

Appendix I

List of Major Properties

As at 31st December 2003

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Great Eagle Holdings Limited

(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	Super-structural works completed, fitting out in progress	129,000	1,761,000	Mid of 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
ON LAND UNDER LONG LEASE			
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%
ON LAND UNDER MEDIUM-TERM LEASE			
Citibank Plaza, 3 Garden Road, Hong Kong	Commercial/Office Office	1,227,000 303,000	85.93% 100%
Concordia Plaza 1 Science Museum Road, Tsimshatsui, Kowloon, Hong Kong	Office	28,000	100%

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Great Eagle Holdings Limited

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

Name and location	Use	Approximate floor area (sq.ft.)	Group's interests
ON LAND UNDER MEDIUM-TERM LEASE (Cont'd)			
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%
Langham Hotel, Hong Kong (formerly known as 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
ON FREEHOLD LAND			
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
Pacific Ygnacio Plaza 500 Ygnacio Valley Road, Walnut Creek, CA 94596, USA	Office	121,000	100%
Langham Hotel, Boston (formerly known as 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

	For the year ended 31st December				
	1999	2000	2001	2002	2003
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	(restated)	(restated)	(restated)	(restated)	
RESULTS					
Turnover	2,888,827	2,899,181	2,677,251	2,569,540	2,430,176
Profit from operations less					
finance costs	804,692	775,034	659,584	736,058	546,457
Share of results of associates	6,559	(11,787)	(13,263)	3,429	(752)
Profit before taxation	811,251	763,247	646,321	739,487	545,705
Taxation	(185,967)	(272,674)	(155,789)	(178,898)	(194,548)
Profit after taxation	625,284	490,573	490,532	560,589	351,157
Minority interests	(63,201)	(48,842)	(29,756)	(29,812)	(18,280)
Profit attributable to					
shareholders	562,083	441,731	460,776	530,777	332,877
ASSETS AND LIABILITIES					
Total assets	28,032,514	29,291,891	29,021,639	29,134,597	31,151,434
Total liabilities	(11,526,100)	(11,923,981)	(14,147,446)	(14,862,207)	(16,881,784)
Minority interests	(1,669,389)	(1,022,717)	(610,833)	(525,227)	(481,560)
Shareholders' funds	14,837,025	16,345,193	14,263,360	13,747,163	13,788,090

Note: The results for the year ended 31st December 1999, 2000, 2001 and 2002 and the assets and liabilities as at 31st December 1999, 2000, 2001 and 2002 have been extracted from the Company's annual reports and restated to reflect the change in accounting policy for the adoption of SSAP 12 (Revised) as described in note 2 to the financial statements.