

## FIVE YEAR FINANCIAL SUMMARY

A summary of the published results and of the assets and liabilities of the Group for the last five financial years, as extracted from the audited financial statements and reclassified as appropriate, is set out below. The amounts of each year in the five year summary have been adjusted, if applicable, for the effect of the retrospective changes in accounting policy affecting dividends as detailed in note 2 to the financial statements.

	Year ended 31st March,				
	2002	2001	2000	1999	1998
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
<b>RESULTS</b>					
TURNOVER	<u>640,031</u>	<u>322,491</u>	<u>166,050</u>	<u>254,151</u>	<u>190,308</u>
OPERATING PROFIT/(LOSS)	<u>26,072</u>	<u>(323,266)</u>	<u>(50,660)</u>	<u>(379,961)</u>	<u>72,864</u>
SHARE OF PROFITS LESS LOSSES OF JOINTLY-CONTROLLED ENTITIES	<u>4,575</u>	<u>(72,176)</u>	<u>19,251</u>	<u>(60,639)</u>	<u>15,373</u>
PROFIT/(LOSS) BEFORE TAX	<u>30,647</u>	<u>(395,442)</u>	<u>(31,409)</u>	<u>(440,600)</u>	<u>88,237</u>
TAX CREDIT/(CHARGE)	<u>(13,186)</u>	<u>(1,339)</u>	<u>82,110</u>	<u>(43,217)</u>	<u>40,575</u>
PROFIT/(LOSS) BEFORE MINORITY INTERESTS	<u>17,461</u>	<u>(396,781)</u>	<u>50,701</u>	<u>(483,817)</u>	<u>128,812</u>
MINORITY INTERESTS	<u>(14,305)</u>	<u>(320)</u>	<u>(375)</u>	<u>(482)</u>	<u>(731)</u>
NET PROFIT/(LOSS) ATTRIBUTABLE TO SHAREHOLDERS	<u>3,156</u>	<u>(397,101)</u>	<u>50,326</u>	<u>(484,299)</u>	<u>128,081</u>

## FIVE YEAR FINANCIAL SUMMARY (Continued)

	As at 31st March,				
	2002 HK\$'000	2001 HK\$'000	2000 HK\$'000	1999 HK\$'000	1998 HK\$'000
<b>ASSETS AND LIABILITIES</b>					
FIXED ASSETS	6,221	7,198	8,556	6,086	2,086
PROPERTIES UNDER DEVELOPMENT	724,571	957,674	1,108,036	1,136,182	1,120,083
INVESTMENT PROPERTIES	893,150	888,150	1,150,300	1,187,060	1,592,187
DEFERRED CHARGES	4,404	782	3,912	7,041	10,170
INTERESTS IN JOINTLY-CONTROLLED ENTITIES	33,802	33,385	274,205	203,549	238,434
INTERESTS IN ASSOCIATES	14,857	14,857	16,630	–	–
LONG TERM INVESTMENTS	–	–	20,629	–	–
INVESTMENT DEPOSITS	–	–	–	64,191	79,210
CURRENT ASSETS	1,117,318	1,006,855	1,163,339	673,922	1,095,255
CURRENT LIABILITIES	(570,100)	(1,001,425)	(834,886)	(531,733)	(761,303)
NET CURRENT ASSETS	547,218	5,430	328,453	142,189	333,952
CONVERTIBLE GUARANTEED BONDS – NON-CURRENT PORTION	(300,000)	–	(476,980)	(845,839)	(830,710)
INTEREST-BEARING BANK LOANS – NON-CURRENT PORTION	(553,331)	(560,263)	(712,700)	(430,206)	(462,519)
LOANS FROM MINORITY INTERESTS	(58,066)	(51,905)	(49,302)	(36,102)	(36,361)
MINORITY INTERESTS	(17,355)	(3,050)	(2,730)	(7,013)	(6,531)
	<u>1,295,471</u>	<u>1,292,258</u>	<u>1,669,009</u>	<u>1,427,138</u>	<u>2,040,001</u>

The current liabilities as at 31st March, 1998 have been restated to conform with the provisions of SSAP 9 (Revised): “Events after the balance sheet date” in respect of final dividend of the Company, as explained in note 2 to the financial statements.