

FINANCIAL SUMMARY

CONSOLIDATED INCOME STATEMENT SUMMARY

for the year ended 31 December

	2004 RMB'million	2005 RMB'million	2006 RMB'million	2007 RMB'million	2008 RMB'million
Turnover	1,039	1,018	4,729	4,570	3,556
Profit attributable to shareholders	786	380	1,146	2,462	2,480
Minority interests	324	166	494	405	262
Profit for the year	1,110	546	1,640	2,867	2,742

CONSOLIDATED BALANCE SHEET SUMMARY

as of 31 December

	2004 RMB'million	2005 RMB'million	2006 RMB'million	2007 RMB'million	2008 RMB'million
Investment properties	5,142	5,877	6,205	7,994	8,466
Property, plant and equipment	146	168	188	260	343
Prepaid lease payments	855	2,665	3,710	4,325	6,290
Properties under development	4,000	6,371	6,509	8,015	10,197
Properties held for sale	61	157	1,799	325	2,029
Interests in and loans to associates	–	3	3	1,066	1,627
Accounts receivable, deposits and prepayments	94	712	1,594	3,789	1,499
Other assets	180	278	373	408	1,219
Pledged bank deposits, bank balances and cash	1,773	2,398	5,654	3,697	3,380
Total assets	12,251	18,629	26,035	29,879	35,050
Current liabilities	3,040	5,146	3,829	8,828	5,897
Non-current liabilities	4,100	8,421	7,041	4,345	9,989
Total liabilities	7,140	13,567	10,870	13,173	15,886
Net assets	5,111	5,062	15,165	16,706	19,164
Equity attributable to:					
Shareholders of the Company	4,519	4,756	13,952	15,878	17,808
Minority interests	592	306	1,213	828	1,356
Total equity	5,111	5,062	15,165	16,706	19,164

PER SHARE DATA

for the year ended 31 December

	2004	2005	2006	2007	2008
Basic earnings per share (RMB)	0.46	0.22	0.48	0.59	0.59
Dividend per share					
– Interim paid (HK\$)	–	–	–	0.05	0.07
– Final proposed (HK\$)	–	–	0.06	0.10	0.01
– Full year (HK\$)	–	–	0.06	0.15	0.08
Bonus shares	–	–	–	–	1 for 10

Note:

The Company was incorporated and registered as an exempted company in the Cayman Islands on 12 February 2004 and became 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.