FINANCIAL HIGHLIGHTS

Operating Result (HK\$'000)	FY2008	FY2007
Revenues		
Company and subsidiaries	3,523,527	2,474,238
Share of associated companies and		
jointly controlled entities (note 1)	3,361,200	2,916,382
	6,884,727	5,390,620
Representing:		
Sale of properties	5,523,943	4,248,248
Rental income	871,812	713,009
Income from hotel operations	350,164	319,761
Property management services fees income	97,045	75,992
Project management fee income	41,763	33,610
	6,884,727	5,390,620
Gross Profit (HK\$'000)		
Company and subsidiaries	1,128,350	847,194
Share of associated companies and		
jointly controlled entities (note 2)	1,274,384	1,073,485
	2,402,734	1,920,679
Profit attributable to equity holders of the Company	2,019,935	1,191,444
Earnings per share (HK cents)		
Basic	52.70	31.12
Diluted	49.04	31.07
Dividend per share (HK cents)		
Interim	4.00	2.00
Final	2.00	6.00
Full-year	6.00	8.00
	As at	As at
Financial Position (HK\$ million)	30th June 2008	30th June 2007
Cash and bank balances	4,824.6	6,396.1
Total assets	50,357.8	43,114.1

Financial RatiosCurrent ratio (times)2.462.95Net debt to equity ratio31.8%17.7%

19,321.3

29,704.8

15,642.5 26,229.9

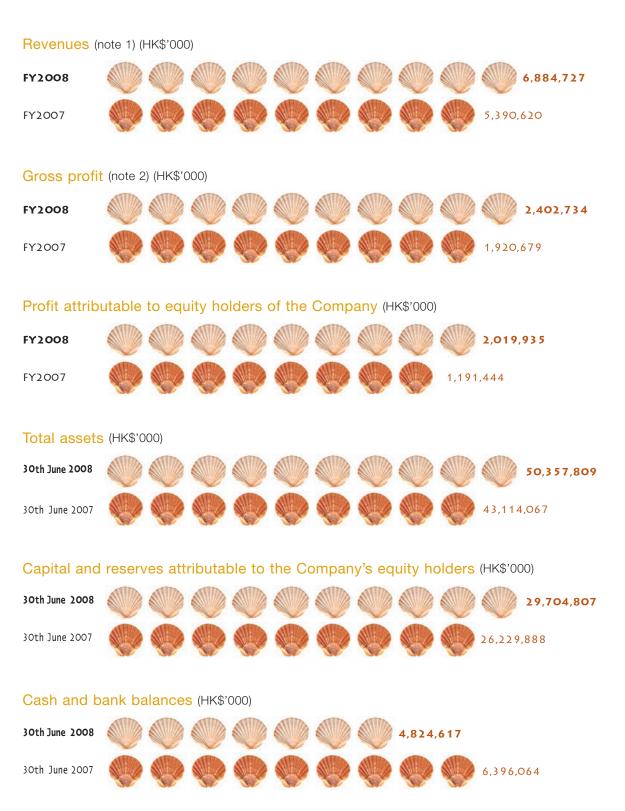
Note 1: It represents attributable share of revenues of associated companies and jointly controlled entities to the Group.

Capital and reserves attributable to the Company's equity holders

Note 2: It represents attributable share of gross profit of associated companies and jointly controlled entities to the Group.

Total liabilities

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Note 1: It represents revenues of the Company and subsidiaries plus share of revenue of associated companies and jointly controlled entities attributable to the Group as tabulated on page 6.

Note 2: It represents gross profit of the Company and subsidiaries plus share of gross profit of associated companies and jointly controlled entities attributable to the Group as tabulated on page 6.