

FINANCIAL SUMMARY

CONSOLIDATED INCOME STATEMENT SUMMARY

for the year ended 31 December

	2003	2004	2005	2006	2007
	RMB'million	RMB'million	RMB'million	RMB'million	RMB'million
Turnover	977	1,039	1,018	4,729	4,570
Profit attributable to shareholders	29	786	380	1,146	2,462
Minority interests	56	324	166	494	405
Profit for the year	85	1,110	546	1,640	2,867

CONSOLIDATED BALANCE SHEET SUMMARY

as at 31 December

	2003	2004	2005	2006	2007
	RMB'million	RMB'million	RMB'million	RMB'million	RMB'million
Investment properties	2,383	5,142	5,877	6,205	7,994
Property, plant and equipment	140	146	168	188	260
Prepaid lease payments	677	855	2,665	3,710	4,325
Properties under development	3,239	4,000	6,371	6,509	8,015
Properties held for sale	55	61	157	1,799	325
Interests in and loans to associates	–	–	3	3	1,066
Accounts receivable, deposits and prepayments	50	94	712	1,594	3,789
Other assets	603	180	278	373	408
Pledged bank deposits, bank balances and cash	1,018	1,773	2,398	5,654	3,697
Total assets	8,165	12,251	18,629	26,035	29,879
Current liabilities	4,855	3,040	5,146	3,829	8,828
Non-current liabilities	2,388	4,100	8,421	7,041	4,345
Total liabilities	7,243	7,140	13,567	10,870	13,173
Net assets	922	5,111	5,062	15,165	16,706
Equity attributable to: Shareholders of the Company	753	4,519	4,756	13,952	15,878
Minority interests	169	592	306	1,213	828
Total equity	922	5,111	5,062	15,165	16,706

PER SHARE DATA

for the year ended 31 December

	2003	2004	2005	2006	2007
Basic earnings per share (RMB)	0.02	0.46	0.22	0.48	0.59
Dividend per share					
– Interim paid (HK\$)	–	–	–	–	0.05
– Final proposed (HK\$)	–	–	–	0.06	0.10
– Full year (HK\$)	–	–	–	0.06	0.15

Note:

The Company was incorporated and registered as an exempted company in the Cayman Islands on 12 February 2004 and become the holding company of the Group as a result of certain business combinations transactions between companies under common control on 18 February 2004 and 31 December 2004. The financial summary has been presented on the basis that the Company had been the holding company of the Group from the beginning of the earliest period presented.