

FIVE-YEAR FINANCIAL SUMMARY

	1999 HK\$'000	2000 HK\$'000	2001 HK\$'000	2002 HK\$'000	2003 HK\$'000
Total assets (adjusted)	8,396,440	8,963,719	9,380,659	8,938,911	8,706,292
Total liabilities (adjusted)	2,712,288	2,932,240	3,338,789	3,317,883	2,897,074
Total net assets (adjusted)	5,684,152	6,031,479	6,041,870	5,621,028	5,809,218
Net assets value per share (adjusted)	HK\$14.99	HK\$15.91	HK\$15.94	HK\$14.85	HK\$15.34
Debt-to-equity ratio* (adjusted)	37%	41%	48%	48%	40%
Net profit for the year (adjusted)	367,240	372,618	175,678	77,613	103,780
Earnings per share (adjusted)	HK\$0.97	HK\$0.98	HK\$0.46	HK\$0.20	HK\$0.27
Dividend per share	HK\$0.35	HK\$0.35	HK\$0.20	HK\$0.16	HK\$0.16
Dividend pay-out ratio (adjusted)	36%	36%	43%	78%	58%

Notes: (1) The total liabilities, total net assets and net assets value per share were adjusted due to the adoption of SSAP 9 (Revised) "Events after the Balance Sheet Date" for the two years ended 31st December, 2000.

(2) The total assets, total liabilities, total net assets, net assets value per share, debt-to-equity ratio, net profit for the year, earnings per share and dividend pay-out ratio were adjusted due to the adoption of SSAP 12 (Revised) "Income Taxes" for the four years ended 31st December 2002.

* Debt represents bank loans and overdrafts and other long term liabilities, less cash and deposits with banks. Equity comprises shareholders' funds and minority interests.