

Annex 1**Segmental Profits of MTRCL's Underlying Businesses for 2013-2015**

For the year ended 31 December

	<u>2013</u>	<u>2014</u>	<u>2015</u>
(HK\$ million)			
Operating profit before interest and property development			
- Hong Kong transport operations	2,716	2,710	2,493
- Hong Kong station commercial businesses	3,668	3,927	4,230
- Hong Kong property rental and management businesses	3,092	3,427	3,650
- Railway, property rental and management businesses outside Hong Kong	704	782	633
- Other businesses	86	129	60
- Unallocated (Note 1)	<u>(486)</u>	<u>(454)</u>	<u>(304)</u>
	9,780	10,521	10,762
Interest and finance charges	(732)	(546)	(616)
Share of profit or loss of associates	158	121	361
Non-controlling interests (Note 2)	(183)	(191)	(144)
Tax on recurrent profits	<u>(1,586)</u>	<u>(1,881)</u>	<u>(1,798)</u>
Post-tax recurrent profits (A)	<u>7,437</u>	<u>8,024</u>	<u>8,565</u>
Hong Kong Property Development Profit before tax and interest	1,396	4,216	2,891
Interest relating to Hong Kong Property Development Profit	-	-	-
Tax on Hong Kong Property Development Profit	<u>(233)</u>	<u>(632)</u>	<u>(475)</u>
Hong Kong Property Development Profit after tax and interest (B)	<u>1,163</u>	<u>3,584</u>	<u>2,416</u>
Mainland of China Property Development Profit/(Loss) before tax and interest	-	(55)	(140)
Interest relating to Mainland of China Property Development Profit/(Loss)	-	1	17

(HK\$ million)		<u>2013</u>	<u>2014</u>	<u>2015</u>
Tax on Mainland of China Property Development Profit/(Loss)		- <u> </u>	<u>17</u>	<u>36</u>
Mainland of China Property Development Profit/(Loss) after tax and interest	(C)	- <u> </u>	<u>(37)</u>	<u>(87)</u>
Property Development Profit after tax and interest	(B+C)	<u>1,163</u>	<u>3,547</u>	<u>2,329</u>
Underlying Businesses Profit	(A+B+C)	<u>8,600</u>	<u>11,571</u>	<u>10,894</u>

Note 1: Unallocated amount relates to project studies and business development expenses.

Note 2: Non-controlling interests represent the equity in a subsidiary not attributable directly or indirectly to MTRCL.