

FIVE-YEAR FINANCIAL SUMMARY

	1999 HK\$'000	2000 HK\$'000	2001 HK\$'000	2002 HK\$'000 (restated)	2003 HK\$'000
				(Note a)	
CONSOLIDATED INCOME STATEMENT					
Turnover	2,295,717	1,480,246	1,355,450	1,233,398	1,139,308
Profit from operations	1,994,930	1,474,517	1,066,738	926,839	883,333
Finance costs	(526,819)	(449,020)	(314,428)	(220,553)	(168,290)
Gain on disposal of an associate	—	—	33,531	—	—
Impairment loss (arising) reversed in respect of interests in associates	(98,418)	3,419	(4,880)	(10,064)	—
Share of results of associates	(4,284)	4,210	(2,338)	143	18,233
Release of negative goodwill arising on acquisition of an associate	—	—	—	—	3,428
Profit before taxation	1,365,409	1,033,126	778,623	696,365	736,704
Taxation	(86,795)	(117,210)	(114,903)	(108,332)	(165,224)
Profit after taxation	1,278,614	915,916	663,720	588,033	571,480
Minority interests	(74,656)	(65,743)	(63,377)	(54,588)	(26,074)
Net profit for the year	1,203,958	850,173	600,343	533,445	545,406
Dividends	412,795	433,064	391,598	377,529	380,591
Earnings per share					
- Basic	HK\$1.16	HK\$0.82	HK\$0.58	HK\$0.52	HK\$0.53
- Diluted	HK\$1.16	HK\$0.82	HK\$0.58	HK\$0.52	HK\$0.53

	1999 HK\$'000	2000 HK\$'000	2001 HK\$'000	2002 HK\$'000 (restated)	2003 HK\$'000
				(Note a)	
CONSOLIDATED BALANCE SHEET					
Property, plant and equipment	56,443	56,632	50,158	56,329	57,717
Investment properties	25,173,000	28,432,700	26,638,500	24,841,010	24,366,780
Interests in associates	66,467	51,384	61,324	61,317	873,066
Investments in securities	2,468,742	2,297,335	1,754,059	1,483,821	940,888
Negative goodwill	—	—	(1,136)	(1,076)	(1,016)
Staff housings loans, secured	43,151	28,898	20,936	16,452	12,187
Prepayment and deposits (Note b)	242	11,217	49,536	27,486	22,320
Net current liabilities	(1,476,376)	(1,160,939)	(2,513,343)	(1,212,382)	(884,416)
	26,331,669	29,717,227	26,060,034	25,272,957	25,387,526
Advances from investees	51,316	59,482	52,571	51,676	50,489
Amounts due to minority shareholders	292,765	292,765	292,765	292,765	321,714
Long term loan	263,754	263,754	—	—	—
Long term bank loans	1,660,000	1,890,000	3,088,634	3,009,223	3,884,423
Floating rate notes	2,390,884	2,393,739	397,047	398,090	—
Fixed rate notes	—	—	—	1,551,003	1,551,991
Deferred income	—	—	—	5,541	4,855
Deferred taxation	—	—	—	113,619	180,400
	4,658,719	4,899,740	3,831,017	5,421,917	5,993,872
Net assets	21,672,950	24,817,487	22,229,017	19,851,040	19,393,654
Minority interests	1,146,458	1,339,063	962,092	876,388	753,855
	20,526,492	23,478,424	21,266,925	18,974,652	18,639,799
Share capital	5,183,810	5,151,256	5,156,516	5,173,084	5,217,857
Reserves	15,342,682	18,327,168	16,110,409	13,801,568	13,421,942
Shareholders' funds	20,526,492	23,478,424	21,266,925	18,974,652	18,639,799

Note:

- (a) The figures for 2002 have been restated to reflect the adoption of the SSAP 12 (Revised).
- (b) Deposits paid for acquiring non-current assets were reclassified from current to non-current assets.