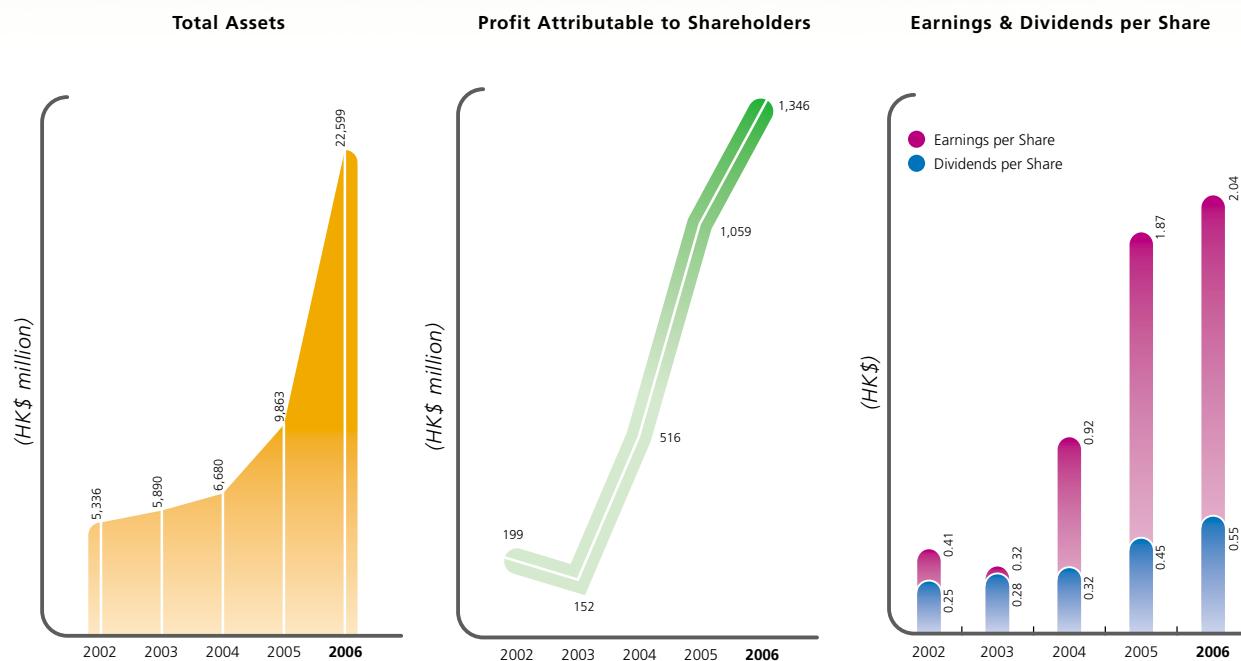


Five-Year Financial Summary



FINANCIAL HIGHLIGHTS

	2006	2005	2004	2003	2002
Net Asset Value per Share (HK\$)	11.80	8.99	6.87	6.15	6.11
Earnings per Share (HK\$)	2.04	1.87	0.92	0.32	0.41
Excluding Revaluation of Properties	1.61	1.13	0.54	0.42	0.32
Dividends per Share (HK\$)	0.55	0.45	0.32	0.28	0.25
Dividend Payout Ratio (%)					
(excluding revaluation of properties)	53.78	40.00	59.88	76.37	77.67
Return on Shareholders' Equity (%)	19.03	23.55	15.01	5.14	6.84
Gearing Ratio (bank borrowings / shareholders' equity) (%)	24.08	51.83	44.98	74.27	51.56

CONSOLIDATED BALANCE SHEET

(HK\$ million)	2006	2005	2004	2003	2002
Non-Current Assets	15,298	5,050	3,686	3,505	3,191
Current Assets	7,301	4,813	2,994	2,385	2,145
Total Assets	22,599	9,863	6,680	5,890	5,336
Current Liabilities	(2,117)	(1,542)	(1,244)	(743)	(878)
Non-Current Liabilities	(7,909)	(2,334)	(1,539)	(2,172)	(1,502)
Net Assets	12,573	5,987	3,897	2,975	2,956
Share Capital	77	57	57	48	48
Reserves	8,976	5,041	3,839	2,926	2,906
Shareholders' Equity	9,053	5,098	3,896	2,974	2,954
Minority Interests	3,520	889	1	1	2
Total Equity	12,573	5,987	3,897	2,975	2,956

CONSOLIDATED INCOME STATEMENT

(HK\$ million)	2006	2005	2004	2003	2002
Turnover	2,908	1,320	773	674	591
Profit from Operations	1,483	1,182	592	210	253
Finance Costs	(178)	(18)	(6)	(11)	(8)
Profit Attributable to Shareholders	1,346	1,059	516	152	199
<i>Excluding Revaluation of Properties</i>	1,063	638	303	201	156
Dividends	572	255	181	154	121

Note:

The financial information is extracted from the published accounts for the last five years, restated where appropriate to be in accordance with the current accounting policies of the Group.