

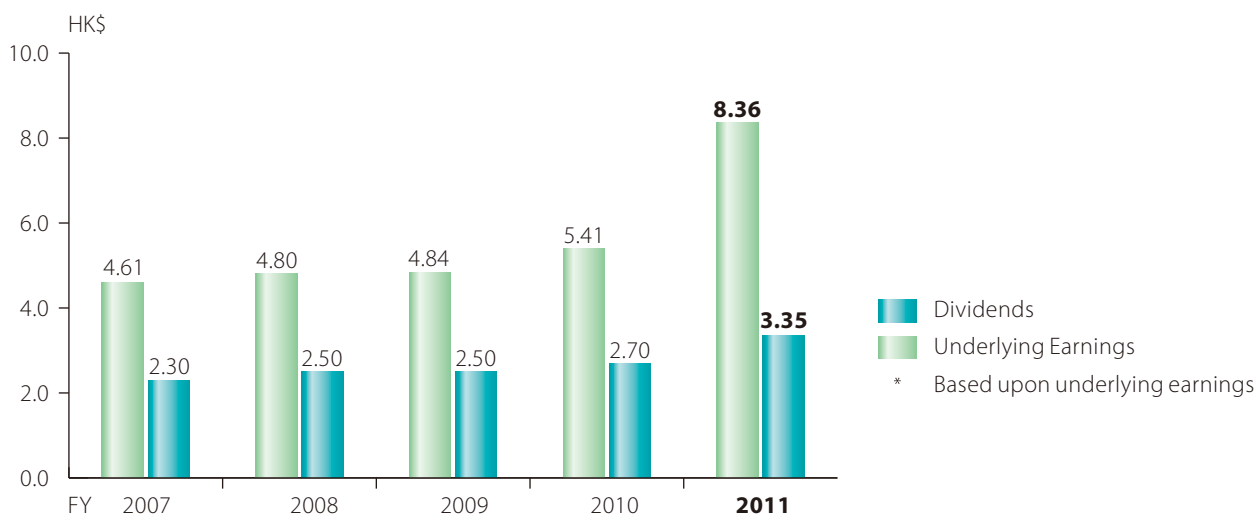
Financial Highlights and Land Bank

For the year ended 30 June	2011	2010	Change (%)
Financial Highlights (HK\$ million)			
Revenue	62,553	33,211	+88.4
Profit attributable to the Company's shareholders			
– Reported	48,097	30,039 ⁵	+60.1
– Underlying ¹	21,479	13,883	+54.7
Gross rental income ²	12,609	11,082	+13.8
Net rental income ²	9,511	8,314	+14.4
Financial Ratios			
Net debt to shareholders' funds (%)	17.1	14.1 ⁵	+3.0 ³
Dividend payout (%)	40.1	49.9	-9.8 ³
Financial Information per Share (HK\$)			
Earnings per share for profit attributable to the Company's shareholders			
– Reported	18.71	11.71 ⁵	+59.8
– Underlying	8.36	5.41	+54.5
Dividends			
– Interim dividend	0.95	0.85	+11.8
– Final dividend	2.40	1.85	+29.7
– Full-Year dividend	3.35	2.70	+24.1
Shareholders' funds	119.44	102.42 ⁵	+16.6
Land Bank in Hong Kong (gross floor area in million square feet)			
Properties under development ⁴	16.5	16.6	-0.6
Completed investment properties	27.7	27.6	+0.4
Total	44.2	44.2	–
Land Bank on the Mainland (gross floor area in million square feet)			
Properties under development	78.6	76.8	+2.3
Completed investment properties	7.5	5.5	+36.4
Total	86.1	82.3	+4.6

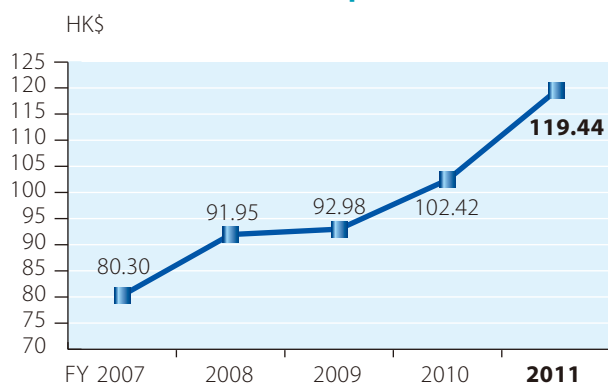
Notes:

1. Underlying profit attributable to the Company's shareholders excluded the net effect of changes in the valuation of investment properties
2. Including contributions from jointly controlled entities and associates
3. Change in percentage points, dividend payout based upon underlying profit
4. Excluding over 26 million square feet of farmland in terms of site area
5. Restated for the early adoption of HKAS 12 (amendments)

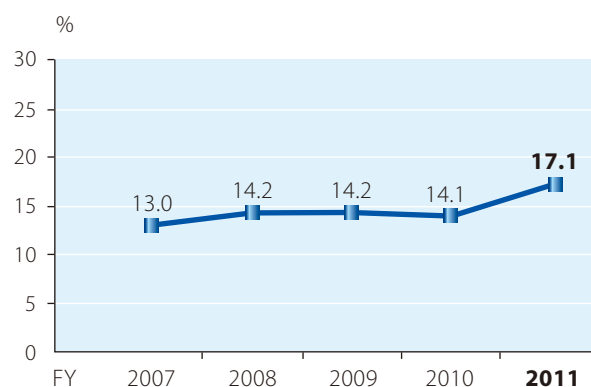
Underlying Earnings and Dividends per Share*



Shareholders' Funds per Share#

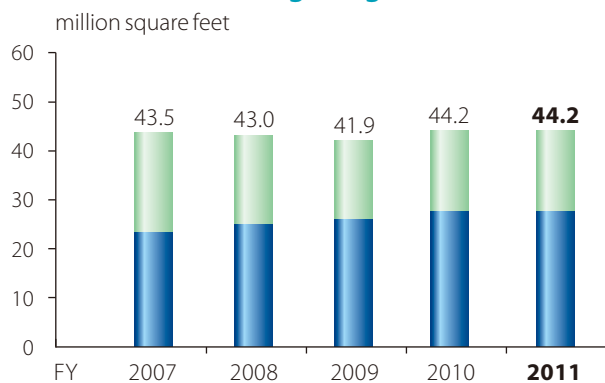


Net Debt to Shareholders' Funds Ratio#



Comparative figures for FY 2007-2010 were restated for the early adoption of HKAS 12 (Amendments)

Land Bank in Hong Kong



Land Bank on the Mainland

