

# 十年財務概覽

## Ten-year Financial Summary

| 以港幣百萬元計算              | in HK\$ million   | 2006          | (重列)<br>(restated) |            | 2004       | 2003       | 2002       | 2001       | 2000         | 1999         | 1998         | 1997 |
|-----------------------|---|---------------|--------------------|------------|------------|------------|------------|------------|--------------|--------------|--------------|------|
|                       |   |               | 2005               | 2004       |            |            |            |            |              |              |              |      |
| 總資產(附註1)              | Total assets (Note 1)                                   | <b>66,508</b> | 58,704             | 52,004     | 46,416     | 48,921     | 50,234     | 49,568     | 45,806       | 46,017       | 56,575       |      |
| 投資物業                  | Investment properties                                   | <b>43,753</b> | 39,370             | 32,227     | 28,658     | 28,461     | 28,530     | 26,577     | 22,955       | 26,780       | 37,089       |      |
| 待售物業                  | Properties for sale                                     |               |                    |            |            |            |            |            |              |              |              |      |
| — 已建成                 | — Completed   | <b>10,215</b> | 10,757             | 7,078      | 542        | 284        | 359        | 2,700      | 431          | 640          | 192          |      |
| — 發展中                 | — Under development                                     | —             | —                  | 5,018      | 10,914     | 9,688      | 8,407      | 4,562      | 4,790        | 1,939        | 5,047        |      |
| 現金及銀行存款               | Cash and deposits with banks                            | <b>6,189</b>  | 3,734              | 1,959      | 1,684      | 3,673      | 4,187      | 5,333      | 6,014        | 5,313        | 5,720        |      |
| 總負債(附註1)              | Total liabilities (Note 1)                              | <b>20,182</b> | 14,738             | 17,538     | 17,185     | 16,540     | 16,101     | 14,842     | 12,630       | 9,493        | 8,914        |      |
| 銀行貸款                  | Bank loans  | <b>11,787</b> | 6,397              | 11,319     | 9,759      | 9,473      | 12,320     | 9,456      | 9,212        | 5,880        | 4,865        |      |
| 可換股債券                 | Convertible bonds                                       | —             | —                  | —          | 3,414      | 3,390      | —          | —          | —            | —            | —            |      |
| 股東權益(附註1)             | Shareholders' equity (Note 1)                           | <b>25,013</b> | 22,839             | 18,829     | 16,888     | 18,160     | 19,146     | 19,828     | 19,009       | 20,934       | 26,745       |      |
| 資產淨值(包括少數股東權益)(附註1)   | Net assets (including minority interests) (Note 1)      | <b>46,326</b> | 43,966             | 34,467     | 29,231     | 32,381     | 34,133     | 34,726     | 33,176       | 36,523       | 47,661       |      |
| 營業額                   | Turnover  | <b>4,284</b>  | 7,472              | 5,449      | 3,421      | 3,254      | 5,579      | 2,428      | 2,898        | 5,230        | 7,359        |      |
| 股東應佔純利(附註1)           | Net profit attributable to shareholders (Note 1)        | <b>2,833</b>  | 4,644              | 2,544      | 387        | 692        | 745        | 873        | 1,265        | 1,029        | 2,520        |      |
| 基本純利(附註1及2)           | Underlying net profit (Notes 1 & 2)                     | <b>950</b>    | <b>1,869</b>       | <b>987</b> | <b>387</b> | <b>692</b> | <b>745</b> | <b>873</b> | <b>1,265</b> | <b>1,029</b> | <b>2,520</b> |      |
| 股息                    | Dividends   | <b>739</b>    | 725                | 637        | 584        | 582        | 582        | 695        | 505          | 411          | 1,000        |      |
| 每股資料                  | Per share data  |               |                    |            |            |            |            |            |              |              |              |      |
| 盈利(附註1)               | Earnings (Note 1)                                       |               |                    |            |            |            |            |            |              |              |              |      |
| — 基本                  | — Basic   | <b>212.8¢</b> | 349.7¢             | 191.7¢     | 29.2¢      | 52.3¢      | 56.3¢      | 65.7¢      | 95.2¢        | 77.1¢        | 187¢         |      |
| — 攤薄                  | — Diluted   | <b>211.3¢</b> | 347.5¢             | 191.3¢     | 29.2¢      | 52.2¢      | 56.2¢      | —          | —            | —            | 177.1¢       |      |
| 基本盈利(附註1及2)           | Underlying earnings (Notes 1 & 2)                       |               |                    |            |            |            |            |            |              |              |              |      |
| — 基本                  | — Basic   | <b>71.3¢</b>  | 140.8¢             | 74.4¢      | 29.2¢      | 52.3¢      | 56.3¢      | 65.7¢      | 95.2¢        | 77.1¢        | 187¢         |      |
| — 攤薄                  | — Diluted   | <b>70.9¢</b>  | 139.9¢             | 74.2¢      | 29.2¢      | 52.2¢      | 56.2¢      | —          | —            | —            | 177.1¢       |      |
| 股息                    | Dividends   |               |                    |            |            |            |            |            |              |              |              |      |
| — 中期                  | — Interim   | <b>14.5¢</b>  | 14.5¢              | 12¢        | 12¢        | 12¢        | 12¢        | 14¢        | 26¢          | 26¢          |              |      |
| — 末期                  | — Final   | <b>41¢</b>    | 40¢                | 36¢        | 32¢        | 32¢        | 32¢        | 40.5¢      | 24¢          | 5¢           | 48.5¢        |      |
| — 全年                  | — Total for the year                                    | <b>55.5¢</b>  | 54.5¢              | 48¢        | 44¢        | 44¢        | 44¢        | 52.5¢      | 38¢          | 31¢          | 74.5¢        |      |
| 股東權益(附註1及4)           | Shareholders' equity (Notes 1 & 4)                      | <b>\$18.8</b> | \$17.2             | \$14.2     | \$12.7     | \$13.7     | \$14.5     | \$15.0     | \$14.3       | \$15.8       | \$19.9       |      |
| 資產淨值(包括少數股東權益)(附註1及4) | Net assets (including minority interests) (Notes 1 & 4) | <b>\$34.8</b> | \$33.1             | \$26.0     | \$22.1     | \$24.5     | \$25.8     | \$26.2     | \$25.0       | \$27.5       | \$35.5       |      |
| 負債率(附註3)              | Gearing ratio (Note 3)                                  | <b>14%</b>    | 10%                | 24%        | 31%        | 25%        | 22%        | 14%        | 11%          | 4%           | N/A          |      |
| 派息比率                  | Pay-out ratio   | <b>26%</b>    | 16%                | 25%        | 151%       | 84%        | 78%        | 80%        | 40%          | 40%          | 40%          |      |
| 基本派息比率(附註1及2)         | Underlying pay-out ratio (Notes 1 & 2)                  | <b>78%</b>    | 39%                | 65%        | 151%       | 84%        | 78%        | 80%        | 40%          | 40%          | 40%          |      |
| 已發行股數(百萬)             | Number of shares issued (in million)                    | <b>1,332</b>  | 1,328              | 1,328      | 1,325      | 1,324      | 1,322      | 1,325      | 1,329        | 1,329        | 1,343        |      |

### 附註：

1. 二零零五年之有關數字已經依據所有適用之HKFRSs作出調整，詳情載於二零零六年財務報表附註二。二零零四年及以前之年度並未重列。

2. 為加強對本集團營運業績的理解，上述之基本純利、每股盈利及派息比率均已撇除投資物業之公平值變動及其有關遞延稅項的影響。

3. 負債率為淨債項與股權加淨債項之比較。淨債項指銀行貸款、可換股債券、浮息票據及融資租約承擔，減現金及銀行存款。股權則包括股東權益及少數股東權益。

4. 根據於結算日之股東權益/資產淨值除已發行股數。

### Notes:

1. Figures for 2005 have been restated due to the adoption of all applicable HKFRSs as explained in Note 2 to the financial statements of 2006. For year 2004 and before, no restatements are made.

2. To facilitate better understanding of the Group's operational results, the underlying net profit, earnings per share and pay-out ratio are presented by excluding the effect of changes in fair value of investment properties and their related deferred tax.

3. Gearing ratio represents net debt over equity plus net debt. Net debt represents bank loans, convertible bonds, floating rate notes and finance lease obligations, less cash and deposits with banks. Equity comprises shareholders' equity and minority interests.

4. Based on shareholders' equity/net assets divided by number of shares issued on the balance sheet date.