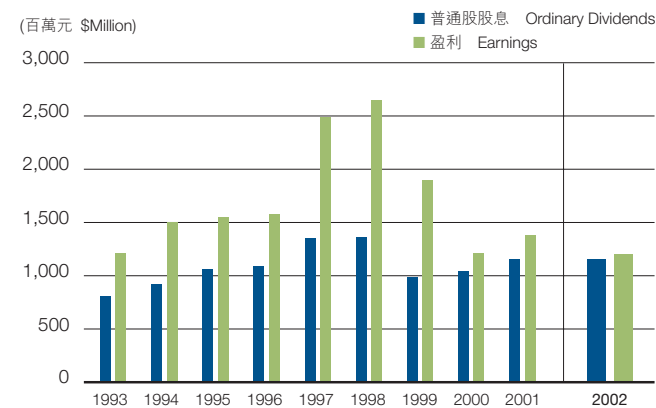
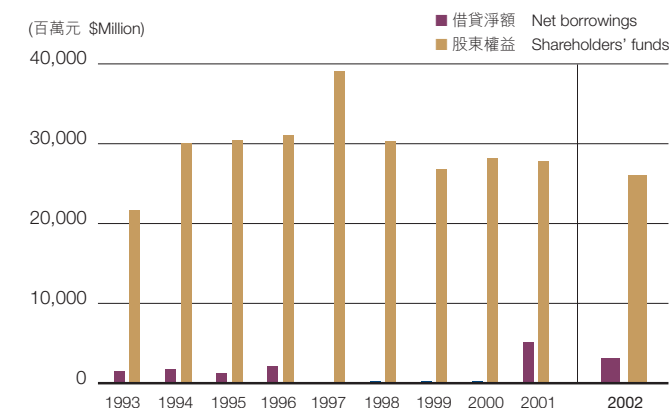


盈利及普通股股息
Earnings and Ordinary Dividends

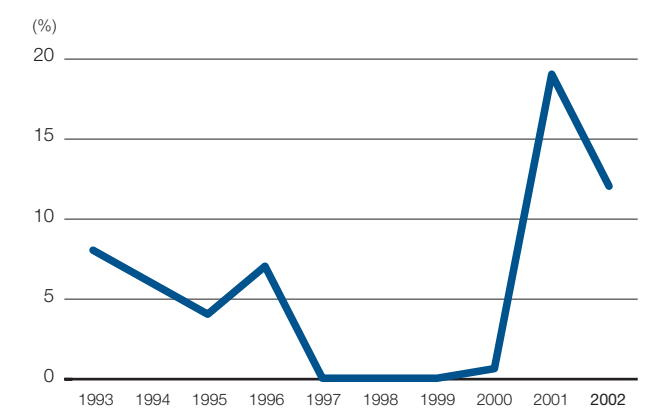
截至六月三十日止年度 for the year ended 30 June

股東權益及借貸淨額
Shareholders' Funds and Net Borrowings

於六月三十日 at 30 June

債項與股權比率
Debt-to-Equity Ratio

於六月三十日 at 30 June

財務摘要
FINANCIAL BRIEFS

	2002 百萬元 \$Million	2001 百萬元 \$Million	2000 百萬元 \$Million	1999 百萬元 \$Million	1998 百萬元 \$Million	1997 百萬元 \$Million	1996 百萬元 \$Million	1995 百萬元 \$Million	1994 百萬元 \$Million	1993 百萬元 \$Million
總資產	39,458	40,546	37,912	35,414	35,501	42,400	36,120	35,384	35,610	25,171
投資物業	24,986	25,024	23,048	21,750	25,714	35,410	32,491	32,145	32,088	23,247
出售物業										
— 發展中	8,490	7,290	3,787	2,541	—	—	—	—	—	—
現金及銀行存款	3,146	3,725	4,854	5,461	4,712	2,577	191	1,065	1,248	15
總負債*	12,884	12,302	9,365	8,274	4,909	3,026	4,725	4,691	5,323	3,367
銀行貸款及透支	6,372	8,952	5,027	5,010	2,211	680	2,465	2,367	3,064	1,645
可換股債券	3,390	—	—	—	—	—	—	—	—	—
股東權益* / 資產淨值*	26,112	27,857	28,229	26,872	30,352	39,155	31,198	30,492	30,164	21,804
營業額**	2,383	2,523	1,846	2,245	3,587	3,686	2,427	2,434	2,477	1,764
普通股股東應佔純利	1,207	1,384	1,218	1,896	2,653	2,490	1,580	1,548	1,504	1,213
股息										
普通股	1,156	1,156	1,041	985	1,366	1,358	1,088	1,061	927	813
優先股	48	48	48	53	71	87	115	121	80	—
每股普通股資料										
盈利 — 基本	41.8¢	47.9¢	42.1¢	66.2¢	92.5¢	91.7¢	63.3¢	66.6¢	66.5¢	53.7¢
— 攤薄	41.5¢	—	—	65.4¢	91¢	90.1¢	62.8¢	65.8¢	62.3¢	52¢
股息 — 中期	11¢	11¢	10¢	14¢	17¢	16¢	15¢	14.5¢	13.5¢	12.5¢
— 末期	29¢	29¢	26¢	20¢	31¢	31¢	28.5¢	28¢	27.5¢	23.5¢
— 全年	40¢	40¢	36¢	34¢	48¢	47¢	43.5¢	42.5¢	41¢	36¢
資產淨值#	\$9.0	\$9.6	\$9.8	\$9.3	\$10.6	\$13.6	\$12.5	\$12.2	\$13.3	\$9.7
債項與股權比率***	12%	19%	0.6%	N/A	N/A	N/A	7%	4%	6%	8%
派息比率(普通股)	96%	84%	86%	51%	52%	51%	69%	64%	62%	67%
已發行普通股股數(百萬)	2,889	2,891	2,891	2,894	2,853	2,888	2,501	2,495	2,261	2,259

* 已為末期股息之會計政策之改變作出調整
Adjusted for change in accounting policy for proposed final dividends

** 不包括利息收入
Excluded interest income

*** 債項指銀行貸款及透支減現金及銀行存款。股權則包括股東權益及少數股東權益。
Debt represents bank loans and overdrafts less cash and deposits with banks.
Equity comprises shareholders' funds and minority interests.

根據於結算日之資產淨值除以已發行普通股股數
Based on net assets divided by number of ordinary shares outstanding on the balance sheet date