

# Five-Year Financial Summary

The following is a summary of the published results, and assets, liabilities and minority interests of the Group for the last five financial years, as extracted from the published audited financial statements and restated or reclassified as appropriate.

## RESULTS

|   | <b>1 January<br/>2006 to<br/>31 December<br/>2006<br/>HK\$'000</b> | 1 January<br>2005 to<br>31 December<br>2005<br>HK\$'000 | 1 December<br>2003 to<br>31 December<br>2004<br>HK\$'000<br>(restated#) | 1 December<br>2002 to<br>30 November<br>2003<br>HK\$'000 | 1 December<br>2001 to<br>30 November<br>2002<br>HK\$'000 |
|---|--|---|---|--|--|
| Turnover  | <b>560,831</b>   | 196,827   | 152,882   | 17,672   | 24,994*  |
| Profit/(loss) from operations   | <b>141,827</b>   | 55,302  | 25,055  | (445)  | (12,065)   |
| Change in fair value<br>of investment properties                              | —  | 105,047   | —   | —  | —  |
| Share of results of jointly<br>controlled entities                            | <b>4,433</b>   | 332,826   | 61,668  | —  | —  |
| Provision for loan advanced<br>to a jointly controlled<br>entity written back | —  | 18,500  | —   | —  | —  |
| Gain on disposal of subsidiaries  | —  | —   | —   | 18,397   | 33,658   |
| Finance costs   | <b>(81,188)</b>  | (3,437)   | (249)   | (2,362)  | (2,131)  |
| Profit before tax   | <b>65,072</b>  | 508,238   | 86,474  | 15,590   | 19,462   |
| Income tax expenses   | <b>(16,914)</b>  | (19,100)  | (4,213)   | —  | —  |
| Profit after tax  | <b>48,158</b>  | 489,138   | 82,261  | 15,590   | 19,462   |
| Minority interests  | <b>(18,366)</b>  | (11,724)  | (3,462)   | —  | 163  |
| Net profit attributable to<br>equity holders of<br>the Company                | <b>29,792</b>  | 477,414   | 78,799  | 15,590   | 19,625   |

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## ASSETS AND LIABILITIES

|  | <b>31 December<br/>2006<br/>HK\$'000</b> | 31 December<br>2005<br>HK\$'000 | 31 December<br>2004<br>HK\$'000<br>(restated#) | 30 November<br>2003<br>HK\$'000 | 30 November<br>2002<br>HK\$'000 |
|--|--|---------------------------------|--|---------------------------------|---------------------------------|
| Total assets   | <b>11,297,351</b>                        | 1,358,301                       | 862,391  | 52,795                          | 62,918                          |
| Total liabilities                                    | <b>(3,529,786)</b>                       | (210,756)                       | (206,642)                                      | (1,612)                         | (28,333)                        |
| Minority interests                                   | <b>(57,602)</b>                          | (52,452)                        | (40,728)                                       | —                               | —                               |
| Equity attributable to equity holders of the Company | <b>7,709,963</b>                         | 1,095,093                       | 615,021  | 51,183                          | 34,585                          |

## FINANCIAL HIGHLIGHTS

|   | <b>1 January<br/>2006 to<br/>31 December<br/>2006</b> | 1 January<br>2005 to<br>31 December<br>2005 | 1 December<br>2003 to<br>31 December<br>2004<br>(restated#) | 1 December<br>2002 to<br>30 November<br>2003 | 1 December<br>2001 to<br>30 November<br>2002 |
|---|---|---|---|--|--|
| Increase/(decrease) in turnover (%)   | <b>185</b>  | 29  | 765   | (29)   | 252  |
| Increase/(decrease) in net profit attributable to equity holders of the Company (%) | <b>(94)</b>   | 506   | 405   | (21)   | N/A  |
| Net assets value per ordinary share (HK cents)                                      | <b>178.62</b>   | 89.05                                       | 50.42   | 17.20**                                      | 11.62**                                      |
| Current ratio   | <b>2.79</b>   | 7.13  | 4.65  | 29.97  | 1.85   |
| Bank borrowings to equity ratio   | <b>0.01</b>   | 0.08  | 0.16  | —  | 0.27   |
| Total debts to equity ratio   | <b>0.40</b>   | 0.08  | 0.16  | —  | 0.32   |
| Return on equity (%)  | <b>0.39</b>   | 43.60                                       | 12.81   | 30.50  | 56.74  |
| Basic earnings per share (HK cents)   | <b>1.04</b>   | 38.97                                       | 16.56   | 4.30##                                       | 5.41##                                       |
| Dividends per share (HK cents)  | <b>1.00</b>   | 2.00  | —   | —  | —  |

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- \* As proceeds from sale of trading securities have been included as part of the Group's turnover since the financial year ended 30 November 2003, the comparative amount of the turnover for the financial year ended 30 November 2002 has been restated to conform with the current presentation.
- # In compliance with Hong Kong Financial Reporting Standards, the Group has adopted certain new accounting policies since the financial year ended 31 December 2005. To conform with current presentation, certain comparative amounts in the financial period from 1 December 2003 to 31 December 2004 have been restated.
- \*\* The amounts of net assets value per ordinary share in 2002 and 2003 have been restated, as the Company has consolidated every 20 ordinary shares in issue into 1 ordinary share during the period ended 31 December 2004.
- ## The basic earnings per share for the years ended 30 November 2002 and 2003 have been restated, as the Company has consolidated every 20 ordinary shares in issue into 1 ordinary share and effected two rights issue during the period ended 31 December 2004.