FIVE YEAR FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years, as extracted from the published audited financial statements and reclassified as appropriate, is set out below.

The amounts for each year in the five year financial summary have been adjusted for the effects of the retrospective changes in accounting policy affecting deferred tax, as detailed in note 2 to the financial statements.

ASSETS AND LIABILITIES Fixed assets and investment properties		1999 HK\$′000	2000 HK\$′000	2001 HK\$′000	2002 HK\$′000	2003 HK\$'000
investment properties 2,443,230 2,377,870 1,857,088 1,795,214 1,768,794 Associates 11,313 1,792 630,836 725,883 797,673 Investments 161,921 15,324 12,810 5,371 1,913 Property held for development 87,000 60,000 55,000 48,000 63,434 Current assets 205,421 (291,832) 235,643 124,843 108,464 Current liabilities (25,566) 18,182 (104,266) (104,207) (303,804) Net current liabilities (811,319) (683,556) (652,220) (676,349) (492,801) Net assets 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Financed by Issued share capital 66,436 79,716	ASSETS AND LIABILITIES					
Associates 11,313 1,792 630,836 725,883 797,673 Investments 161,921 15,324 12,810 5,371 1,913 Property held for development 87,000 60,000 55,000 48,000 63,434 Current assets 205,421 (230,987) (273,650) (235,643 (339,909) (229,050) (412,268) (412,268) Net current assets/(liabilities) (25,566) 18,182 (104,266) (104,207) (303,804) Non-current liabilities (811,319) (683,556) (652,220) (676,349) (492,801) Net assets 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Financed by Issued share capital 66,436 79,716 79,716 79,716 Reserves 1,784,200 1,693,953 1,703,589 1,702,239 1,743,536 Proposed dividends 15,943 15,943 15,943 11,957 11,957 Shareholders' funds 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Turnover 186,734 161,079 233,002 153,445 105,640 Profit/(loss) before tax 123,571 (118,884) 39,080 32,422 42,114 Tax credit/(charge) 1,284 (7,231) (8,589) (9,108) (13,709) Profit/(loss) attributable to	Fixed assets and					
Investments	investment properties	2,443,230	2,377,870	1,857,088	1,795,214	1,768,794
Property held for development 87,000 60,000 55,000 48,000 63,434 Current assets 205,421 (230,987) 291,832 (273,650) 235,643 (339,909) 124,843 (229,050) 108,464 (412,268) Net current liabilities (25,566) 18,182 (104,266) (104,207) (303,804) Non-current liabilities (811,319) (683,556) (652,220) (676,349) (492,801) Net assets 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Financed by Issued share capital Reserves 1,784,200 1,693,953 1,703,589 1,702,239 1,743,536 Proposed dividends 15,943 15,943 15,943 11,957 11,957 Shareholders' funds 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Turnover 186,734 161,079 233,002 153,445 105,640 Profit/(loss) before tax 1,284 (7,231) (8,589) (9,108) (13,709) Profit/(loss) attributable to	Associates	11,313	1,792	630,836	725,883	797,673
Current assets 205,421 (230,987) 291,832 (273,650) 235,643 (339,909) 124,843 (229,050) 108,464 (412,268) Net current assets/(liabilities) (25,566) 18,182 (104,266) (104,207) (303,804) Non-current liabilities (811,319) (683,556) (652,220) (676,349) (492,801) Net assets 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Financed by Issued share capital Reserves 1,784,200 1,693,953 1,703,589 1,702,239 1,743,536 Proposed dividends 15,943 15,943 15,943 11,957 11,957 Shareholders' funds 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Turnover 186,734 161,079 233,002 153,445 105,640 Profit/(loss) before tax 123,571 (118,884) 39,080 32,422 42,114 Tax credit/(charge) 1,284 (7,231) (8,589) (9,108) (13,709)	Investments	161,921	15,324	12,810	5,371	1,913
Current liabilities (230,987) (273,650) (339,909) (229,050) (412,268) Net current assets/(liabilities) (25,566) 18,182 (104,266) (104,207) (303,804) Non-current liabilities (811,319) (683,556) (652,220) (676,349) (492,801) Net assets 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Financed by Issued share capital Reserves 1,784,200 1,693,953 1,703,589 1,702,239 1,743,536 Proposed dividends 15,943 15,943 15,943 11,957 11,957 Shareholders' funds 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Turnover 186,734 161,079 233,002 153,445 105,640 Profit/(loss) before tax 1,284 (7,231) (8,589) (9,108) (13,709) Profit/(loss) attributable to 1,284 (7,231) (8,589) (9,108) (13,709)	Property held for development	87,000	60,000	55,000	48,000	63,434
Net current assets/(liabilities) (25,566) 18,182 (104,266) (104,207) (303,804) Non-current liabilities (811,319) (683,556) (652,220) (676,349) (492,801) Net assets 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Financed by Issued share capital 66,436 79,716 1,702,239 </td <td>Current assets</td> <td>205,421</td> <td>291,832</td> <td>235,643</td> <td>124,843</td> <td>108,464</td>	Current assets	205,421	291,832	235,643	124,843	108,464
Non-current liabilities (811,319) (683,556) (652,220) (676,349) (492,801) Net assets 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Financed by Issued share capital Reserves 1,664,366 79,716	Current liabilities	(230,987)	(273,650)	(339,909)	(229,050)	(412,268)
Net assets 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Financed by Issued share capital Reserves 66,436 79,716	Net current assets/(liabilities)	(25,566)	18,182	(104,266)	(104,207)	(303,804)
Financed by Issued share capital 66,436 79,716 79,716 79,716 79,716 Reserves 1,784,200 1,693,953 1,703,589 1,702,239 1,743,536 Proposed dividends 15,943 15,943 11,957 11,957 Shareholders' funds 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Turnover 186,734 161,079 233,002 153,445 105,640 Profit/(loss) before tax 123,571 (118,884) 39,080 32,422 42,114 Tax credit/(charge) 1,284 (7,231) (8,589) (9,108) (13,709)	Non-current liabilities	(811,319)	(683,556)	(652,220)	(676,349)	(492,801)
Issued share capital 66,436 79,716	Net assets	1,866,579	1,789,612	1,799,248	1,793,912	1,835,209
Reserves 1,784,200 1,693,953 1,703,589 1,702,239 1,743,536 Proposed dividends 15,943 15,943 15,943 11,957 11,957 Shareholders' funds 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Turnover 186,734 161,079 233,002 153,445 105,640 Profit/(loss) before tax 123,571 (118,884) 39,080 32,422 42,114 Tax credit/(charge) 1,284 (7,231) (8,589) (9,108) (13,709) Profit/(loss) attributable to	Financed by					
Proposed dividends 15,943 15,943 15,943 11,957 11,957 Shareholders' funds 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Turnover 186,734 161,079 233,002 153,445 105,640 Profit/(loss) before tax 123,571 (118,884) 39,080 32,422 42,114 Tax credit/(charge) 1,284 (7,231) (8,589) (9,108) (13,709) Profit/(loss) attributable to	Issued share capital	66,436	79,716	79,716	79,716	79,716
Shareholders' funds 1,866,579 1,789,612 1,799,248 1,793,912 1,835,209 Turnover 186,734 161,079 233,002 153,445 105,640 Profit/(loss) before tax 123,571 (118,884) 39,080 32,422 42,114 Tax credit/(charge) 1,284 (7,231) (8,589) (9,108) (13,709) Profit/(loss) attributable to	Reserves	1,784,200	1,693,953	1,703,589	1,702,239	1,743,536
Turnover 186,734 161,079 233,002 153,445 105,640 Profit/(loss) before tax 123,571 (118,884) 39,080 32,422 42,114 Tax credit/(charge) 1,284 (7,231) (8,589) (9,108) (13,709) Profit/(loss) attributable to	Proposed dividends	15,943	15,943	15,943	11,957	11,957
Profit/(loss) before tax 123,571 (118,884) 39,080 32,422 42,114 Tax credit/(charge) 1,284 (7,231) (8,589) (9,108) (13,709) Profit/(loss) attributable to	Shareholders' funds	1,866,579	1,789,612	1,799,248	1,793,912	1,835,209
Tax credit/(charge) 1,284 (7,231) (8,589) (9,108) (13,709) Profit/(loss) attributable to	Turnover	186,734	161,079	233,002	153,445	105,640
Tax credit/(charge) 1,284 (7,231) (8,589) (9,108) (13,709) Profit/(loss) attributable to	Profit/(loss) before tax	123,571	(118,884)	39,080	32,422	42,114
	Profit/(loss) attributable to					
		124,855	(126,115)	30,491	23,314	28,405