

# Appendix II — Five-Year Financial Summary

## CONSOLIDATED INCOME STATEMENT

	1999	2000	2001	2002	2003
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
<b>Turnover</b>	276,462	216,811	697,519	129,410	<b>124,603</b>
<b>Profit/(loss) from ordinary activities</b>					
<b>before taxation</b>	(685,796)	(276,576)	(236,868)	(414,379)	<b>61,977</b>
<b>Taxation</b>	(117)	(1,200)	(3,053)	(226)	<b>510</b>
<b>Loss from ordinary activities</b>					
<b>after taxation</b>	(685,913)	(277,776)	(239,921)	(414,605)	<b>62,487</b>
<b>Minority interests</b>	7	3,057	2,091	2,834	<b>(681)</b>
<b>Loss attributable to shareholders</b>	(685,906)	(274,719)	(237,830)	(411,771)	<b>61,806</b>

## CONSOLIDATED BALANCE SHEET

<b>Investment properties</b>	1,450,100	1,470,100	1,980,278	1,692,594	<b>2,243,390</b>
<b>Property, land and equipment</b>	4,060	14,599	13,273	6,788	<b>3,856</b>
<b>Properties held for development</b>	73,261	29,721	7,823	12,000	<b>25,005</b>
<b>Properties under development</b>	771,097	948,594	—	—	<b>—</b>
<b>Goodwill</b>	—	286,093	151,172	—	<b>1,387</b>
<b>Interests in associates</b>	61,367	2,972	2,966	2,948	<b>2,937</b>
<b>Intangible assets</b>	—	—	—	—	<b>3,895</b>
<b>Other investment</b>	—	—	—	10	<b>11</b>
<b>Instalments receivable,</b>					
<b>non-current</b>	17,547	8,237	15,053	3,583	<b>267</b>
<b>Net current assets/(liabilities)</b>	25,937	221,411	25,582	(15,456)	<b>(344,878)</b>
<b>Non-current liabilities</b>	(1,630,604)	(1,976,673)	(1,656,485)	(1,376,134)	<b>(1,003,782)</b>
<b>Minority interests</b>	(32,481)	(34,794)	(7,500)	(5,867)	<b>(10,577)</b>
<b>Net assets</b>	740,284	970,260	532,162	320,466	<b>921,511</b>