

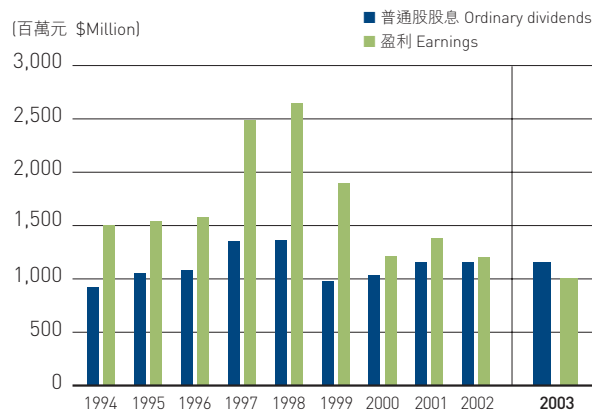
財務摘要

Financial Briefs

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



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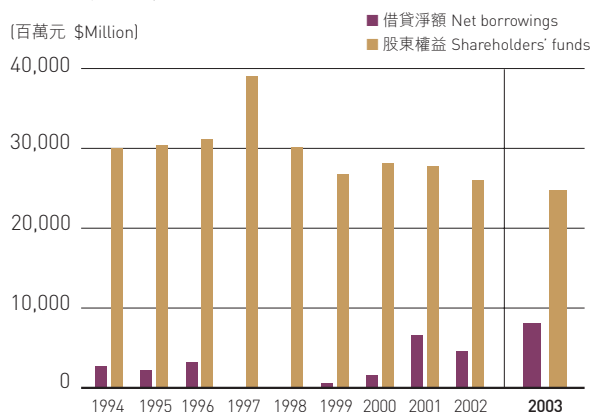
		2003 百萬元 \$Million	2002 百萬元 \$Million
總資產	Total assets	40,865	39,458
投資物業	Investment properties	27,172	24,986
待售物業	Properties for sale		
– 發展中	– Under development	10,775	8,490
現金及銀行存款	Cash and deposits with banks	1,104	3,146
總負債	Total liabilities	14,677	12,884
銀行貸款及透支	Bank loans and overdrafts	7,937	6,372
可換股債券	Convertible bonds	3,414	3,390
股東權益/資產淨值	Shareholders' funds/Net assets	24,839	26,112
營業額	Turnover	2,143	2,383
普通股股東應佔純利	Net profit attributable to ordinary shareholders	1,010	1,207
股息	Dividends		
普通股	Ordinary shares	1,156	1,156
優先股	Preference shares	48	48
每股普通股資料	Per ordinary share data		
盈利 – 基本	Earnings – Basic	35.0¢	41.8¢
– 攤薄	– Diluted	34.4¢	41.5¢
股息 – 中期	Dividends – Interim	11¢	11¢
– 末期	– Final	29¢	29¢
– 全年	– Total for the year	40¢	40¢
資產淨值 [#]	Net assets [#]	\$8.6	\$9.0
債項與股權比率*	Debt-to-equity ratio*	31%	17%
派息比率 (普通股)	Pay-out ratio (ordinary shares)	114%	96%
已發行普通股股數 (百萬)	Number of ordinary shares outstanding (in million)	2,889	2,889

* 債項指銀行貸款及透支及其他長期負債，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 and other long term liabilities, 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

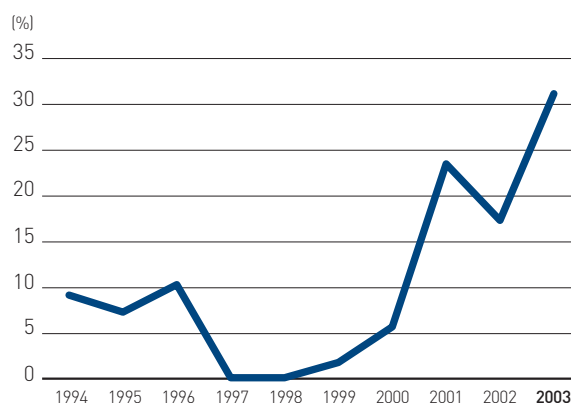
股東權益及借貸淨額 Shareholders' Funds and Net Borrowings

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



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
40,546	37,912	35,414	35,501	42,400	36,120	35,384	35,610
25,024	23,048	21,750	25,714	35,410	32,491	32,145	32,088
7,290	3,787	2,541	-	-	-	-	-
3,725	4,854	5,461	4,712	2,577	191	1,065	1,248
12,302	9,365	8,274	4,909	3,026	4,725	4,691	5,323
8,952	5,027	5,010	2,211	680	2,465	2,367	3,064
-	-	-	-	-	-	-	-
27,857	28,229	26,872	30,352	39,155	31,198	30,492	30,164
2,523	1,846	2,245	3,587	3,686	2,427	2,434	2,477
1,384	1,218	1,896	2,653	2,490	1,580	1,548	1,504
1,156	1,041	985	1,366	1,358	1,088	1,061	927
48	48	53	71	87	115	121	80
47.9¢	42.1¢	66.2¢	92.5¢	91.7¢	63.3¢	66.6¢	66.5¢
-	-	65.4¢	91¢	90.1¢	62.8¢	65.8¢	62.3¢
11¢	10¢	14¢	17¢	16¢	15¢	14.5¢	13.5¢
29¢	26¢	20¢	31¢	31¢	28.5¢	28¢	27.5¢
40¢	36¢	34¢	48¢	47¢	43.5¢	42.5¢	41¢
\$9.6	\$9.8	\$9.3	\$10.6	\$13.6	\$12.5	\$12.2	\$13.3
24%	6%	2%	N/A	N/A	10%	7%	9%
84%	86%	51%	52%	51%	69%	64%	62%
2,891	2,891	2,894	2,853	2,888	2,501	2,495	2,261