

Appendix I List of Major Properties As at 31st December 2004

(a) Properties held for long-term investment

Name and location	Use	Approximate floor area (sq.ft.)	Group's interests
ON LAND UNDER LONG LEASE			
Apartment Tower on the Western Side of Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong	Apartments	10,000	100%
Eaton House, Nos. 3-5 Wanchai Gap Road, Hong Kong	Furnished apartments	35,000	100%
Eaton House, 100 Blue Pool Road, Hong Kong	Furnished apartments	34,000	100%
Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong	Commercial/Office	270,000	100%
ON LAND UNDER MEDIUM-TERM LEASE			
Citibank Plaza, 3 Garden Road, Hong Kong	Commercial/Office Office	1,227,000 303,000	85.93% 100%
Eaton House, 4H Village Road, Hong Kong	Furnished apartments	23,000	100%
Eaton Hotel, 380 Nathan Road, Kowloon, Hong Kong	Hotel/Commercial	312,000	100%
Langham Hotel, Hong Kong 8 Peking Road, Tsimshatsui, Kowloon, Hong Kong	Hotel/Commercial	364,000	100%
Langham Place 8 Arygle Street, Mongkok, Kowloon, Hong Kong	Commercial/Office	1,362,000	100%
Langham Place Hotel 555 Shanghai Street, Mongkok, Kowloon, Hong Kong	Hotel	508,000	100%

Name and location	Use	Approximate floor area (sq.ft.)	Group's interests
ON FREEHOLD LAND			
Langham Hotel, London (formerly known as The Langham Hilton) 1 Portland Place, Regent Street, London, W1N 4JA, United Kingdom	Hotel/Commercial	373,000	100%
Langham House 1B Portland Place, London, W1, United Kingdom	Office	17,000	100%
Delta Chelsea Hotel 33 Gerrard Street West, Toronto, Ontario M5G 1Z4, Canada	Hotel/Commercial	1,130,000	100%
Langham Hotel, Melbourne (formerly known as Sheraton Towers Southgate Hotel) One Southgate Avenue, Southbank, Melbourne, Victoria 3006, Australia	Hotel/Commercial	385,000	100%
Langham Hotel, Auckland (formerly known as Sheraton Auckland Hotel and Towers) 83 Symonds Street, Auckland 1, New Zealand	Hotel/Commercial	309,000	100%
Pacific Ygnacio Plaza 500 Ygnacio Valley Road, Walnut Creek, CA 94596, USA	Office	121,000	100%
Langham Hotel, Boston 250 Franklin Street, Boston, MA 02110, USA	Hotel/Commercial	281,000	100%
353 Sacramento Street 353 Sacramento Street, San Francisco, CA 94111, USA	Commercial/Office	307,000	100%
150 Spear Street 150 Spear Street, San Francisco, CA 94105, USA	Commercial/Office	257,000	100%

Appendix II Five Years' Financial Summary

	For the year ended 31st December				
	2000 HK\$'000	2001 HK\$'000	2002 HK\$'000	2003 HK\$'000	2004 HK\$'000
RESULTS					
Turnover	2,899,181	2,677,251	2,569,540	2,430,176	2,734,678
Profit from operations less finance costs	775,034	659,584	736,058	546,457	462,399
Share of results of associates	(11,787)	(13,263)	3,429	(752)	7,434
Profit before taxation	763,247	646,321	739,487	545,705	469,833
Taxation	(272,674)	(155,789)	(178,898)	(194,548)	(140,349)
Profit after taxation	490,573	490,532	560,589	351,157	329,484
Minority interests	(48,842)	(29,756)	(29,812)	(18,280)	(17,298)
Profit attributable to shareholders	441,731	460,776	530,777	332,877	312,186
ASSETS AND LIABILITIES					
Total assets	29,291,891	29,021,639	29,134,597	31,151,434	38,032,281
Total liabilities	(11,923,981)	(14,147,446)	(14,862,207)	(16,881,784)	(19,365,636)
Minority interests	(1,022,717)	(610,833)	(525,227)	(481,560)	(701,471)
Shareholders' funds	16,345,193	14,263,360	13,747,163	13,788,090	17,965,174