

Seven Year Financial Summary

The results, assets and liabilities of the Group for the last seven financial years are as follows:

| | 2002 HK\$'000 | 2001 HK\$'000 | 2000 HK\$'000 | 1999 HK\$'000 | 1998 HK\$'000 | 1997 HK\$'000 | 1996 HK\$'000 |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Profit and loss account | | | | | | | |
| Turnover | 5,156,162 | 5,036,408 | 3,195,757 | 2,342,175 | 2,907,080 | 3,053,570 | 3,005,949 |
| Operating profit | 678,896 | 527,285 | 790,939 | 1,046,524 | 1,210,941 | 1,702,969 | 1,324,756 |
| Share of profits less losses of associated companies | 142,338 | (1,047) | 140,917 | 271,059 | 113,292 | 24,920 | 110,212 |
| Profit before taxation | 821,234 | 526,238 | 931,856 | 1,317,583 | 1,324,233 | 1,727,889 | 1,434,968 |
| Taxation | (150,598) | (102,363) | (121,532) | (66,466) | (118,471) | (113,021) | (194,815) |
| Profit after taxation | 670,636 | 423,875 | 810,324 | 1,251,117 | 1,205,762 | 1,614,868 | 1,240,153 |
| Minority interests | (10,326) | (28,125) | (82,123) | (18,515) | (2,363) | (39,645) | (57,846) |
| Profit attributable to shareholders | 660,310 | 395,750 | 728,201 | 1,232,602 | 1,203,399 | 1,575,223 | 1,182,307 |
| Breakdown of the profit/(loss) attributable to shareholders by division: | | | | | | | |
| Hong Kong Property Division | (24,057) | (223,881) | 198,867 | 1,012,553 | 974,625 | 1,385,348 | 943,266 |
| PRC Property Division | 300,392 | 292,647 | 252,382 | 36,399 | 10,999 | 41,852 | 64,425 |
| Logistics Network Division | 167,123 | 57,242 | 59,523 | 89,607 | 108,006 | 121,614 | 145,209 |
| International Division | 45,918 | 32,074 | 23,461 | 23,381 | - | - | - |
| Infrastructure Division | 101,484 | 217,006 | 86,168 | 68,380 | 15,953 | 7,252 | (1,051) |
| Project, property management and others | 69,450 | 20,662 | 107,800 | 2,282 | 93,816 | 19,157 | 30,458 |
| | 660,310 | 395,750 | 728,201 | 1,232,602 | 1,203,399 | 1,575,223 | 1,182,307 |

The results for the year ended 31 December 1996 have been prepared as if the group structure at the time when the Company's shares were listed on the Stock Exchange of Hong Kong had been in existence throughout the year concerned.

Assets and liabilities

| | | | As restated | As restated | As restated | As restated | As restated |
|-----------------------|--------------------|-------------|-------------|--------------|--------------|--------------|-------------|
| Fixed assets | 20,890,174 | 21,810,930 | 25,147,197 | 25,778,170 | 23,989,597 | 29,302,269 | 29,241,175 |
| Other assets | 7,238,760 | 6,807,546 | 6,981,582 | 7,251,190 | 6,707,699 | 5,407,201 | 4,031,832 |
| Net current assets | 1,410,103 | 2,420,182 | 1,048,190 | 4,344,098 | 3,888,902 | 4,380,894 | 2,577,471 |
| | 29,539,037 | 31,038,658 | 33,176,969 | 37,373,458 | 34,586,198 | 39,090,364 | 35,850,478 |
| Long-term liabilities | (8,538,467) | (9,141,268) | (9,371,268) | (12,437,225) | (11,454,050) | (11,070,831) | (6,816,042) |
| | 21,000,570 | 21,897,390 | 23,805,701 | 24,936,233 | 23,132,148 | 28,019,533 | 29,034,436 |