

# 財務摘要

## FINANCIAL HIGHLIGHTS

業績 Results			2007	2006
以港幣百萬元計算		in HK\$ million		
<b>營業額</b>	<b>Turnover</b>			
物業租賃	Property leasing		3,004	2,594
物業銷售	Property sales		1,385	1,063
<b>營業額總計</b>	<b>Total turnover</b>		<b>4,389</b>	3,657
<b>股東應佔純利</b>	<b>Net profit attributable to shareholders</b>		<b>6,371</b>	4,403
<b>股息</b>	<b>Dividends</b>		<b>2,320</b>	1,900
<b>每股資料</b>	<b>Per share data</b>			
盈利	Earnings		159.5¢	119.2¢
股息	Dividends			
中期	Interim		13¢	13¢
末期	Final		43¢	38¢
總計	Total		56¢	51¢
資產淨值	Net assets		\$13.5	\$11.9
<b>股東權益</b>	<b>Shareholders' equity</b>		<b>54,277</b>	43,246
<b>負債率(附註 1)</b>	<b>Gearing ratio (Note 1)</b>		<b>0%</b>	9%
<b>派息比率</b>	<b>Pay-out ratio</b>		<b>35%</b>	43%

基本業績 (附註 2) Underlying Results (Note 2)			2007	2006
以港幣百萬元計算		in HK\$ million		
<b>營業額</b>	<b>Turnover</b>			
物業租賃	Property leasing		3,004	2,594
物業銷售	Property sales		1,385	1,063
<b>營業額總計</b>	<b>Total turnover</b>		<b>4,389</b>	3,657
<b>股東應佔純利</b>	<b>Net profit attributable to shareholders</b>		<b>2,048</b>	1,627
<b>股息</b>	<b>Dividends</b>		<b>2,320</b>	1,900
<b>每股資料</b>	<b>Per share data</b>			
盈利	Earnings		51.3¢	44.1¢
股息	Dividends			
中期	Interim		13¢	13¢
末期	Final		43¢	38¢
總計	Total		56¢	51¢
資產淨值	Net assets		\$14.2	\$12.5
<b>股東權益</b>	<b>Shareholders' equity</b>		<b>57,104</b>	45,563
<b>負債率(附註 1)</b>	<b>Gearing ratio (Note 1)</b>		<b>0%</b>	9%
<b>派息比率</b>	<b>Pay-out ratio</b>		<b>109%</b>	116%

附註：

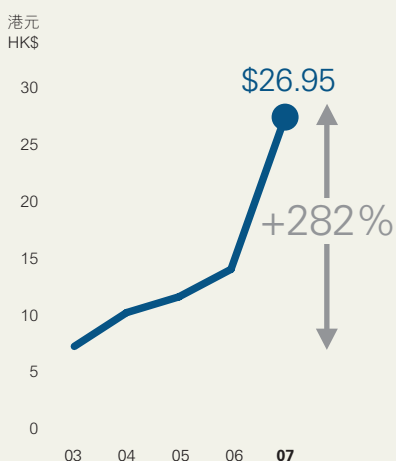
- 負債率為淨債項與股權加淨債項之比較。淨債項指銀行貸款、浮息票據及融資租約承擔，減現金及銀行存款。股權則包括股東權益及少數股東權益。
- 為加強對本集團營運業績的理解，上述之基本業績均已撇除投資物業之公平值變動及其有關遞延稅項的影響。

Notes:

- Gearing ratio represents net debt over equity plus net debt. Net debt represents bank loans, floating rate notes and finance lease obligations, less cash and deposits with banks. Equity comprises shareholders' equity and minority interests.
- To facilitate better understanding of the Group's operational results, the underlying results are presented by excluding the effect of changes in fair value of investment properties and their related deferred tax.

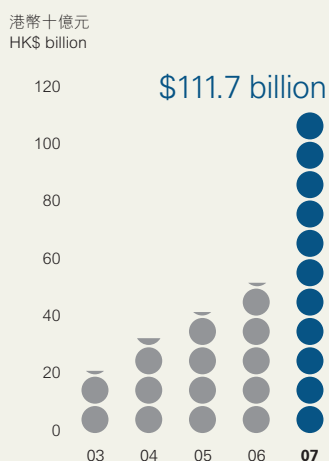
## 股價 Share Price

於六月三十日  
At 30 June



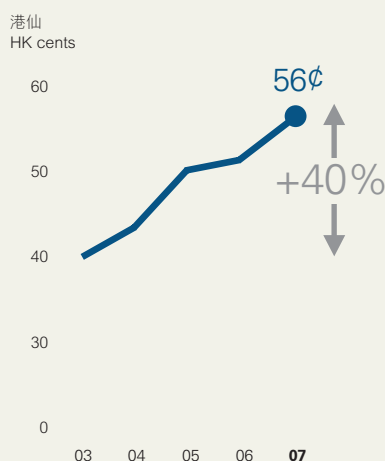
## 市值 Market Capitalisation

於六月三十日  
At 30 June



## 每股總股息 Total Dividends per Share

截至六月三十日止年度  
For years ended 30 June



- 股價上升百分之九十四至每股港幣二十六元九角五仙，而市值則上升百分之一百一十五至港幣一千一百一十七億元
- 每股盈利升百分之三十四至港幣一元五角九仙半
- 末期股息增加百分之十三，達每股港幣四角三仙
- **Share price up 94% to HK\$26.95 per share while market capitalisation increased 115% to HK\$111.7 billion**
- **Earnings per share rose by 34% to HK159.5 cents**
- **Final dividend increased 13% to HK43 cents per share**

拓展中國市場

# EXTENDING OUR REACH IN CHINA

**上海、天津、  
瀋陽、無錫、濟南...**

都是我們積極打造優質商業項目之地

We are committed to developing  
prime commercial projects in

**SHANGHAI, TIANJIN,  
SHENYANG, WUXI, JINAN ...**

