

Group Financial Summary

| Key Financial Information and Ratios | | | | | |
|---|---------------|---------------|---------------|---------------|---------------|
| Financial year | 2010 HK\$ | 2009 HK\$ | 2008 HK\$ | 2007 HK\$ | 2006 HK\$ |
| Reported earnings per share | 10.93 | 4.04 | 10.87 | 8.52 | 8.23 |
| Underlying earnings per share | 5.41 | 4.84 | 4.80 | 4.61 | 4.34 |
| Dividends per share | 2.70 | 2.50 | 2.50 | 2.30 | 2.20 |
| Shareholders' funds at book value per share | 95.36 | 86.69 | 85.51 | 74.43 | 67.25 |
| Net debt / Shareholders' funds (%) | 15.2 | 15.2 | 15.3 | 14.0 | 13.4 |
| Interest cover (times) ³ | 15.9 | 13.7 | 7.6 | 9.2 | 9.9 |
| Key Income Statement Items | | | | | |
| For the year ended 30 June | 2010 HK\$M | 2009 HK\$M | 2008 HK\$M | 2007 HK\$M | 2006 HK\$M |
| Revenue | 33,211 | 34,234 | 24,471 | 30,994 | 25,598 |
| Operating profit before change in fair value of investment properties | 13,842 | 13,983 | 10,728 | 11,562 | 12,314 |
| Operating profit after change in fair value of investment properties | 30,311 | 11,329 | 22,934 | 20,466 | 21,424 |
| Profit attributable to the Company's shareholders | 28,043 | 10,356 | 27,602 | 21,226 | 19,850 |
| Underlying profit attributable to the Company's shareholders ² | 13,883 | 12,415 | 12,186 | 11,495 | 10,468 |
| Key Statement of Financial Position Items | | | | | |
| As at 30 June | 2010 HK\$M | 2009 HK\$M | 2008 HK\$M | 2007 HK\$M | 2006 HK\$M |
| Investment properties and fixed assets ¹ | 200,826 | 180,205 | 175,610 | 151,995 | 129,024 |
| Associates and jointly controlled entities | 32,481 | 28,842 | 31,193 | 23,098 | 24,046 |
| Other financial assets and loans | 3,900 | 3,418 | 5,259 | 7,417 | 4,776 |
| Intangible asset ¹ | 4,357 | 4,647 | 4,971 | 5,258 | 5,514 |
| Net current assets | 65,170 | 68,615 | 64,888 | 50,667 | 48,854 |
| Non-current liabilities | (56,870) | (58,807) | (57,864) | (49,940) | (41,667) |
| Net assets | 249,864 | 226,920 | 224,057 | 188,495 | 170,547 |
| Share capital | 1,285 | 1,282 | 1,282 | 1,246 | 1,246 |
| Share premium and reserves | 243,793 | 220,986 | 217,968 | 184,230 | 166,283 |
| Shareholders' funds | 245,078 | 222,268 | 219,250 | 185,476 | 167,529 |
| Non-controlling interests | 4,786 | 4,652 | 4,807 | 3,019 | 3,018 |
| Total Equity | 249,864 | 226,920 | 224,057 | 188,495 | 170,547 |

Notes:

- Figures of fixed assets and intangible assets for the years 2006 to 2008 have been restated to reflect the Group's adoption of HK(IFRIC) – 12 "Service Concession Arrangements"
- Underlying profit attributable to the Company's shareholders excluded the effect of fair value changes on investment properties
- Interest cover represents operating profit before change in fair value of investment properties divided by net interest expenses before capitalization