

FINANCIAL HIGHLIGHTS

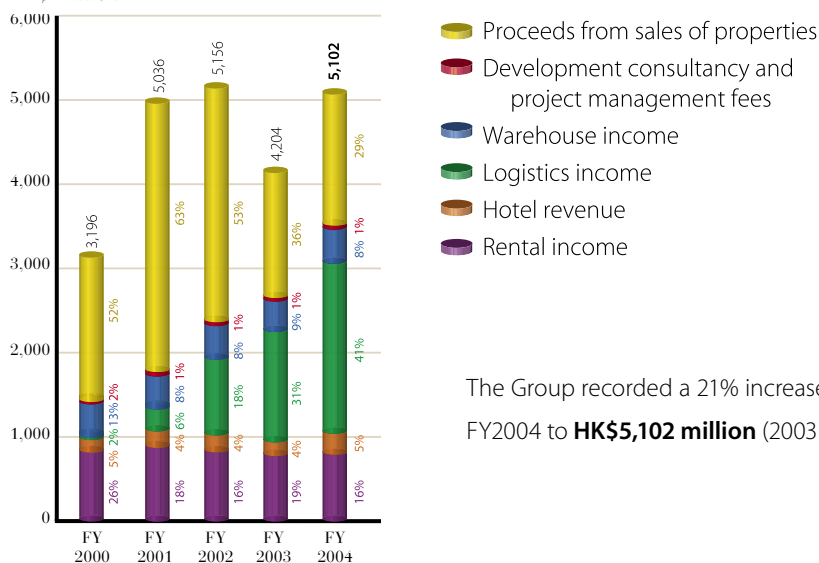
Two-year Overview

		2004	2003	% Change
Turnover	(HK\$M)	5,102	4,204	+21%
Gross profit	(HK\$M)	1,863	1,159	+61%
Gross profit margin	(%)	36.5	27.6	Improvement
Operating profit	(HK\$M)	1,756	437	+302%
Operating profit margin	(%)	34.4	10.4	Improvement
Profit attributable to shareholders	(HK\$M)			
- before exceptional items		1,643	824	+99%
- after exceptional items		1,956	395	+395%
Net profit margin	(%)			
- before exceptional items		32.2	19.6	Improvement
- after exceptional items		38.3	9.4	Improvement
Earnings per share	(HK cents)			
- before exceptional items		137.08	69.82	+96%
- after exceptional items		163.20	33.44	+388%
Shareholders' equity	(HK\$M)	23,025	19,883	+16%
Net borrowings	(HK\$M)	3,923	4,616	-15%
Net asset value per share	(HK\$)	19.01	16.69	+14%
Share price as at 31 December	(HK\$)	16.60	10.15	+64%
Price earnings ratio#	(times)			
- before exceptional items		12.1	14.5	
- after exceptional items		10.2	30.4	
Market capitalization as at 31 December	(HK\$M)	20,105	12,094	+66%
Dividend per share	(HK cents)	60.0	28.0	+114%
Dividend payout ratio	(%)			
- before exceptional items		43.8	40.1	
- after exceptional items		36.8	83.7	
Dividend cover	(times)			
- before exceptional items		2.3	2.5	-8%
- after exceptional items		2.7	1.2	+125%
Dividend yield#	(%)	3.6	2.8	Improvement
Return on shareholders' equity	(%)			
- before exceptional items		7.1	4.1	Improvement
- after exceptional items		8.5	2.0	Improvement
Gearing	(%)	17.0	23.2	Improvement
Interest cover	(times)	14.0	3.3	+324%
Current ratio	(times)	1.6	1.7	-6%
Liquidity ratio	(times)	1.3	1.1	+18%
Discount to net asset value#	(%)	12.7	39.2	Improvement

Based on share price as at 31 December 2004 and 31 December 2003, respectively.

Breakdown of Total Turnover

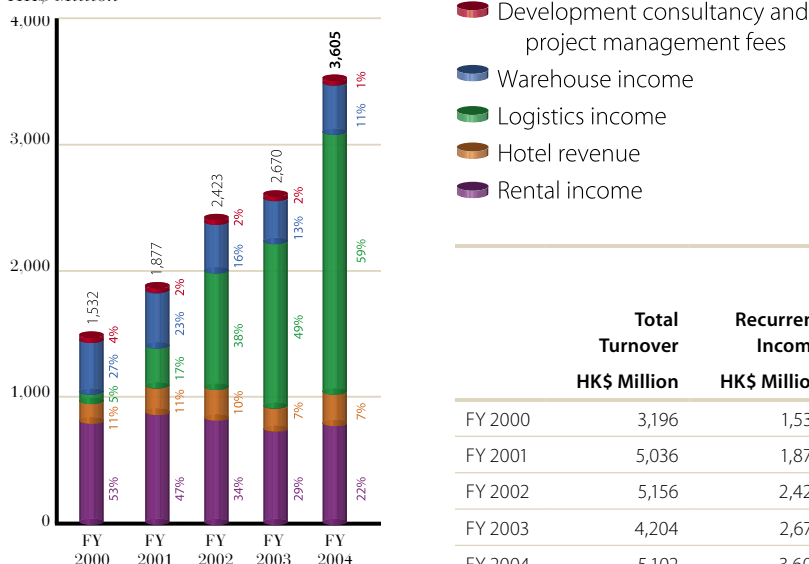
HK\$ Million



The Group recorded a 21% increase in total turnover for FY2004 to **HK\$5,102 million** (2003: HK\$4,204 million).

Breakdown of Recurrent Income

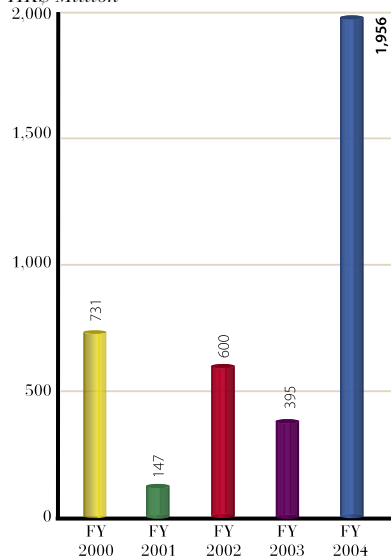
HK\$ Million



	Total Turnover HK\$ Million	Recurrent Income HK\$ Million	% Weighting	Net Profit before exceptional items HK\$ Million	Net Profit after exceptional items HK\$ Million
FY 2000	3,196	1,532	48%	1,128	731
FY 2001	5,036	1,877	37%	666	147
FY 2002	5,156	2,423	47%	860	600
FY 2003	4,204	2,670	64%	824	395
FY 2004	5,102	3,605	71%	1,643	1,956

Profit Attributable to Shareholders

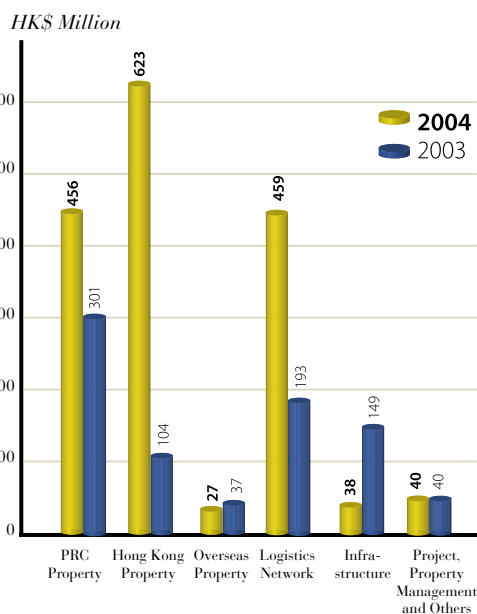
HK\$ Million



The Group's net profit attributable to shareholders for FY2004 increased by 395% to **HK\$1,956 million** (2003: HK\$395 million). Such a remarkable increase is largely attributable to a 12 times increase in earnings contribution from the Group's property investment and development businesses, and a 378% increase in earnings contribution from the Group's logistics and freight services operations during FY 2004.

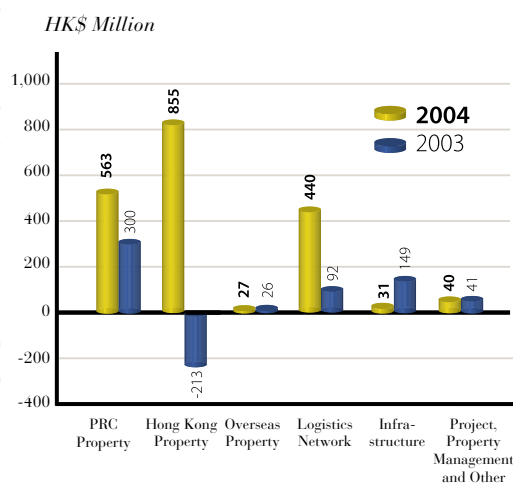
Profit Attributable to Shareholders *(before exceptional items)*

Profit Attributable to Shareholders (by division)	2004 HK\$ Million	2003 HK\$ Million	% Change
PRC Property	456	301	+51%
Hong Kong Property	623	104	+499%
Overseas Property	27	37	-27%
Logistics Network	459	193	+138%
Infrastructure	38	149	-74%
Project, Property Management and Others	40	40	-
	1,643	824	+99%



Profit/(Loss) Attributable to Shareholders *(after exceptional items)*

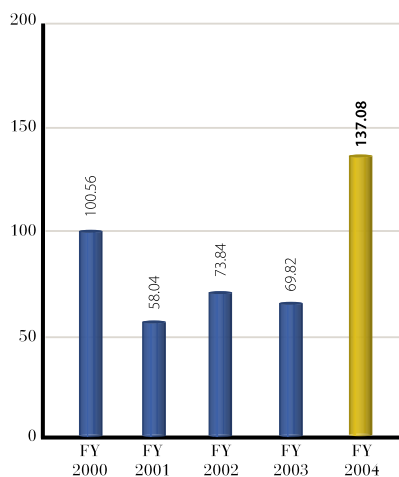
Profit/(Loss) Attributable to Shareholders (by division)	2004 HK\$ Million	2003 HK\$ Million	% Change
PRC Property	563	300	+88%
Hong Kong Property	855	(213) Turnaround	
Overseas Property	27	26	+4%
Logistics Network	440	92	+378%
Infrastructure	31	149	-79%
Project, Property Management and Others	40	41	-2%
	1,956	395	+395%



Earnings Per Share

(before exceptional items)

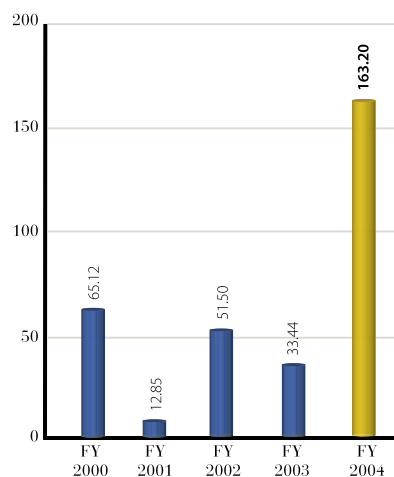
HK cents



Earnings Per Share

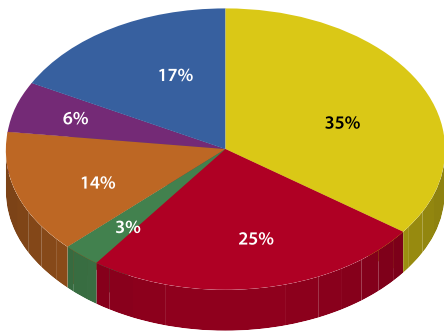
(after exceptional items)

HK cents



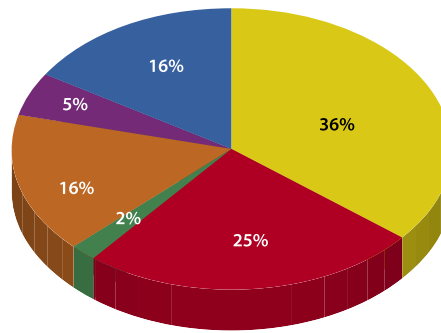
Gross Asset Value of Properties

HK\$25,160 Million



FY 2003

HK\$27,688 Million



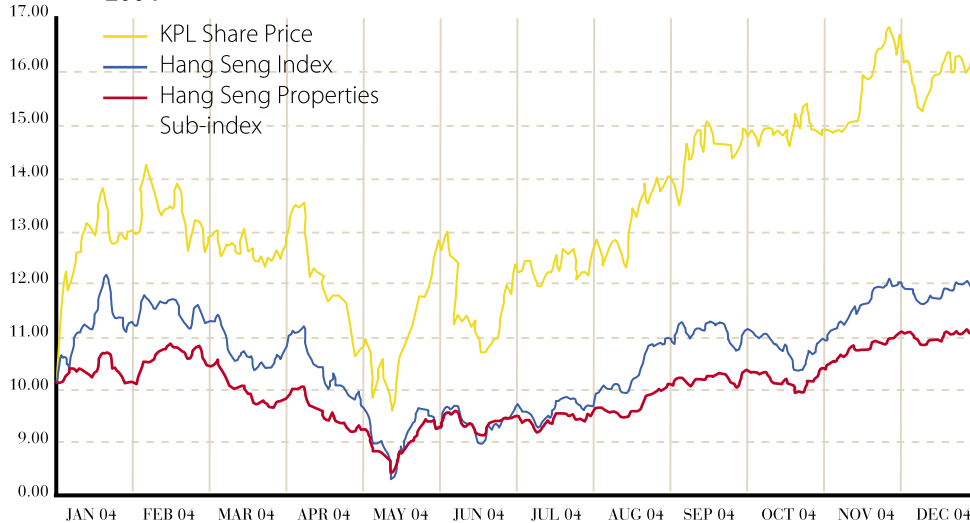
FY 2004

- Hong Kong Residential
- PRC Properties
- Infrastructure
- Logistics & Warehouse
- Overseas Property
- Hong Kong Commercial

Share Price Performances

HK\$

2004



KPL Share Price

High: HK\$16.9

Low: HK\$9.6

Average: HK\$13.5

Year's High PE: 50.6x

Year's Low PE: 28.7x

Average PE: 40.3x

Hang Seng Index

Average PE: 17.7x

Hang Seng Properties

Sub-index Average PE: 20.5x

HK\$

2003



KPL Share Price

High: HK\$11.4

Low: HK\$5.6

Average: HK\$8.7

Year's High PE: 30.4x

Year's Low PE: 10.8x

Average PE: 16.8x

Hang Seng Index

Average PE: 15.8x

Hang Seng Properties

Sub-index Average PE: 16.1x