Analysis of the Group's attributable operating profit

	FY2002 HK$m	FY2001 HK$m (As restated)	Change %
Segment information			
Rental	**705.4**	990.5	-28.8
Property sales	**1,017.6**	399.1	155.0
Construction and engineering	**502.2**	452.4	11.0
Hotel and restaurant	**215.0**	709.7	-69.7
Infrastructure	**1,132.0**	760.1	48.9
Telecommunications	**215.0**	(334.3)	n/a
Others	**366.2**	156.6	133.8
AOP	**4,153.4**	3,134.1	32.5
Unallocated corporate expenses	**(485.7)**	(477.9)	1.6
Operating profit before financing costs and income	**3,667.7**	2,656.2	38.1
Financing costs	**(2,017.7)**	(2,451.2)	-17.7
Financing income	**615.1**	912.7	-32.6
Profit before taxation	**2,265.1**	1,117.7	102.7
Taxation	**(524.7)**	(494.9)	6.0
Profit after taxation	**1,740.4**	622.8	179.4
Minority interests	**(465.0)**	(576.4)	-19.3
Profit attributable to shareholders	**1,275.4**	46.4	2,648.7

	Review
	Even with a stable occupancy and rental rate, AOP from rental income decreased by 28.8% mainly because of the substantial drop in rental income from New World Centre Shopping Mall due to the effect of the economic slowdown on the office rental and retail sectors. This had a negative impact on the Group's property portfolio.
	The growth of property sales by 155.0% to HK$1,017.6 million was mainly due to the disposal of The Regent.
	The steady growth of AOP from construction and engineering segment was mainly due to increase in market share, stringent cost control measures and productivity gains.
	This segment recorded a 69.7% decrease mainly due to the one time write-back of furniture, fixture and equipment provisions in FY2001. Furthermore, the disposal of The Regent, a significant revenue contributor, affected the attributable profit in this sector. Meanwhile, hotels in Hong Kong performed steadily, as did hotels in Mainland China and Southeast Asia.
	Disposal of associated companies in FY2001 amounted to a loss of HK$426.0 million.
	Though this segment was not a major AOP contributor, the improved trading results from this sector also generated positive contribution and is expected to increase in the future.
	Disposal of The Dynasty Club in FY2002.
	The increase in the net debts of subsidiary companies caused the gearing ratio to rise to 56% (FY2001: 47%). However, financing costs dropped by 17.7% due to continuing interest rate cuts.
	All minority interests for non-wholly owned subsidiary companies include NWCL, NWI and NWS.