u>Notes</u>	At 30 June 2010 HK\$ million (unaudited)	At 31 December 2009 HK\$ million (restated)
Non-current assets			
Investment properties		39,039	37,363
Property, plant and equipment		416	396
Investments in associates		2,799	2,517
Available-for-sale investments		1,074	1,002
Other financial assets		347	177
Other receivables		51	31
		<u>43,726</u>	<u>41,486</u>
Current assets			
Accounts receivable and other receivables	10	90	83
Amount due from an associate		369	369
Other financial assets		115	120
Time deposits		1,570	1,945
Cash and bank balances		23	39
		<u>2,167</u>	<u>2,556</u>
Current liabilities			
Accounts payable and accruals	11	333	314
Rental deposits from tenants		173	127
Amounts due to minority shareholders		327	327
Borrowings		1,250	400
Taxation payable		97	45
		<u>2,180</u>	<u>1,213</u>
Net current (liabilities) assets		<u>(13)</u>	<u>1,343</u>
Total assets less current liabilities		<u>43,713</u>	<u>42,829</u>
Non-current liabilities			
Borrowings		2,825	3,491
Other financial liabilities		56	36
Rental deposits from tenants		260	273
Deferred taxation		4,128	3,913
		<u>7,269</u>	<u>7,713</u>
Net assets		<u>36,444</u>	<u>35,116</u>
Capital and reserves			
Share capital		5,260	5,253
Reserves		29,854	28,577
Equity attributable to owners of the Company		<u>35,114</u>	<u>33,830</u>
Non-controlling interests		<u>1,330</u>	<u>1,286</u>
Total equity		<u>36,444</u>	<u>35,116</u>

Notes:

1. Independent Review

The interim results for the six months ended 30 June 2010 are unaudited, but have been reviewed in accordance with Hong Kong Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), by Deloitte Touche Tohmatsu, whose report on review of interim financial information is included in the interim report to be sent to shareholders. The interim results have also been reviewed by the Group’s Audit Committee.

2. Basis of preparation

The unaudited condensed consolidated financial statements of the Group for the six months ended 30 June 2010 have been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities (the “Listing Rules”) on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) and with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the HKICPA.

3. Principal Accounting Policies

The unaudited condensed consolidated financial statements have been prepared on the historical cost basis except for certain properties and financial instruments, which are measured at revalued amounts or fair values, as appropriate.

In the current period, the Group has applied all of the new and revised Standards, Amendments to Standards and Interpretations issued by the HKICPA that are relevant to its operations and effective for the Group’s financial year beginning on 1 January 2010.

Except as described below, the same accounting policies, presentation and methods of computation have been followed in these condensed consolidated financial statements as were applied in the preparation of the Group’s consolidated financial statements for the year ended 31 December 2009.

Amendment to HKAS 17 “Leases”

As part of Improvements to HKFRSs issued in 2009, HKAS 17 Leases has been amended in relation to the classification of leasehold land. Before the amendment to HKAS 17, lessees were required to classify leasehold land as operating leases and present leasehold land as prepaid lease payments in the consolidated statement of financial position. The amendment has removed such a requirement. The amendment to HKAS 17 requires that the classification of leasehold land should be based on the general principles set out in HKAS 17, that is, whether or not risks and rewards incidental to ownership of a leased asset have been transferred substantially to the lessee.

In accordance with the transitional provisions set out in the amendment to HKAS 17, the Group reassessed the classification of unexpired leasehold land as at 1 January 2010 based on information that existed at the inception of these leases. Leasehold land that qualifies for finance lease classification has been reclassified from prepaid lease payments to property, plant, and equipment and has been measured using the revaluation model on a retrospective basis. The application of the amendment has had no significant financial impact to the Group’s consolidated income statements for the current and prior periods. The cumulative effects to the Group’s consolidated statements of financial position as at 1 January 2009 and 31 December 2009 are summarised as below.

	At 31 December 2009			At 1 January 2009		
	Originally stated HK\$ million	Amendment to HKAS 17 HK\$ million	Restated HK\$ million	Originally stated HK\$ million	Amendment to HKAS 17 HK\$ million	Restated HK\$ million
Property, plant and equipment	81	315	396	80	307	387
Prepaid lease payments	121	(121)	-	123	(123)	-
Deferred taxation	(3,881)	(32)	(3,913)	(3,648)	(30)	(3,678)
Total effect on net assets	<u>(3,679)</u>	<u>162</u>	<u>(3,517)</u>	<u>(3,445)</u>	<u>154</u>	<u>(3,291)</u>
Properties revaluation reserve	13	162	175	12	154	166
Total effect on equity	<u>13</u>	<u>162</u>	<u>175</u>	<u>12</u>	<u>154</u>	<u>166</u>

The Group has not early applied the following new and revised Standards, Amendments to Standards and Interpretations that have been issued but are not yet effective.

HKFRSs (Amendments)	Improvements to HKFRSs 2010 ¹
HKAS 24 (Revised)	Related Party Disclosures ²
HKAS 32 (Amendment)	Classification of Rights Issues ³
HKFRS 1 (Amendment)	Limited Exemption from Comparative HKFRS 7 Disclosure for First-time Adopters ⁴
HKFRS 9	Financial Instruments ⁵
HK(IFRIC) – Int 14 (Amendment)	Prepayments of a Minimum Funding Requirement ²
HK(IFRIC) – Int 19	Extinguishing Financial Liabilities with Equity Instruments ⁴

¹ Amendments that are effective for annual periods beginning on or after 1 July 2010 or 1 January 2011, as appropriate.

² Effective for annual periods beginning on or after 1 January 2011.

³ Effective for annual periods beginning on or after 1 February 2010.

⁴ Effective for annual periods beginning on or after 1 July 2010.

⁵ Effective for annual periods beginning on or after 1 January 2013.

Other than the application of HKFRS 9 “Financial Instruments” which might affect the classification and measurement of the Group’s financial assets, the Directors of the Company anticipate that the application of the other new and revised Standards, Amendments to Standards and Interpretations will have no material impact on the results and the financial position of the Group.

4. Turnover

Turnover represents gross rental income from investment properties and management fee income for the period.

The Group's principal activities are property investment, management and development, and its turnover and results are principally derived from investment properties located in Hong Kong.

5. Segment Information

Based on the internal reports about components of the Group that are regularly reviewed by the chief operating decision maker (i.e. Chief Executive Officer of the Group) in order to allocate resources to segments and to assess their performance, the Group's reportable segments are as follows:

Office segment – leasing of high quality office space and related facilities

Retail segment – leasing of space and related facilities to a variety of retail and leisure operators

Residential segment – leasing of luxury residential properties and related facilities

	<u>Office</u> HK\$ million	<u>Retail</u> HK\$ million	<u>Residential</u> HK\$ million	<u>Consolidated</u> HK\$ million
<i>For the six months ended 30 June 2010 (unaudited)</i>				
Turnover				
Gross rental income from investment properties	323	317	132	772
Management fee income	<u>57</u>	<u>33</u>	<u>15</u>	<u>105</u>
	380	350	147	877
Property expenses	<u>(57)</u>	<u>(35)</u>	<u>(20)</u>	<u>(112)</u>
Segment profit	<u><u>323</u></u>	<u><u>315</u></u>	<u><u>127</u></u>	<u><u>765</u></u>
Investment income				22
Other gains and losses				(12)
Administrative expenses				(66)
Finance costs				(60)
Change in fair value of investment properties				1,214
Share of results of associates				<u>259</u>
Profit before taxation				<u><u>2,122</u></u>

	<u>Office</u> HK\$ million	<u>Retail</u> HK\$ million	<u>Residential</u> HK\$ million	<u>Consolidated</u> HK\$ million
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For the six months ended 30 June 2009 (unaudited)

Turnover

Gross rental income from investment properties	327	290	131	748
Management fee income	57	32	14	103
	<hr/>	<hr/>	<hr/>	<hr/>
	384	322	145	851
Property expenses	(48)	(28)	(19)	(95)
	<hr/>	<hr/>	<hr/>	<hr/>
Segment profit	336	294	126	756
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Investment income				18
Other gains and losses				5
Administrative expenses				(63)
Finance costs				(71)
Change in fair value of investment properties				397
Share of results of associates				257
				<hr/>
Profit before taxation				1,299
				<hr/> <hr/>

All of the segment turnover reported above is from external customers.

Segment profit represents the profit earned by each segment without allocation of investment income, central administration costs and directors' salaries, other gains and losses, finance costs, change in fair value of investment properties and share of results of associates. This is the measure reported to the Group's management for the purposes of resource allocation and performance assessment.

The total assets of the Group as at the interim report date do not differ significantly since the latest annual report date.

6. Taxation

	Six months ended 30 June	
	<u>2010</u>	<u>2009</u>
	HK\$ million	HK\$ million
	(unaudited)	(unaudited)
Current tax		
Hong Kong profits tax (for current period)	90	88
	<hr/>	<hr/>
Deferred tax		
Change in fair value of investment properties	196	65
Other temporary differences	16	7
	<hr/>	<hr/>
	212	72
	<hr/>	<hr/>
	302	160
	<hr/> <hr/>	<hr/> <hr/>

Hong Kong profits tax is calculated at 16.5% of the estimated assessable profit for both periods.

7. Profit For The Period

	Six months ended 30 June	
	<u>2010</u>	<u>2009</u>
	HK\$ million	HK\$ million
	(unaudited)	(unaudited)
Profit for the period has been arrived at after charging (crediting):		
Depreciation of property, plant and equipment	4	3
Dividends from available-for-sales investments	(16)	(14)
Gross rental income from investment properties	(772)	(748)
Less:		
- Direct operating expenses arising from properties that generated rental income	110	93
- Direct operating expenses arising from properties that did not generate rental income	2	2
	(660)	(653)
Interest income	(6)	(3)
Staff costs, comprising:		
- Directors' emoluments	9	9
- Share-based payments	2	1
- Other staff costs	70	67
	81	77
Share of income tax of an associate (included in share of results of associates)	98	91

8. Earnings Per Share

(a) Basic and diluted earnings per share

The calculation of the basic and diluted earnings per share attributable to the owners of the Company is based on the following data:

	Earnings	
	Six months ended 30 June	
	<u>2010</u>	<u>2009</u>
	HK\$ million	HK\$ million
	(unaudited)	(unaudited)
Earnings for the purposes of basic and diluted earnings per share:		
Profit for the period attributable to owners of the Company	<u>1,731</u>	<u>1,071</u>
	Number of shares	
	Six months ended 30 June	
	<u>2010</u>	<u>2009</u>
Weighted average number of ordinary shares for the purpose of basic earnings per share	1,050,813,862	1,042,168,634
Effect of dilutive potential ordinary shares:		
Share options issued by the Company	<u>586,250</u>	<u>200,592</u>
Weighted average number of ordinary shares for the purpose of diluted earnings per share	<u>1,051,400,112</u>	<u>1,042,369,226</u>

The computation of diluted earnings per share does not assume the exercise of certain of the Company's outstanding share options as the exercise prices of those options are higher than the average market price for shares for both 2010 and 2009.

(b) Adjusted basic earnings per share

For the purpose of assessing the performance of the Group's principal activities (i.e. leasing of investment properties), the management is of the view that the profit for the period attributable to the owners of the Company should be adjusted in the calculation of basic earnings per share as follows:

	Six months ended 30 June			
	2010		2009	
	<u>Profit</u> HK\$ million	<u>Basic earnings per share</u> HK cents	<u>Profit</u> HK\$ million	<u>Basic earnings per share</u> HK cents
Profit for the period attributable to owners of the Company	1,731	164.73	1,071	102.77
Change in fair value of investment properties	(1,214)		(397)	
Effect of deferred taxation on change in fair value of investment properties	204		65	
Effect of non-controlling interests' shares	48		29	
Share of change in fair value of investment properties (net of deferred taxation) of an associate	(179)		(185)	
Underlying profit attributable to owners of the Company	590	56.15	583	55.94
Reversal of deferred taxation upon disposal of investment properties	(8)		-	
Net realised gain on disposal of available-for-sale investments	-		(3)	
Recurring underlying profit	582	55.39	580	55.65

The denominators used are the same as those detailed above for basic earnings per share.

9. Dividends

(a) Dividends recognised as distribution during the period:

	Six months ended 30 June	
	<u>2010</u> HK\$ million (unaudited)	<u>2009</u> HK\$ million (unaudited)
2009 final dividend paid – HK54 cents per share	567	-
2008 final dividend paid – HK54 cents per share	-	562
	567	562

Scrip dividend alternatives were offered to the shareholders in respect of the above dividends. These alternatives were accepted by the shareholders as follows:

	Six months ended 30 June	
	<u>2010</u>	<u>2009</u>
	HK\$ million	HK\$ million
	(unaudited)	(unaudited)
2009 final dividend (2008 final dividend):		
Cash payment	538	434
Share alternative	29	128
	<u>567</u>	<u>562</u>

(b) Dividend declared after the end of the reporting period:

	Six months ended 30 June	
	<u>2010</u>	<u>2009</u>
	HK\$ million	HK\$ million
	(unaudited)	(unaudited)
Interim dividend declared – HK14 cents per share (2009: HK14 cents per share)	<u>147</u>	<u>147</u>

The above interim dividends were declared after the interim reporting dates and have not been recognised as liabilities at the end of the respective reporting periods.

The declared 2010 interim dividend will be payable in cash with a scrip dividend alternative.

10. Accounts Receivable

Rents from leasing of investment properties are normally received in advance. At 30 June 2010, accounts receivable of the Group with carrying amount of HK\$7 million (31 December 2009: HK\$8 million) mainly represented rents receipts in arrears, which were aged less than 90 days.

11. Accounts Payable

As at 30 June 2010, accounts payable of the Group with carrying amount of HK\$146 million (31 December 2009: HK\$139 million) were aged less than 90 days.