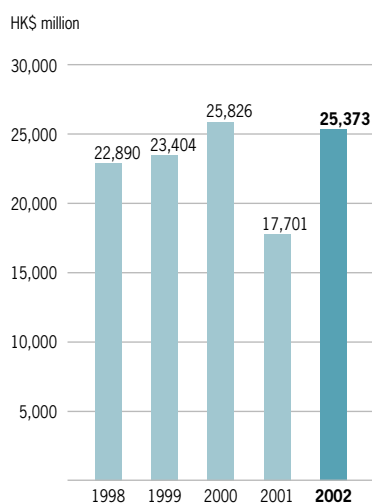


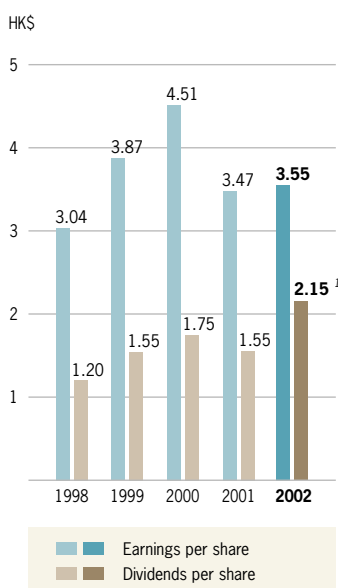
## FINANCIAL HIGHLIGHTS

For the year ended 30th June	2002	2001	Change (%)
<b>Turnover</b> (HK\$ million)	<b>25,373</b>	17,701	+43.3
<b>Profit attributable to shareholders</b> (HK\$ million)	<b>8,519</b>	8,330	+2.3
<b>Earnings per share</b> (HK\$)	<b>3.55</b>	3.47	+2.3
<b>Total dividends per share</b> (HK\$)	<b>2.15</b> <sup>1</sup>	1.55	+38.7
<b>Shareholders' funds per share</b> (HK\$)	<b>53.56</b>	53.48	+0.1
<b>Gross rental income</b> <sup>2</sup> (HK\$ million)	<b>5,844</b>	5,877	-0.6
<b>Net rental income</b> <sup>2</sup> (HK\$ million)	<b>4,432</b>	4,401	+0.7
<b>Net debt to shareholders' funds ratio</b> (%)	<b>15.6</b>	15.5	+0.1 <sup>3</sup>
<b>Land bank</b> (million square feet)	<b>50.4</b>	54.1	-6.8

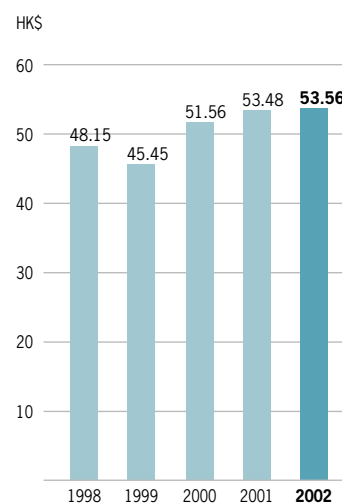
### Turnover



### Earnings and Dividends per Share



### Net Asset Value per Share \*



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

<sup>1</sup> Including special cash dividend of HK\$0.60 per share for the Group's 30th anniversary

<sup>2</sup> Including contributions from jointly-controlled entities and associates

<sup>3</sup> Change in percentage points