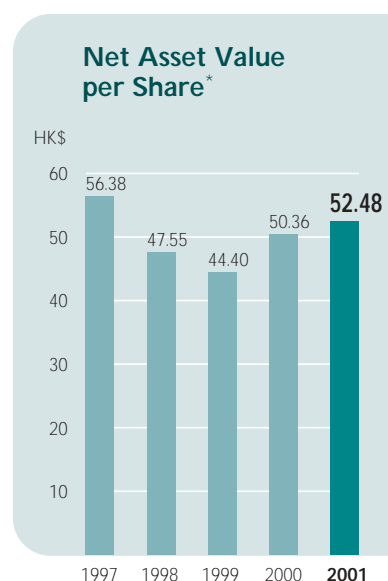
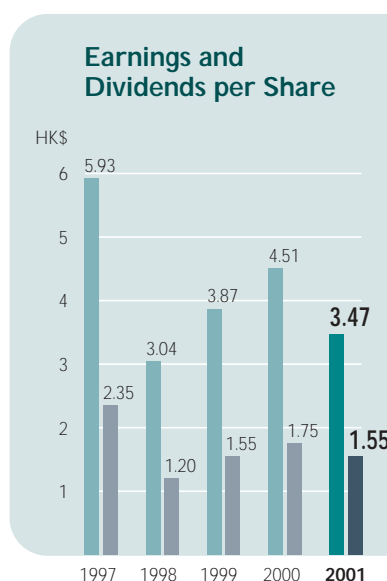
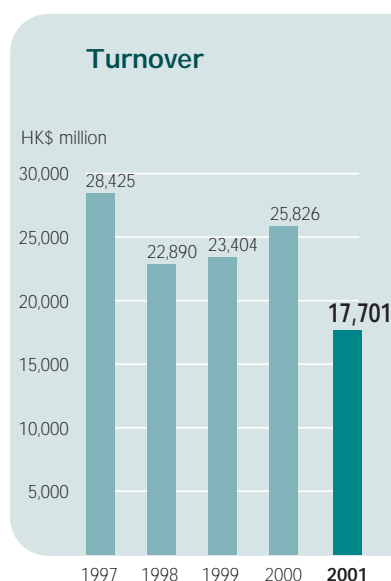


For the year ended 30th June	2001	2000	Change (%)
<b>Turnover</b> (HK\$ million)	<b>17,701</b>	25,826	<b>-31</b>
<b>Profit attributable to shareholders</b> (HK\$ million)			
including one-off gain <sup>1</sup>	<b>8,330</b>	10,822	<b>-23</b>
excluding one-off gain <sup>1</sup>	<b>8,330</b>	8,134	<b>+2</b>
<b>Earnings per share</b> (HK\$)			
including one-off gain <sup>1</sup>	<b>3.47</b>	4.51	<b>-23</b>
excluding one-off gain <sup>1</sup>	<b>3.47</b>	3.39	<b>+2</b>
<b>Dividends per share</b> (HK\$)	<b>1.55</b>	1.75	<b>-11</b>
<b>Shareholders' funds per share</b> (HK\$)	<b>52.48</b>	50.36	<b>+4</b>
<b>Gross rental income</b> (HK\$ million)	<b>5,392</b>	5,292	<b>+2</b>
<b>Net rental income</b> (HK\$ million)	<b>4,073</b>	4,059	<b>-</b>
<b>Net debt to shareholders' funds ratio</b> (%)	<b>15.8</b>	14.9	<b>+0.9<sup>2</sup></b>
<b>Land bank</b> (million square feet)	<b>54.1</b>	52.1	<b>+4</b>

<sup>1</sup> One-off gain arising from the spin-off of SUNeVision in March 2000

<sup>2</sup> Change in percentage point



■ Earnings per share  
■ Dividends per share  
(excluding special cash bonus)

\* Except for completed investment properties, hotels and marketable securities which are stated at market value, all assets are at historical cost.