

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				
		2006	2005 ⁽¹⁾ Restated 重列	2004 ⁽¹⁾	2003 ⁽¹⁾	2002 ⁽¹⁾
OPERATING RESULTS	經營業績					
Turnover	營業總額	2,275,911	1,153,656	1,502,816	1,846,717	2,169,795
Operating profit/(loss) after finance costs	扣除融資成本後之經營盈利／(虧損)	141,114⁽²⁾	45,983 ⁽⁴⁾	(40,289) ⁽⁶⁾	(179,659) ⁽⁷⁾	69,316 ⁽⁹⁾
Share of profits less losses/ (losses less profits) of jointly controlled entities and associated companies	應佔共同控制實體及聯號之溢利減虧損／(虧損減溢利)	15,723⁽³⁾	(8,154) ⁽⁵⁾	2,665	(26,860) ⁽⁸⁾	119
Profit/(loss) before taxation	除稅前溢利／(虧損)	156,837	37,829	(37,624)	(206,519)	69,435
Taxation	稅項	(6,488)	(4,510)	691	5,416	(21,990)
Profit/(loss) after taxation	除稅後溢利／(虧損)	150,349	33,319	(36,933)	(201,103)	47,445
Minority interests	少數股東權益	(30,053)	(10,329)	38,019	(45,791)	(54,991)
Profit/(loss) attributable to equity holders of the Company	本公司權益持有人應佔溢利／(虧損)	120,296	22,990	1,086	(246,894)	(7,546)
ASSETS AND LIABILITIES	資產及負債					
Total assets	總資產	1,780,450	1,277,559	1,351,451	1,502,799	1,844,566
Total liabilities	總負債	(1,218,939)	(803,183)	(904,572)	(997,922)	(1,107,614)
		561,511	474,376	446,879	504,877	736,952
PER SHARE FIGURES (Cents)	每股數字 (仙)					
Earnings/(loss) per share	每股盈利／(虧損)	18.8	3.6	0.2	(38.6)	(1.2)
Dividend per share	每股股息	12.0⁽¹⁰⁾	2.0	0.0	0.0	0.0
Cash flow from operation per share	每股業務現金流量	23.2	(8.5)	6.0	(2.6)	(10.8)
Net assets value per share	每股資產淨值	86.4	72.7	69.1	68.9	107.5
FINANCIAL RATIOS	財務比率					
Pretax margin	除稅前之邊際利潤	6.2%	4.0%	-2.7%	-9.7%	3.2%
Dividend payout ratio	派息比率	63.8%	55.6%	0.0%	0.0%	0.0%
Debt to capitalisation ratio	負債對資本比率	0.3	0.3	0.3	0.3	0.2
Return on average equity	平均股東權益回報率	23.7%	5.1%	0.3%	-43.8%	-1.1%

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Notes:

- (1) Certain comparative figure for the year ended 31st March, 2005 have been restated to reflect the adoption of new/revised Hong Kong Financial Reporting Standards. The comparative figures for the three years ended 31st March, 2002, 2003 and 2004 have not been restated.
- (2) Included HK\$88 million write back of impairment loss on property under development for sale in Wen Chang Pavilion, Guangzhou, PRC.
- (3) Included HK\$39 million for equity share of write back of impairment loss on hotel property in Sai Wan, Hong Kong.
- (4) Included a write back of impairment loss of HK\$25 million for a leasehold land and building in Hong Kong.
- (5) Included HK\$30 million for equity share of write back of impairment loss on hotel property in Sai Wan, Hong Kong.
- (6) 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.
- (7) 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.
- (8) Included a provision of HK\$15 million for impairment in value of attributable interest in hotel property in Sai Wan, Hong Kong.
- (9) 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.
- (10) Included proposed special dividend of HK6.0 cents per ordinary share

附註:

- (1) 二零零五年三月三十一日之比較數字經重列以反映採納新訂／經修訂香港財務報告準則。二零零二年三月三十一日、二零零三年三月三十一日及二零零四年三月三十一日之比較數字未經重列。
- (2) 包括一項位於中國廣州文昌雅居之供出售發展中物業之減值虧損回撥港幣88,000,000元。
- (3) 包括一項位於香港西環酒店物業之權益股份減值虧損回撥港幣39,000,000元。
- (4) 包括一項位於香港之租約土地及樓宇之減值虧損回撥港幣25,000,000元。
- (5) 包括一項位於香港西環酒店物業之權益股份減值虧損回撥港幣30,000,000元。
- (6) 包括對位於廣州之發展中物業作出之減值準備港幣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。
- (7) 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。
- (8) 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。
- (9) 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。
- (10) 包括擬派特別股息每股普通股港幣6.0仙。