

Published Five Year Financial Summary

A summary of the results and of the assets, liabilities, and minority interest of the Group for the last five financial years, as extracted from the published audited financial statements and restated as appropriate, is set out below.

RESULTS

| | Year ended 31st December, | | | | |
|---|---------------------------|------------------------------------|----------------------|----------------------|----------------------|
| | 2006 HK\$'million | 2005 HK\$'million (Restated) | 2004 HK\$'million | 2003 HK\$'million | 2002 HK\$'million |
| Revenue | <u>187.9</u> | <u>110.5</u> | <u>712.6</u> | <u>877.8</u> | <u>1,365.0</u> |
| Operating profit | 116.7 | 144.9 | 422.3 | 236.3 | 2,336.0 |
| Finance costs | (19.2) | (14.5) | (110.5) | (288.4) | (631.0) |
| Share of profits and losses of: | | | | | |
| Jointly controlled entity | – | – | 60.1 | 206.6 | – |
| Associates | <u>155.4</u> | <u>376.8</u> | <u>81.9</u> | <u>(3.5)</u> | <u>(19.6)</u> |
| Profit before tax | 252.9 | 507.2 | 453.8 | 151.0 | 1,685.4 |
| Tax | (8.6) | (2.1) | 9.9 | 65.6 | 3.9 |
| Profit for the year before allocation between equity holders of the parent and minority interests | <u>244.3</u> | <u>505.1</u> | <u>463.7</u> | <u>216.6</u> | <u>1,689.3</u> |
| Attributable to: | | | | | |
| Equity holders of the parent | 106.8 | 270.8 | 419.2 | 128.5 | 653.7 |
| Minority interests | 137.5 | 234.3 | 44.5 | 88.1 | 1,035.6 |
| | <u>244.3</u> | <u>505.1</u> | <u>463.7</u> | <u>216.6</u> | <u>1,689.3</u> |

ASSETS, LIABILITIES AND MINORITY INTERESTS

31st December,

| | 2006 HK\$'million | 2005 HK\$'million (Restated) | 2004 HK\$'million | 2003 HK\$'million | 2002 HK\$'million |
|--|----------------------|------------------------------------|----------------------|----------------------|----------------------|
| Property, plant and equipment | 5.6 | 6.6 | 2.4 | 6,047.3 | 6,419.1 |
| Investment properties | 350.3 | 0.3 | 0.9 | 1.7 | 1.7 |
| Prepaid land lease payments | – | – | – | 1,132.4 | 1,154.6 |
| Goodwill | 202.0 | 202.0 | 260.0 | 260.5 | – |
| Negative goodwill | – | – | – | (15.1) | (5.0) |
| Properties under development | – | – | 7.2 | 7.2 | 16.7 |
| Property held for future development | 26.7 | 26.7 | 26.7 | 26.7 | 26.7 |
| Interest in a jointly controlled entity | – | – | – | 1,298.6 | 1,062.9 |
| Interests in associates | 2,981.6 | 2,700.7 | 2,136.8 | 250.2 | 525.3 |
| Available-for-sale equity investments/ Long term investments | 37.4 | 133.5 | 206.2 | 163.5 | 144.8 |
| Loans and other long term receivable | 14.3 | 22.0 | 31.6 | 109.1 | 116.7 |
| Deferred tax assets | – | – | – | 3.9 | – |
| Deferred expenditure | – | – | – | 38.7 | 15.7 |
| Other assets | 0.2 | 0.3 | 0.3 | 0.3 | 0.3 |
| Current assets | 553.0 | 652.0 | 390.2 | 556.4 | 1,048.4 |
| Total assets | 4,171.1 | 3,744.1 | 3,062.3 | 9,881.4 | 10,527.9 |

Published Five Year Financial Summary (Cont'd)

31st December,

| | 2006 HK\$'million | 2005 HK\$'million (Restated) | 2004 HK\$'million | 2003 HK\$'million | 2002 HK\$'million |
|---|-------------------------|------------------------------------|----------------------|----------------------|----------------------|
| Current liabilities | (442.5) | (403.8) | (349.8) | (3,241.0) | (5,383.9) |
| Interest bearing bank and other borrowings | (337.9) | (148.2) | (79.4) | (3,546.7) | (2,034.5) |
| Exchangeable notes | - | - | (13.8) | - | - |
| Convertible bonds | (74.7) | (74.8) | - | - | (50.0) |
| Advances from the minority shareholders of subsidiaries | - | - | (34.4) | (42.4) | (40.4) |
| Liability component of convertible preference shares | - | - | - | (159.4) | (151.9) |
| Deferred tax liabilities | (8.7) | - | - | (48.5) | (95.0) |
| Other payable | - | - | - | (28.7) | - |
| Total liabilities | <u>(863.8)</u> | <u>(626.8)</u> | <u>(477.4)</u> | <u>(7,066.7)</u> | <u>(7,755.7)</u> |
| Minority interests | <u>(1,537.5)</u> | <u>(1,390.8)</u> | <u>(1,147.2)</u> | <u>(3,585.8)</u> | <u>(3,118.7)</u> |