**1 Executive Summary of the Report**

At the following part, chapter 2, the report makes an introduction to the MTR Corporation based on the information published on the official website. It mainly covers the main business of the MTR Corporation, the history of the company and the operation locations.

After the introduction part, chapter 3 focuses on the financial position and financial analysis. We analyzed the financial statements separately by its three major business which are railway operation, property development and consultancy. We used balance sheet, cash flow statement, consolidated income statement, profit and loss account and retained earnings statement from year 2005 to year 2015 which are also available online.

Moreover, in chapter 4, we utilized third party analysis to verify our analysis.

In chapter 5, we made further analysis according to MTR’s stock price over the years.

At last, the report draws conclusion and spreads out appendix during the project work and analysis.