

## FIVE-YEAR FINANCIAL SUMMARY

	1997 HK\$'000 (Note 3)	1998 HK\$'000 (Note 3)	1999 HK\$'000	2000 HK\$'000	2001 HK\$'000
<b>CONSOLIDATED INCOME STATEMENT</b>					
Turnover	2,011,817	3,590,656	2,295,717	1,480,246	<b>1,355,450</b>
Profit from operations	2,169,169	2,773,264	1,994,930	1,474,517	<b>1,066,738</b>
Finance cost	(759,261)	(1,251,944)	(526,819)	(449,020)	<b>(314,428)</b>
Gain on disposal of an associate	–	–	–	–	<b>33,531</b>
Impairment loss (arising) reversed in respect of interests in associates	–	(108,000)	(98,418)	3,419	<b>(4,880)</b>
Share of results of associates	34,095	(75,702)	(4,284)	4,210	<b>(2,338)</b>
Profit before taxation	1,444,003	1,337,618	1,365,409	1,033,126	<b>778,623</b>
Taxation	(162,327)	(111,550)	(86,795)	(117,210)	<b>(114,903)</b>
Profit after taxation	1,281,676	1,226,068	1,278,614	915,916	<b>663,720</b>
Minority interests	(103,385)	(86,797)	(74,656)	(65,743)	<b>(63,377)</b>
Net profit for the year	1,178,291	1,139,271	1,203,958	850,173	<b>600,343</b>
Dividends	1,003,937	381,099	412,795	433,064	<b>391,598</b>
Earnings per share					
– Basic	HK\$1.14	HK\$1.11	HK\$1.16	HK\$0.82	<b>HK\$0.58</b>
– Diluted	HK\$1.14	N/A	HK\$1.16	HK\$0.82	<b>HK\$0.58</b>

	1997 HK\$'000 (Note 3)	1998 HK\$'000 (Note 3)	1999 HK\$'000	2000 HK\$'000	2001 HK\$'000
<b>CONSOLIDATED BALANCE SHEET</b>					
Property, plant and equipment	23,936	56,060	56,443	56,632	<b>50,158</b>
Investment properties	43,886,000	25,949,000	25,173,000	28,432,700	<b>26,638,500</b>
Interests in associates	418,038	241,487	66,467	51,384	<b>61,324</b>
Investments in securities	2,076,193	1,847,563	2,468,742	2,297,335	<b>1,754,059</b>
Negative goodwill	–	–	–	–	<b>(1,136)</b>
Staff housing loans, secured	41,350	53,201	43,151	28,898	<b>20,936</b>
Net current liabilities (Note 2)	(2,825,706)	(615,596)	(1,476,134)	(1,149,722)	<b>(2,463,807)</b>
	<b>43,619,811</b>	<b>27,531,715</b>	<b>26,331,669</b>	<b>29,717,227</b>	<b>26,060,034</b>
Advances from investees	135,114	140,520	51,316	59,482	<b>52,571</b>
Amounts due to minority shareholders	292,765	292,765	292,765	292,765	<b>292,765</b>
Long term loan	263,754	263,754	263,754	263,754	–
Long term bank loans	2,614,746	3,796,000	1,660,000	1,890,000	<b>3,088,634</b>
Convertible bonds	1,273,456	1,108,239	–	–	–
Floating rate notes	1,992,293	1,994,107	2,390,884	2,393,739	<b>397,047</b>
	<b>6,572,128</b>	<b>7,595,385</b>	<b>4,658,719</b>	<b>4,899,740</b>	<b>3,831,017</b>
Net assets	<b>37,047,683</b>	<b>19,936,330</b>	<b>21,672,950</b>	<b>24,817,487</b>	<b>22,229,017</b>
Minority interests	<b>2,350,412</b>	<b>1,169,607</b>	<b>1,146,458</b>	<b>1,339,063</b>	<b>962,092</b>
	<b>34,697,271</b>	<b>18,766,723</b>	<b>20,526,492</b>	<b>23,478,424</b>	<b>21,266,925</b>
Share capital	5,146,629	5,158,136	5,183,810	5,151,256	<b>5,156,516</b>
Reserves (Note 2)	29,550,642	13,608,587	15,342,682	18,327,168	<b>16,110,409</b>
Shareholders' funds	<b>34,697,271</b>	<b>18,766,723</b>	<b>20,526,492</b>	<b>23,478,424</b>	<b>21,266,925</b>

*Notes:*

- (1) *Prior years' figures have been reclassified to conform with the current year's presentation.*
- (2) *Figures for all periods have been adjusted to reflect the change in accounting policy for the adoption of SSAP9 (Revised).*
- (3) *Figures for 1998 have been adjusted to reflect the change in accounting policy for the adoption of SSAP 24.*

*Figures for 1997 have not been adjusted to reflect the change in accounting policy for the adoption of SSAP 24 as it is impractical to restate historical amounts in accordance with the requirements of SSAP 24.*