

FIVE YEAR FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years, as extracted from the published audited financial statements and reclassified as appropriate, is set out below.

The amounts for each year in the five year financial summary have been adjusted for the effects of the retrospective changes in accounting policy affecting deferred tax, as detailed in note 2 to the financial statements.

	1999 HK\$'000	2000 HK\$'000	2001 HK\$'000	2002 HK\$'000	2003 HK\$'000
ASSETS AND LIABILITIES					
Fixed assets and					
investment properties	2,443,230	2,377,870	1,857,088	1,795,214	1,768,794
Associates	11,313	1,792	630,836	725,883	797,673
Investments	161,921	15,324	12,810	5,371	1,913
Property held for development	87,000	60,000	55,000	48,000	63,434
Current assets	205,421	291,832	235,643	124,843	108,464
Current liabilities	(230,987)	(273,650)	(339,909)	(229,050)	(412,268)
Net current assets/(liabilities)	(25,566)	18,182	(104,266)	(104,207)	(303,804)
Non-current liabilities	(811,319)	(683,556)	(652,220)	(676,349)	(492,801)
Net assets	<u>1,866,579</u>	<u>1,789,612</u>	<u>1,799,248</u>	<u>1,793,912</u>	<u>1,835,209</u>
Financed by					
Issued share capital	66,436	79,716	79,716	79,716	79,716
Reserves	1,784,200	1,693,953	1,703,589	1,702,239	1,743,536
Proposed dividends	15,943	15,943	15,943	11,957	11,957
Shareholders' funds	<u>1,866,579</u>	<u>1,789,612</u>	<u>1,799,248</u>	<u>1,793,912</u>	<u>1,835,209</u>
Turnover	<u>186,734</u>	<u>161,079</u>	<u>233,002</u>	<u>153,445</u>	<u>105,640</u>
Profit/(loss) before tax	123,571	(118,884)	39,080	32,422	42,114
Tax credit/(charge)	1,284	(7,231)	(8,589)	(9,108)	(13,709)
Profit/(loss) attributable to shareholders	<u>124,855</u>	<u>(126,115)</u>	<u>30,491</u>	<u>23,314</u>	<u>28,405</u>