

## FIVE YEAR FINANCIAL SUMMARY

### 五年財務摘要

In HK\$ thousand except otherwise indicated 港幣千元，特別註明除外

		Year ended 31st March 截至三月三十一日止財政年度				
		2005	2004	2003	2002	2001
<b>OPERATING RESULTS</b>	<b>經營業績</b>					
Turnover	營業總額	<b>1,153,656</b>	1,502,816	1,846,717	2,169,795	3,109,591
Operating profit/(loss) after finance costs	扣除融資成本後之經營盈利／(虧損)	<b>45,983<sup>(1)</sup></b>	(40,289) <sup>(3)</sup>	(179,659) <sup>(4)</sup>	69,316 <sup>(6)</sup>	35,185 <sup>(7)</sup>
Share of (losses less profits)/ profits less losses of jointly controlled entities and associated companies	應佔共同控制實體及聯號之(虧損減溢利)／溢利減虧損	<b>(6,918)<sup>(2)</sup></b>	2,665	(26,860) <sup>(5)</sup>	119	4,013
Profit/(loss) before taxation	除稅前溢利／(虧損)	<b>39,065</b>	(37,624)	(206,519)	69,435	39,198
Taxation	稅項	<b>(5,746)</b>	691	5,416	(21,990)	(15,163)
Profit/(loss) after taxation	除稅後溢利／(虧損)	<b>33,319</b>	(36,933)	(201,103)	47,445	24,035
Minority interests	少數股東權益	<b>(10,329)</b>	38,019	(45,791)	(54,991)	1,290
Profit/(loss) attributable to shareholders	股東應佔溢利／(虧損)	<b>22,990</b>	1,086	(246,894)	(7,546)	25,325
<b>ASSETS AND LIABILITIES</b>	<b>資產及負債</b>					
Total assets	總資產	<b>1,272,405</b>	1,351,451	1,502,799	1,844,566	2,070,555
Total liabilities	總負債	<b>(795,181)</b>	(904,572)	(997,922)	(1,107,614)	(1,292,501)
		<b>477,224</b>	446,879	504,877	736,952	778,054
<b>PER SHARE FIGURES (Cents)</b>	<b>每股數字 (仙)</b>					
Earnings/(loss) per share	每股盈利／(虧損)	<b>3.6</b>	0.2	(38.6)	(1.2)	3.9
Dividend per share	每股股息	<b>2.0</b>	0.0	0.0	0.0	2.5
Cash flow from operation per share	每股業務現金流量	<b>(8.5)</b>	6.0	(2.6)	(10.8)	16.1
Net assets value per share	每股資產淨值	<b>72.7</b>	69.1	68.9	107.5	110.9
<b>FINANCIAL RATIOS</b>	<b>財務比率</b>					
Pretax margin	除稅前之邊際利潤	<b>4.0%</b>	-2.7%	-9.7%	3.2%	1.1%
Dividend payout ratio	派息比率	<b>55.6%</b>	0.0%	0.0%	0.0%	64.1%
Debt to capitalisation ratio	負債對資本比率	<b>0.3</b>	0.3	0.3	0.2	0.2
Return on average equity	平均股東權益回報率	<b>5.1%</b>	0.3%	-43.8%	-1.1%	3.6%

## FIVE YEAR FINANCIAL SUMMARY

### 五年財務摘要

#### Notes:

- (1) Included a write back of provision of HK\$25 million for a leasehold land and building in Hong Kong.
- (2) Included a write back of provision of HK\$30 million for impairment in value of attributable interest in hotel property in Sai Wan, Hong Kong.
- (3) Included a provision of HK\$109 million for impairment in value of a property under development in Guangzhou, as offset by the write back of provision of HK\$60 million for a leasehold land and building in Hong Kong, HK\$32 million for gain on deconsolidation of liquidated subsidiaries and HK\$18 million for write back of special retirement benefit costs.
- (4) Included a provision of HK\$26 million for accrued staff leave and retirement benefits and total provisions of HK\$155 million for impairment in value of a leasehold land and building, an investment property and stock of car park property.
- (5) Included a provision of HK\$15 million for impairment in value of attributable interest in hotel property in Sai Wan, Hong Kong.
- (6) Included total provisions of HK\$32 million for impairment in value of the stock of car park property and an investment property in Hong Kong.
- (7) Included a provision of HK\$27 million for impairment in value of a property development project in Guangzhou.

#### 附註：

- (1) 包括對位於香港之租約土地及樓宇準備回撥港幣25,000,000元。
- (2) 包括對一項位於香港西環酒店物業應佔權益作出之減值準備回撥港幣30,000,000元。
- (3) 包括對位於廣州之發展中物業作出之虧損準備港幣109,000,000元，並扣減對位於香港之租約土地及樓宇準備回撥港幣60,000,000元，因不綜合計算清盤中附屬公司而產生之得益港幣32,000,000元及特殊退休福利費用回撥港幣18,000,000元。
- (4) 包括為累積員工假期及退休福利撥備港幣26,000,000元及就租約之土地及樓宇、投資物業與車位物業存貨共作出之減值準備港幣155,000,000元。
- (5) 包括對一項位於香港西環酒店物業應佔權益作出之減值港幣15,000,000元。
- (6) 包括對車位物業存貨及一項位於香港之投資物業共作出之減值準備港幣32,000,000元。
- (7) 包括對一項位於廣州之發展物業所提撥之減值準備港幣27,000,000元。