

# Financial Highlights

## Financial Highlights for the Year Ended 31 December

	<b>2004</b> HK\$'000	2003 HK\$'000	Changes %
Turnover			
Continuing operations	<b>5,109,127</b>	4,825,784	5.87
Discontinued operations	—	338,159	
	<b>5,109,127</b>	5,163,943	(1.06)
Net profit from ordinary activities attributable to shareholders	<b>1,149,699</b>	1,106,721	3.88
Dividends			
Interim	<b>136,997</b>	—	
Proposed final	<b>194,990</b>	—	
	<b>331,987</b>	—	
Shareholders' funds	<b>10,001,220</b>	8,932,305	11.97
Total assets	<b>30,502,786</b>	31,542,363	(3.29)
Net financial borrowings <sup>7</sup>	<b>15,167,318</b>	17,139,409	(11.50)

## Financial Highlights

### Key Ratios (as at 31 December)

	2004	2003
Gearing <sup>1</sup>	<b>1.71X</b>	2.11X
Interest cover <sup>2</sup>	<b>3.94X</b>	5.11X
Liquidity <sup>3</sup>	<b>1.67X</b>	1.47X
Return on average shareholders' funds <sup>4</sup>	<b>12.14%</b>	12.47%
Post-tax return on average assets <sup>5</sup>	<b>4.42%</b>	4.54%
Dividend payout ratio <sup>6</sup>	<b>29.23%</b>	—

### Share Information (as at 31 December)

	2004	2003
Ordinary shares (HK\$0.5 per share) in issue	<b>5,561m</b>	5,244m
Market capitalisation	<b>HK\$14,460m</b>	HK\$8,181m
Closing market price per share	<b>HK\$2.60</b>	HK\$1.56
Basic earnings per share	<b>20.53 HK cents</b>	20.14 HK cents
Diluted earnings per share	<b>19.35 HK cents</b>	19.41 HK cents
Net asset value per share	<b>HK\$1.80</b>	HK\$1.70

Notes:

- $\frac{\text{Financial indebtedness}}{\text{Net asset value}}$
- $\frac{\text{EBITDA}}{\text{Finance costs}}$
- $\frac{\text{Current assets}}{\text{Current liabilities}}$
- $\frac{\text{Results attributable to shareholders}}{(\text{opening equity} + \text{closing equity})/2}$
- $\frac{\text{Results after tax}}{(\text{opening total assets} + \text{closing total assets})/2}$
- $\frac{\text{Dividends per share}}{\text{Basic earnings per share}}$
- Financial borrowings – cash and cash equivalents

## Financial Highlights

### Analysis of Gross Financial Borrowings (as at 31 December)

	2004 HK\$'000	2003 HK\$'000
<b>Loans maturity profile</b>		
Within 1 year	159,942	355,770
In the 2nd year	655,790	869,034
In the 3rd to 5th years, inclusive	3,010,420	3,411,712
Over 5 years	12,983,854	13,852,306
	<b>16,810,006</b>	18,488,822
<b>Currency</b>		
	%	%
Hong Kong dollars	91.5	90.3
Renminbi	8.5	9.7
<b>Interest rate</b>		
	%	%
Floating	*77.0	75.8
Fixed	10.3	12.1
Non-interest bearing	12.7	12.1

Note:

\* Borrowings amounted to HK\$9.7 billion is hedged by certain fixed interest rate swap agreements.

### Source of Financing (as at 31 December 2004)

	Available, committed and utilised %
Fixed rate Tranche B Credit	7.3
Bank and other borrowings (excluding convertible bonds)	77.0
Non-interest-bearing borrowing	12.7
Convertible bonds	3.0
	<b>100.0</b>

## Financial Highlights

### Analysis of the Group's Business

An analysis of the Group's turnover and earnings before interest, tax, depreciation and amortisation ("EBITDA") by principal activities and geographical area of operations for the year ended 31 December 2004 is as follows:

#### Year ended 31 December 2004

	Turnover		Profit/(loss) from operating activities after finance costs		EBITDA	
	HK\$'000	%	HK\$'000	%	HK\$'000	%
By activities:						
Continuing operations:						
Water distribution	3,118,627	61.04	830,295	66.15	2,601,036	83.29
Electric power generation	534,250	10.46	(31,099)	—	16,642	0.53
Toll roads and bridges	9,868	0.19	7,992	0.64	14,194	0.45
Property investment and development	322,341	6.31	283,047	22.55	322,126	10.32
Hotel operations and management	218,989	4.29	68,743	5.48	107,430	3.44
Department stores	905,052	17.71	61,158	4.87	61,397	1.97
Others	—	—	3,909	0.31	(19,833)	—
	5,109,127	100	1,224,045	100	3,102,992	100
By geographical area:						
Mainland China	4,969,191	97.26				
Hong Kong	139,936	2.74				
	5,109,127	100				

During the year ended 31 December 2004, the Group had no discontinued operations.

## Financial Highlights

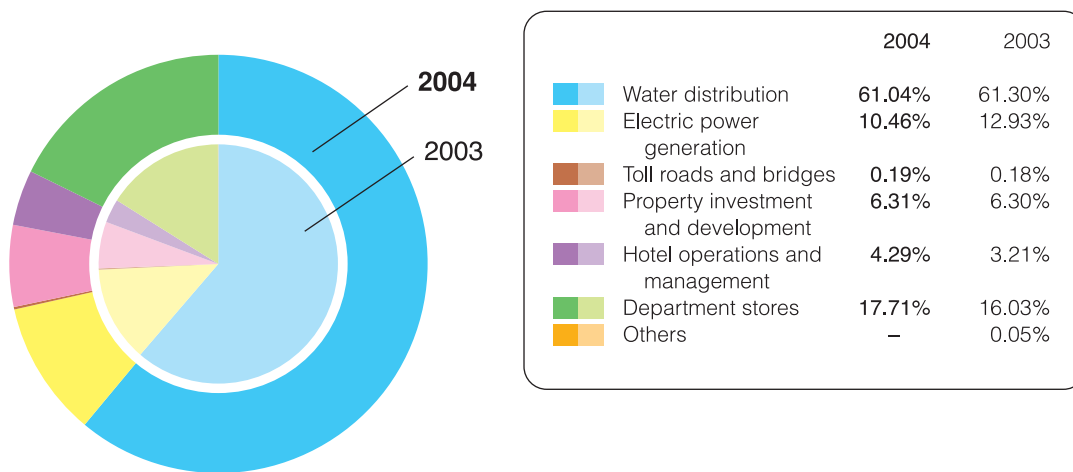
### Analysis of the Group's Business (continued)

#### Year ended 31 December 2003

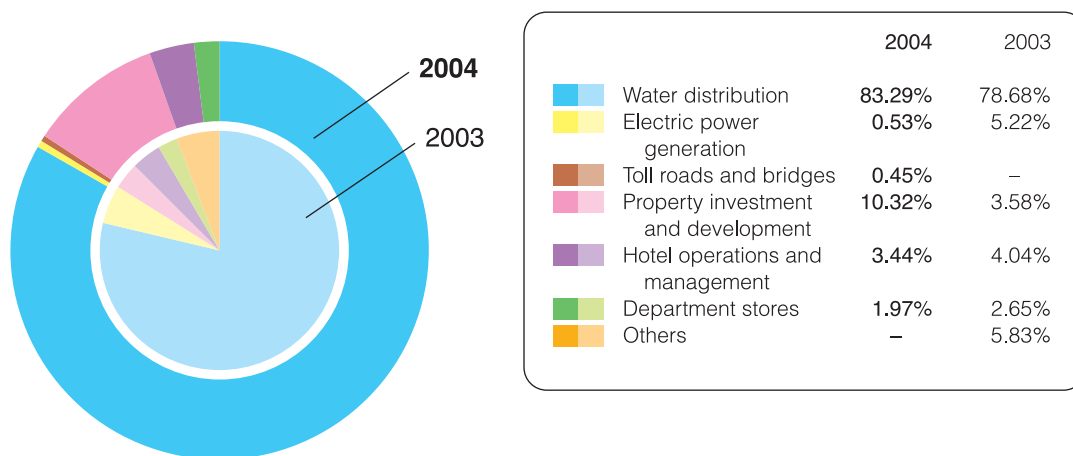
	Turnover		Profit/(loss) from operating activities after finance costs		EBITDA	
	HK\$'000	%	HK\$'000	%	HK\$'000	%
By activities:						
Continuing operations:						
Water distribution	2,958,281	61.30	1,042,809	65.76	2,462,897	78.68
Electric power generation	623,786	12.93	101,157	6.38	163,478	5.22
Toll roads and bridges	8,880	0.18	(51,451)	—	(46,910)	—
Property investment and development	304,165	6.30	94,924	5.99	112,114	3.58
Hotel operations and management	154,722	3.21	77,687	4.90	126,625	4.04
Department stores	773,511	16.03	64,817	4.09	82,979	2.65
Others	2,439	0.05	204,372	12.88	182,504	5.83
	4,825,784	100	1,534,315	100	3,083,687	100
Discontinued operations:						
Brewery	110,513		12,135		34,191	
Tannery	64,274		(91)		6,550	
Malting	102,047		11,161		24,628	
Tours	61,325		(2,030)		(200)	
	338,159		21,175		65,169	
	5,163,943		1,555,490		3,148,856	
By geographical area:						
Mainland China	4,988,083	96.59				
Hong Kong	175,860	3.41				
	5,163,943	100				

## Financial Highlights

**Business Segments - Continuing Operation**  
(Turnover)

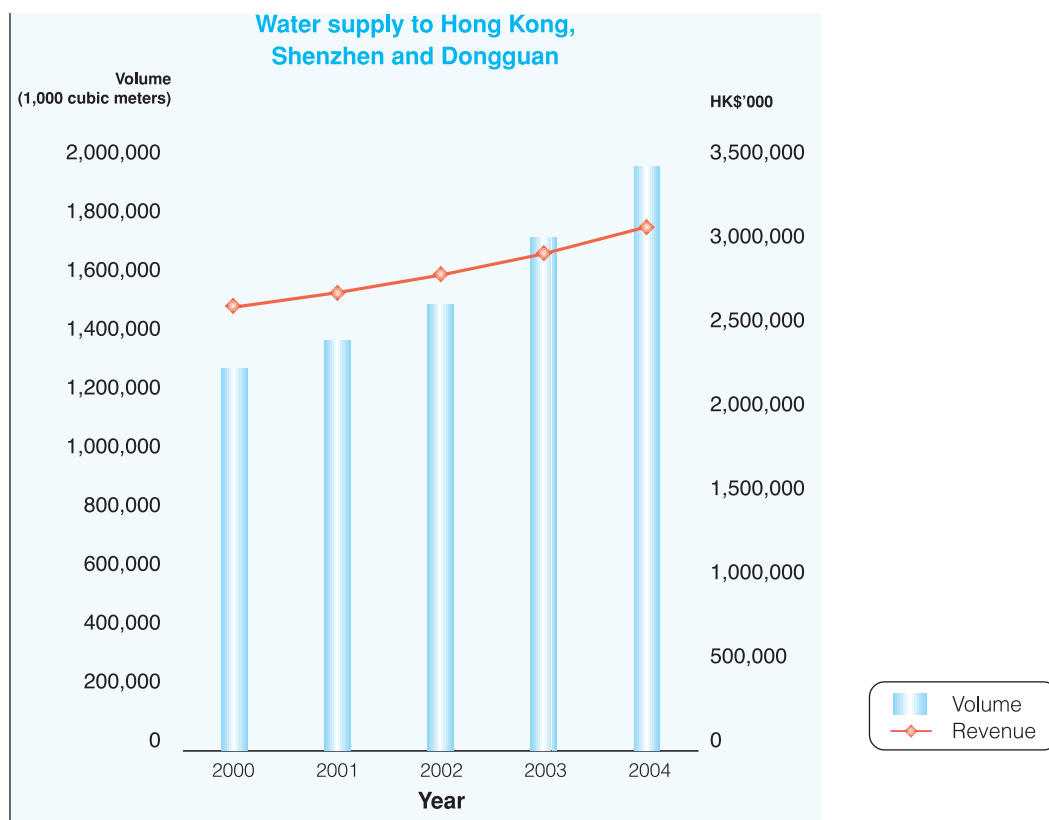


**Business Segments - Continuing Operation**  
(EBITDA)



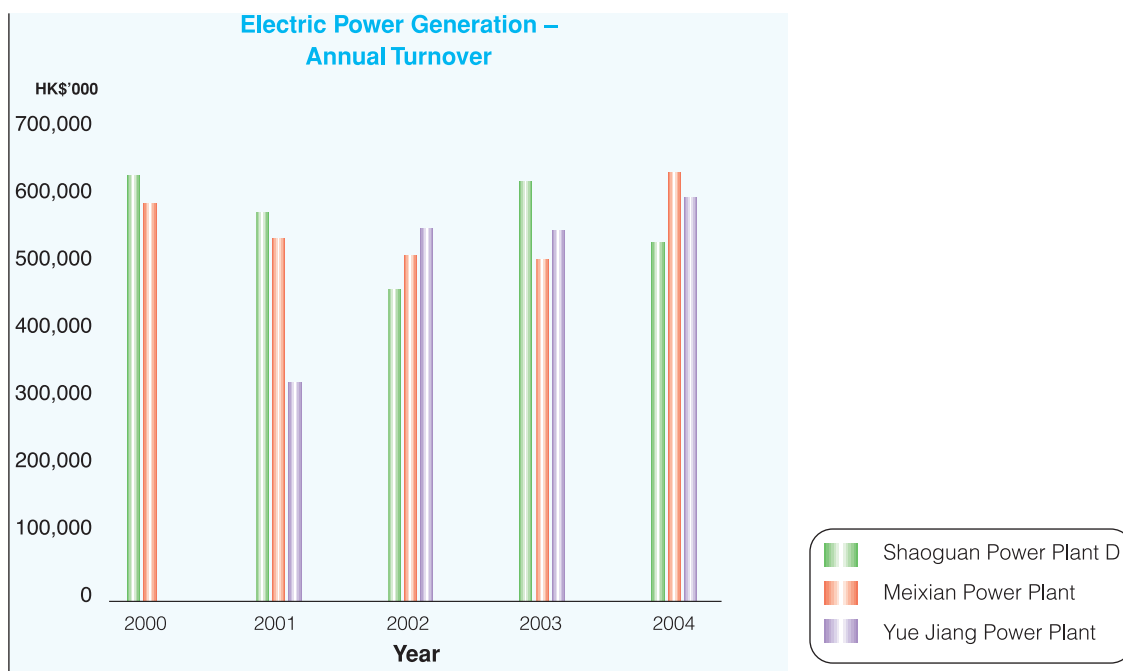
## Financial Highlights

### Water Distribution



## Financial Highlights

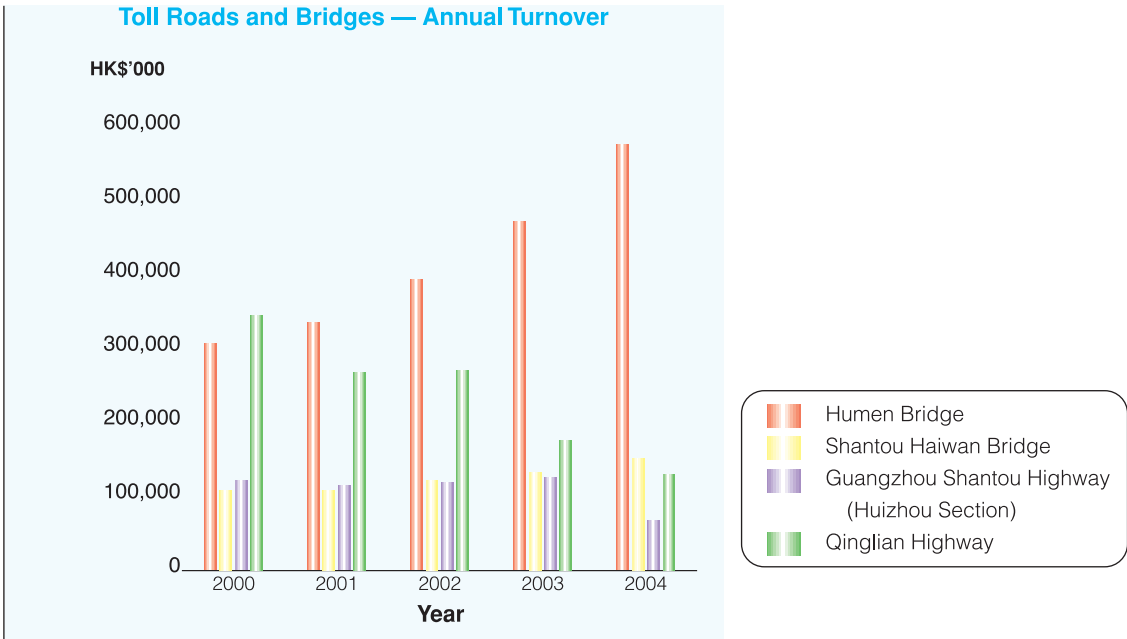
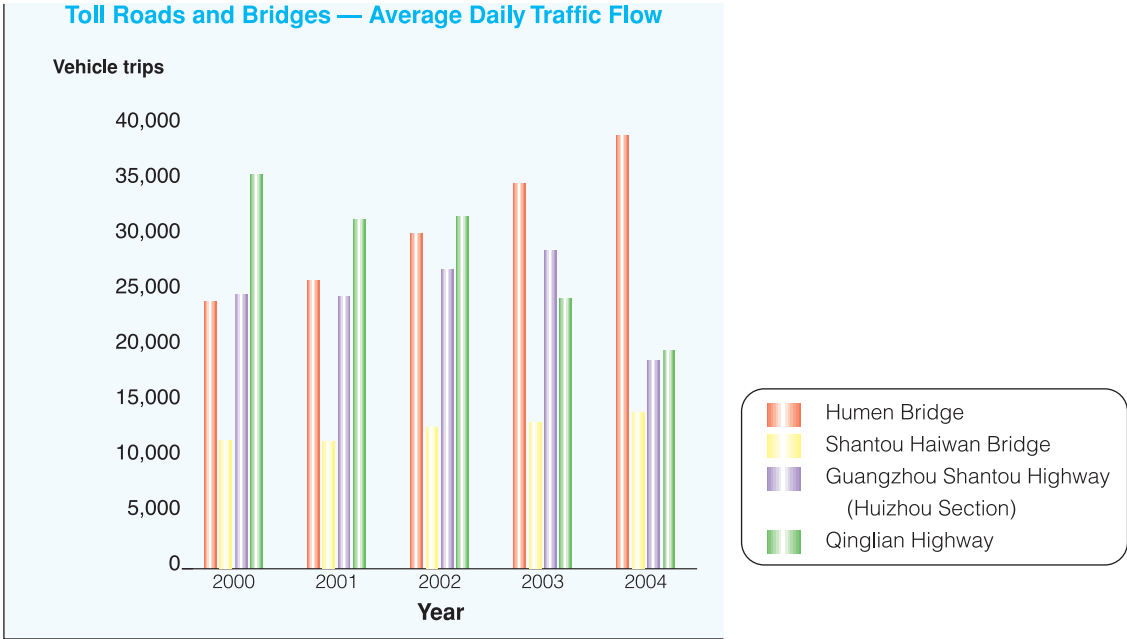
### Electric Power Generation





Financial Highlights

Toll Roads and Bridges



## Financial Highlights

### Hotel Operations and Management

