

KEY FIGURES

	2019		2018		Inc./(Dec.) %
	HK\$ million	%	HK\$ million	%	
Total revenue					
Recurrent businesses					
– Hong Kong transport operations	19,938	36.6	19,490	36.1	2.3
– Hong Kong station commercial businesses	6,799	12.5	6,458	12.0	5.3
– Hong Kong property rental and management businesses	5,137	9.4	5,055	9.4	1.6
– Mainland of China and international railway, property rental and management subsidiaries	21,085	38.7	20,877	38.7	1.0
– Other businesses	1,545	2.8	1,990	3.7	(22.4)
	54,504	100.0	53,870	99.9	1.2
Non-recurrent businesses					
– Mainland of China property development	–	–	60	0.1	(100.0)
Total revenue	54,504	100.0	53,930	100.0	1.1
Total EBITDA⁽¹⁾					
Recurrent business EBITDA					
– Hong Kong transport operations	5,909	28.1	8,171	38.1	(27.7)
– Hong Kong station commercial businesses	6,119	29.1	5,891	27.5	3.9
– Hong Kong property rental and management businesses	4,286	20.4	4,242	19.8	1.0
– Mainland of China and international railway, property rental and management subsidiaries	1,325	6.3	876	4.1	51.3
– Other businesses and project studies and business development expenses	(2,288)	(10.9)	(337)	(1.6)	(578.9)
	15,351	73.0	18,843	87.9	(18.5)
Non-recurrent business EBITDA					
– Hong Kong property development	5,707	27.1	2,574	12.0	121.7
– Mainland of China property development	(25)	(0.1)	25	0.1	n/m
	5,682	27.0	2,599	12.1	118.6
Total EBITDA	21,033	100.0	21,442	100.0	(1.9)
Total EBIT⁽²⁾					
Recurrent business EBIT					
EBIT					
– Hong Kong transport operations	(591)	(4.4)	1,985	13.4	n/m
– Hong Kong station commercial businesses	5,122	37.9	5,025	33.9	1.9
– Hong Kong property rental and management businesses	4,264	31.6	4,225	28.5	0.9
– Mainland of China and international railway, property rental and management subsidiaries	1,089	8.1	722	4.9	50.8
– Other businesses and project studies and business development expenses	(2,353)	(17.4)	(404)	(2.7)	(482.4)
Share of profit or loss of associates and joint venture	288	2.1	658	4.4	(56.2)
	7,819	57.9	12,211	82.4	(36.0)
Non-recurrent business EBIT					
– Hong Kong property development	5,707	42.3	2,574	17.4	121.7
– Mainland of China property development	(25)	(0.2)	25	0.2	n/m
	5,682	42.1	2,599	17.6	118.6
Total EBIT	13,501	100.0	14,810	100.0	(8.8)
Interest and finance charges	(859)		(1,074)		(20.0)
Investment property revaluation	1,372		4,745		(71.1)
Profit before taxation	14,014		18,481		(24.2)
Income tax	(1,922)		(2,325)		(17.3)
Profit for the year	12,092		16,156		(25.2)
Non-controlling interests	(160)		(148)		8.1
Profit for the year attributable to shareholders of the Company	11,932		16,008		(25.5)
Profit for the year attributable to shareholders of the Company arising from:					
Recurrent businesses ⁽³⁾	4,980		9,020		(44.8)
Non-recurrent businesses	5,580		2,243		148.8
Underlying businesses ⁽³⁾	10,560		11,263		(6.2)
Investment property revaluation	1,372		4,745		(71.1)
Total profit for the year attributable to shareholders of the Company⁽³⁾	11,932		16,008		(25.5)

Note 1 EBITDA represents operating profit before depreciation, amortisation, variable annual payment and share of profit or loss of associates and joint venture.

Note 2 EBIT represents profits before interest, finance charges and taxation and after variable annual payment.

Note 3 On a normalised basis, recurrent business profit, underlying business profit and total profit for the year attributable to shareholders of the Company would have increased by 7.7%, 35.8% and 4.1% respectively. Results on normalised basis are estimates based on certain assumptions to represent financial information if the adverse impact of the public order events in Hong Kong on the Group's Hong Kong businesses (HK\$2.3 billion), and the provisions for the Hung Hom incidents of the SCL project in Hong Kong (HK\$2 billion) and the South Western Railway franchise agreement in The United Kingdom (HK\$0.4 billion) had been excluded.

n/m: not meaningful

	2019	2018	Inc./ (Dec.) %
Financial ratios			
EBITDA margin ⁽⁴⁾ (in %)	28.1	35.0	(6.9)% pts.
EBITDA margin ⁽⁴⁾ (excluding Mainland of China and international subsidiaries) (in %)	42.0	54.5	(12.5)% pts.
EBIT margin ⁽⁵⁾ (in %)	13.8	21.5	(7.7)% pts.
EBIT margin ⁽⁵⁾ (excluding Mainland of China and international subsidiaries) (in %)	19.3	32.8	(13.5)% pts.
Net debt-to-equity ratio ⁽⁶⁾ (in %)	15.4	18.1	(2.7)% pts.
Return on average equity attributable to shareholders of the Company arising from underlying businesses (in %)	5.8	6.5	(0.7)% pt.
Interest cover ⁽⁷⁾ (times)	15.3	13.6	1.7 times
Share information			
Basic earnings per share (in HK\$)	1.94	2.64	(26.5)
Basic earnings per share arising from underlying businesses (in HK\$)	1.72	1.86	(7.5)
Ordinary dividend per share (in HK\$)	1.23	1.20	2.5
Share price at 31 December (in HK\$)	46.05	41.20	11.8
Market capitalisation at 31 December (HK\$ million)	283,574	252,947	12.1
Operations highlights			
Total passenger boardings for Hong Kong (million)			
Domestic Service	1,568.2	1,670.0	(6.1)
Cross-boundary Service	104.2	117.4	(11.3)
High Speed Rail	16.9	5.3 [®]	219.2
Airport Express	15.8	17.7	(11.0)
Light Rail and Bus	207.3	230.4	(10.0)
Average number of passengers (thousand)			
Domestic Service (weekday)	4,658	4,862	(4.2)
Cross-boundary Service (daily)	285.4	321.8	(11.3)
High Speed Rail (daily)	46.4	53.0 [^]	(12.6)
Airport Express (daily)	43.2	48.5	(11.0)
Light Rail and Bus (weekday)	598.6	652.9	(8.3)
Average fare (in HK\$)			
Domestic Service	8.11	7.92	2.3
Cross-boundary Service	29.08	29.56	(1.7)
High Speed Rail	88.73	89.44	(0.8)
Airport Express	64.16	65.25	(1.7)
Light Rail and Bus	3.27	3.14	4.1
Proportion of franchised public transport boardings (in %)	47.4	49.0 [#]	(1.6)% pts

Note 4 EBITDA margin represents total EBITDA (excluding profit on Hong Kong property development) as a percentage of total revenue.

Note 5 EBIT margin represents total EBIT (excluding profit on Hong Kong property development and share of profit or loss of associates and joint venture) as a percentage of total revenue.

Note 6 Net debt-to-equity ratio represents loans and other obligations, bank overdrafts, short-term loans, obligations under service concession and loans from holders of non-controlling interests net of cash, bank balances and deposits in the consolidated statement of financial position as a percentage of total equity.

Note 7 Interest cover represents operating profit before depreciation, amortisation, variable annual payment and share of profit or loss of associates and joint venture divided by gross interest and finance charges before capitalisation, utilisation of government subsidy for Shenzhen Metro Longhua Line operation.

[®] High Speed Rail service commenced on 23 September 2018.

[^] Average of 23 September 2018 to 31 December 2018.

[#] Market share for 2018 was rebased to reflect the impact on the opening of Hong Kong – Zhuhai – Macao Bridge.