

# Financial Highlights and Land Bank

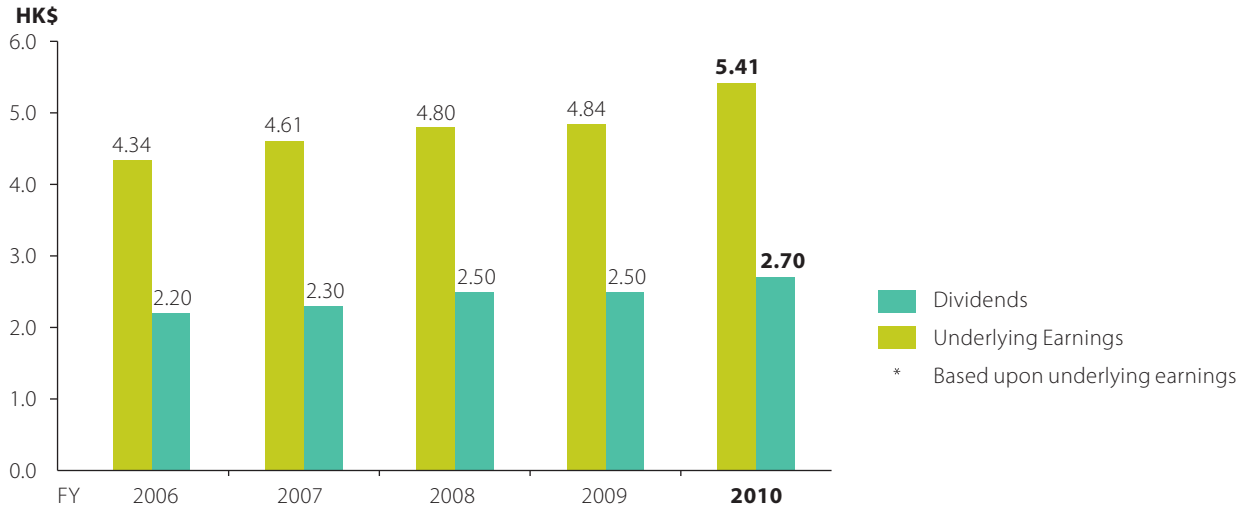
For the year ended 30 June	2010	2009	Change (%)
<b>Financial Highlights (HK\$ million)</b>			
Revenue	<b>33,211</b>	34,234	-3.0
Profit attributable to the Company's shareholders			
– Reported	<b>28,043</b>	10,356	+170.8
– Underlying <sup>1</sup>	<b>13,883</b>	12,415	+11.8
Gross rental income <sup>2</sup>	<b>11,082</b>	9,763	+13.5
Net rental income <sup>2</sup>	<b>8,314</b>	7,271	+14.3
<b>Financial Ratios</b>			
Net debt to shareholders' funds (%)	<b>15.2</b>	15.2	—
Dividend payout (%)	<b>49.9</b>	51.7	-1.8 <sup>3</sup>
<b>Financial Information per Share (HK\$)</b>			
Earnings per share for profit attributable to the Company's shareholders			
– Reported	<b>10.93</b>	4.04	+170.5
– Underlying	<b>5.41</b>	4.84	+11.8
Dividends			
– Interim dividend	<b>0.85</b>	0.80	+6.2
– Final dividend	<b>1.85</b>	1.70	+8.8
– Full-Year	<b>2.70</b>	2.50	+8.0
Shareholders' funds	<b>95.36</b>	86.69	+10.0
<b>Land Bank in Hong Kong (gross floor area in million square feet)</b>			
Properties under development <sup>4</sup>	<b>16.6</b>	15.9	+4.4
Completed investment properties	<b>27.6</b>	26.0	+6.2
Total	<b>44.2</b>	41.9	+5.5
<b>Land Bank on the mainland (gross floor area in million square feet)</b>			
Properties under development	<b>76.8</b>	52.3	+46.8
Completed investment properties	<b>5.5</b>	3.0	+83.3
Total	<b>82.3</b>	55.3	+48.8

Notes:

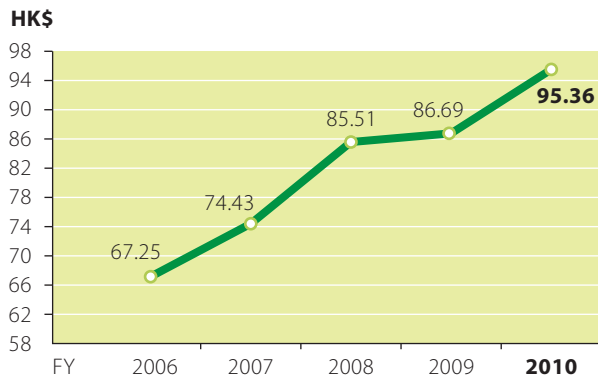
- <sup>1</sup> Underlying profit attributable to the Company's shareholders excluded the effect of fair value change on investment properties
- <sup>2</sup> Including contributions from jointly controlled entities and associates
- <sup>3</sup> Change in percentage points, dividend payout based upon underlying profit
- <sup>4</sup> Excluding about 26 million square feet of agricultural land in terms of site area



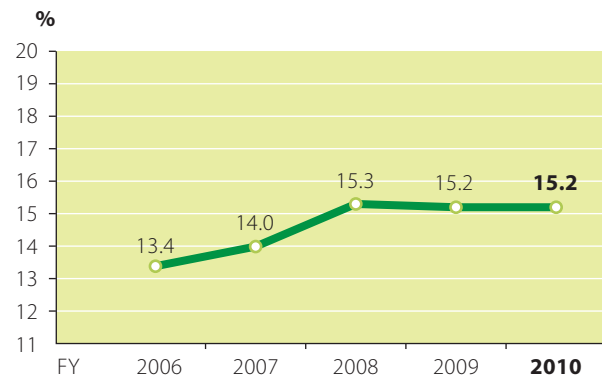
### Underlying Earnings and Dividends per Share\*



### Shareholders' Funds per Share



### Net Debt to Shareholders' Funds Ratio



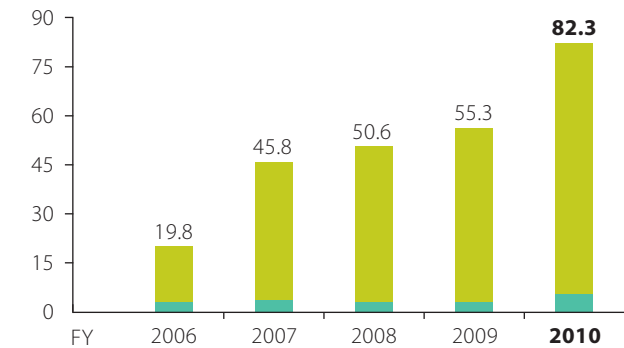
### Land Bank in Hong Kong

million square feet



### Land Bank on the mainland

million square feet



■ Properties Under Development

■ Completed Investment Properties