

TEN-YEAR FINANCIAL SUMMARY

The results of the Group for the last ten financial years are as follows:

	2005 HK\$'000	2004 HK\$'000	2003 HK\$'000	2002 HK\$'000	2001 HK\$'000	2000 HK\$'000	1999 HK\$'000	1998 HK\$'000	1997 HK\$'000	1996 HK\$'000
Profit and loss account										
Turnover	8,008,824	5,102,442	4,204,466	5,156,162	5,036,408	3,195,757	2,342,175	2,907,080	3,053,570	3,005,949
Operating profit	3,246,173	1,732,612	436,564	678,896	527,285	790,939	1,046,524	1,210,941	1,702,969	1,324,756
Share of results of associated companies	510,105	555,503	135,758	108,838	(272,780)	140,917	271,059	113,292	24,920	110,212
Profit before taxation	3,756,278	2,288,115	572,322	787,734	254,505	931,856	1,317,583	1,324,233	1,727,889	1,434,968
Taxation	(494,199)	139,910	(111,192)	(175,988)	(83,165)	(118,840)	(66,466)	(118,471)	(113,021)	(194,815)
Profit after taxation	3,262,079	2,428,025	461,130	611,746	171,340	813,016	1,251,117	1,205,762	1,614,868	1,240,153
Minority interests	(195,216)	(156,892)	(66,389)	(12,075)	(23,910)	(82,383)	(18,515)	(2,363)	(39,645)	(57,846)
Profit attributable to shareholders	3,066,863	2,271,133	394,741	599,671	147,430	730,633	1,232,602	1,203,399	1,575,223	1,182,307

Breakdown of the profit/(loss) attributable to shareholders by division:

	2005 HK\$'000	2004 HK\$'000	2003 HK\$'000	2002 HK\$'000	2001 HK\$'000	2000 HK\$'000	1999 HK\$'000	1998 HK\$'000	1997 HK\$'000	1996 HK\$'000
PRC Property Division	372,020	548,303	299,661	237,508	292,647	252,382	36,399	10,999	41,852	64,425
Hong Kong Property Division	1,429,102	1,187,302	(212,738)	550	(471,996)	195,977	1,012,553	974,625	1,385,348	943,266
Overseas Property Division	68,091	26,696	26,203	31,940	32,074	23,461	23,381	–	–	–
Logistics Network Division	1,085,152	438,297	92,253	158,739	57,037	64,845	89,607	108,006	121,614	145,209
Infrastructure Division	38,473	30,581	149,169	101,484	217,006	86,168	68,380	15,953	7,252	(1,051)
Project, property management and others	74,025	39,954	40,193	69,450	20,662	107,800	2,282	93,816	19,157	30,458
Profit attributable to shareholders	3,066,863	2,271,133	394,741	599,671	147,430	730,633	1,232,602	1,203,399	1,575,223	1,182,307

The results for the year ended 31 December 1996 have been prepared as if the group structure at the time when the Company's shares were listed on the Stock Exchange of Hong Kong had been in existence throughout the year concerned.

Note: The above figures are based on the latest published accounts.

TEN-YEAR FINANCIAL SUMMARY (Continued)

The assets and liabilities of the Group for the last ten financial years are as follows:

	2005 HK\$'000	2004 HK\$'000	2003 HK\$'000	2002 HK\$'000	2001 HK\$'000	2000 HK\$'000	1999 HK\$'000	1998 HK\$'000	1997 HK\$'000	1996 HK\$'000
Assets and liabilities										
Fixed assets	30,818,453	24,377,313	20,960,492	20,890,174	21,810,930	25,147,197	25,778,170	23,989,597	29,302,269	29,241,175
Other assets	8,121,775	6,037,107	6,075,000	6,715,815	6,279,364	6,469,887	7,251,190	6,707,699	5,407,201	4,031,832
Net current assets	2,660,695	1,810,600	1,600,726	1,410,103	2,420,182	1,048,190	4,344,098	3,888,902	4,380,894	2,577,471
Total assets less current liabilities	41,600,923	32,225,020	28,636,218	29,016,092	30,510,476	32,665,274	37,373,458	34,586,198	39,090,364	35,850,478
Long-term liabilities and minority interests	(16,380,093)	(9,896,036)	(8,753,659)	(9,219,662)	(9,694,317)	(9,871,181)	(12,437,225)	(11,454,050)	(11,070,831)	(6,816,042)
Shareholders' funds	25,220,830	22,328,984	19,882,559	19,796,430	20,816,159	22,794,093	24,936,233	23,132,148	28,019,533	29,034,436

Note: The above figures are based on the latest published accounts.