

# Appendix I

## List of Major Properties

At 31st December 2002

### (a) Property under development

Location	Use	Stage of development	Site area (sq.ft.)	Approximate floor area (sq.ft.)	Expected completion date	Group's interest
KIL No. 11099 at the junction of Argyle Street/ Shanghai Street, Mongkok, Kowloon Hong Kong	Office/ Commercial/ Hotel	The super-structural work is in full swing, with office tower, retail block and the hotel all over 50% completed	129,000	1,761,000	1st Quarter 2004	100% Income *

\* Subject to certain rights of Urban Renewal Authority.

**(b) Properties held for long-term investment**

Name and location	Use	Approximate floor area (sq.ft.)	Group's interests
<b>ON LAND UNDER LONG LEASE</b>			
Apartment Tower on the Western Side of Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong	Apartments	10,000	100%
Eaton House, Nos. 3 – 5 Wanchai Gap Road, Hong Kong	Furnished apartments	35,000	100%
Eaton House, 100 Blue Pool Road, Hong Kong	Furnished apartments	34,000	100%
Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong	Commercial/Office	270,000	100%
<b>ON LAND UNDER MEDIUM-TERM LEASE</b>			
Citibank Plaza, 3 Garden Road, Hong Kong	Commercial/Office	1,227,000	85.93%
	Office	303,000	100%
Concordia Plaza 1 Science Museum Road, Tsimshatsui, Kowloon, Hong Kong	Office	28,000	100%

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**(b) Properties held for long-term investment (Cont'd)**

Name and location	Use	Approximate floor area (sq.ft.)	Group's interests
<b>ON LAND UNDER MEDIUM-TERM LEASE (Cont'd)</b>			
Eaton House, 4H Village Road, Hong Kong	Furnished apartments	23,000	100%
Eaton Hotel, 380 Nathan Road, Kowloon, Hong Kong	Hotel/Commercial	312,000	100%
Great Eagle Hotel 8 Peking Road, Tsimshatsui, Kowloon, Hong Kong	Hotel/Commercial	364,000	100%

**(b) Properties held for long-term investment (Cont'd)**

Name and location	Use	Approximate floor area (sq.ft.)	Group's interests
<b>ON FREEHOLD LAND</b>			
The Langham Hilton 1 Portland Place, Regent Street, London W1N 4JA, United Kingdom	Hotel/Commercial	373,000	100%
Delta Chelsea Hotel 33 Gerrard Street West, Toronto, Ontario M5G 1Z4, Canada	Hotel/Commercial	1,130,000	100%
Sheraton Towers Southgate Hotel One Southgate Avenue, Southbank, Melbourne, Victoria 3006, Australia	Hotel/Commercial	385,000	100%
Sheraton Auckland Hotel and Towers 83 Symonds Street, Auckland 1, New Zealand	Hotel/Commercial	309,000	100%

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**(b) Properties held for long-term investment (Cont'd)**

Name and location	Use	Approximate floor area (sq.ft.)	Group's interests
<b>ON FREEHOLD LAND (Cont'd)</b>			
Pacific Ygnacio Plaza 500 Ygnacio Valley Road, Walnut Creek, CA 94596, USA	Office	121,000	100%
Hotel Le Meridien 250 Franklin Street, Boston, MA 02110, USA	Hotel/Commercial	281,000	100%
353 Sacramento Street 353 Sacramento Street, San Francisco, CA 94111, USA	Commercial/Office	307,000	100%
150 Spear Street 150 Spear Street, San Francisco, CA 94105, USA	Commercial/Office	257,000	100%
888 West Sixth Street 888 West Sixth Street, Los Angeles, CA 90017, USA	Commercial/Office	99,000	100%

# Appendix II

## Five Years' Financial Summary

(Expressed in Hong Kong Dollars)

	1.10.1997 to 31.12.1998 \$'000	For the year ended 31st December				2002 \$'000
		1999 \$'000	2000 \$'000	2001 \$'000	2002 \$'000	
<b>RESULTS</b>						
Turnover	3,850,619	2,888,827	2,899,181	2,677,251	<b>2,569,540</b>	
Profit from operations less finance costs	1,333,357	804,692	775,034	659,584	<b>736,058</b>	
Share of results of associates	8,063	6,559	(11,787)	(13,263)	<b>3,429</b>	
Profit before taxation	1,341,420	811,251	763,247	646,321	<b>739,487</b>	
Taxation	(96,243)	(97,015)	(99,630)	(108,279)	<b>(119,305)</b>	
Profit after taxation	1,245,177	714,236	663,617	538,042	<b>620,182</b>	
Minority interests	(108,009)	(68,912)	(40,664)	(30,743)	<b>(30,738)</b>	
Profit attributable to shareholders	1,137,168	645,324	622,953	507,299	<b>589,444</b>	
<b>ASSETS AND LIABILITIES</b>						
Total assets	27,421,215	28,032,514	29,291,891	29,021,639	<b>29,134,597</b>	
Total liabilities	(11,318,680)	(10,424,342)	(10,753,002)	(13,272,742)	<b>(13,989,781)</b>	
Minority interests	(1,595,595)	(1,691,399)	(1,036,549)	(625,652)	<b>(540,972)</b>	
Shareholders' funds	14,506,940	15,916,773	17,502,340	15,123,245	<b>14,603,844</b>	