

performance table

As at 31 December 2006

	For the six months ended 31 December 2006	From 26 April 2006 to 30 June 2006
Net asset value	HK\$16,562,844,000	HK\$16,365,139,000
Net asset value per unit	HK\$6.04	HK\$5.97
The highest traded price during the period	HK\$3.990	HK\$4.375
The highest premium of the traded price to net asset value ¹	N/A	N/A
The lowest traded price during the period	HK\$3.700	HK\$3.775
The highest discount of the traded price to net asset value	38.74%	36.77%
Distribution yield per unit ²	5.32%	N/A
Annualized distribution yield per unit ²	8.75%	N/A
Net profit yield per unit ³	6.87%	0.17%
Annualized net profit yield per unit ³	13.63%	1.63%

Notes

- 1 The highest traded price during the period from 1 July 2006 to 31 December 2006 was HK\$3.990 which is lower than the net asset value as at 31 December 2006, accordingly, no premium of the traded price to net asset value is presented.
- 2 Distribution yield per unit is calculated based on the distribution per unit of HK\$0.2000 (which calculation had been set out in the Distribution Statement of the audited financial statements) for the distribution period from 24 May 2006 to 31 December 2006, the only distribution made for the financial period of 2006, over the traded price of HK\$3.76 as at 29 December 2006, the last trading day for the six months ended 31 December 2006. The annualized distribution yield per unit had been calculated based on a factor of 365/222.
- 3 Net profit yield per unit is calculated based on profit for the period before distribution to unitholders per unit for the period from 1 July 2006 to 31 December 2006 over the traded price of HK\$3.76 as at 29 December 2006, the last trading day for the six months ended 31 December 2006. The annualized net profit yield per unit for the six months ended 31 December 2006 and 26 April 2006 to 30 June 2006 are calculated based on a factor of 365/184 and 365/38 respectively.