

Consolidated Profit and Loss Account for the Year Ended 30th June, 2006

(Expressed in Hong Kong dollars)

	NOTE	2006 \$000's	2005 \$000's (restated)
TURNOVER	3	68,018	67,378
FINANCE INCOME	4	59,348	27,810
OTHER NET INCOME	5	11,682	3,076
STAFF COSTS	6(a)	(7,705)	(8,107)
DEPRECIATION		(1,140)	(1,041)
OTHER OPERATING EXPENSES		<u>(12,619)</u>	<u>(12,116)</u>
OPERATING PROFIT	3, 6	117,584	77,000
SHARE OF RESULTS OF JOINTLY CONTROLLED ENTITIES		173,997	202,059
VALUATION GAINS ON INVESTMENT PROPERTIES		<u>148,726</u>	<u>186,517</u>
PROFIT BEFORE TAXATION		440,307	465,576
TAXATION	8	<u>(45,094)</u>	<u>(27,211)</u>
PROFIT AFTER TAXATION ATTRIBUTABLE TO SHAREHOLDERS	10, 25	<u>395,213</u>	<u>438,365</u>
DIVIDENDS ATTRIBUTABLE TO THE YEAR	9(a)	<u>91,189</u>	<u>91,189</u>
EARNINGS PER SHARE	11		
BASIC AND DILUTED		<u>\$8.67</u>	<u>\$9.61</u>

The notes on pages 26 to 56 form part of these financial statements.