

5-YEAR FINANCIAL SUMMARY

Consolidated Results <i>(in HK\$ million)</i>	<i>Year ended 30 June</i>				
	<i>2005</i> <i>(restated)</i>	<i>2006</i> <i>(restated)</i>	<i>2007</i> <i>(restated)</i>	<i>2008</i> <i>(restated)</i>	2009
Turnover	634	823	1,001	915	968
Profit before taxation	2,329	2,685	3,154	6,868	2,219
Taxation	(74)	(68)	(112)	(339)	(221)
Profit before minority interests	2,255	2,617	3,042	6,529	1,998
Minority interests	(340)	(356)	(399)	(550)	(317)
Profit attributable to equity holders	1,915	2,261	2,643	5,979	1,681

Consolidated Balance Sheet <i>(in HK\$ million)</i>	<i>As at 30 June</i>				
	<i>2005</i> <i>(restated)</i>	<i>2006</i> <i>(restated)</i>	<i>2007</i> <i>(restated)</i>	<i>2008</i> <i>(restated)</i>	2009
Investment properties	6,116	6,537	6,870	8,031	9,240
Property, plant and equipment	441	459	449	480	570
Prepaid land lease payment	791	973	983	969	909
Properties under development	201	232	336	443	382
Interests in jointly controlled entities	6,371	6,803	6,964	5,561	6,705
Long-term loans and receivables	1,216	1,039	283	55	25
Defeasance/pledged deposits	94	–	–	–	–
Other non-current assets	33	310	379	89	63
Current assets	4,233	4,884	7,959	12,357	5,888
Total assets	19,496	21,237	24,223	27,985	23,782
Non-current liabilities	(811)	(743)	(816)	(1,021)	(1,221)
Current liabilities	(905)	(545)	(1,314)	(681)	(574)
Total liabilities	(1,716)	(1,288)	(2,130)	(1,702)	(1,795)
Share based compensation reserves of a subsidiary	–	–	(2)	(4)	(3)
Minority interests	(2,430)	(2,823)	(3,021)	(3,232)	(2,601)
Shareholders' equity	15,350	17,126	19,070	23,047	19,383

Per Share Basis	<i>2005</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	2009
	<i>(restated)</i>	<i>(restated)</i>	<i>(restated)</i>	<i>(restated)</i>	
Basic earnings per share (HK cents)	214	252	294	666	190
Dividend per share (HK cents)	80	84	155	260	472
Interim	12	36	38	55	40
Final	38	48	82	40	58
Special	30	–	35	165	374[#]
Net asset value per share (HK\$)	17.1	19.1	21.2	25.8	22.1

[#] Including extraordinary special interim dividend of HK330 cents and distribution in specie of shares in HHI of HK43.7 cents.

Financial Ratios	<i>2005</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	2009
	<i>(restated)</i>	<i>(restated)</i>	<i>(restated)</i>	<i>(restated)</i>	
Net debt to equity	N/A	N/A	N/A	N/A	N/A
Return on equity	11.0%	11.2%	13.0%	25.0%	7.8%
Dividend payout ratio	43%	39%	57%	40%	57%^Δ

^Δ Excluding extraordinary special interim dividend of HK330 cents and distribution in specie of shares in HHI of HK43.7 cents.