

十年財務概覽

TEN-YEAR FINANCIAL SUMMARY

以港幣百萬元計算	in HK\$ million	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
總資產	Total assets	76,222	66,508	58,704	52,004	46,416	48,921	50,234	49,568	45,806	46,017
投資物業	Investment properties	52,539	43,753	39,370	32,227	28,658	28,461	28,530	26,577	22,955	26,780
待售物業	Properties for sale										
– 已建成	– Completed	9,706	10,215	10,757	7,078	542	284	359	2,700	431	640
– 發展中	– Under development	41	–	–	5,018	10,914	9,688	8,407	4,562	4,790	1,939
現金及銀行存款	Cash and deposits with banks	7,092	6,189	3,734	1,959	1,684	3,673	4,187	5,333	6,014	5,313
總負債	Total liabilities	17,733	20,182	14,738	17,538	17,185	16,540	16,101	14,842	12,630	9,493
銀行貸款	Bank loans	8,482	11,787	6,397	11,319	9,759	9,473	12,320	9,456	9,212	5,880
可換股債券	Convertible bonds	–	–	–	–	3,414	3,390	–	–	–	–
股東權益	Shareholders' equity	29,095	25,013	22,839	18,829	16,888	18,160	19,146	19,828	19,009	20,934
資產淨值(包括少數股東權益)	Net assets (including minority interests)	58,490	46,326	43,966	34,467	29,231	32,381	34,133	34,726	33,176	36,523
營業額	Turnover	4,778	4,200	7,472	5,449	3,421	3,254	5,579	2,428	2,898	5,230
股東應佔純利	Net profit attributable to shareholders	4,786	2,833	4,644	2,544	387	692	745	873	1,265	1,029
基本純利(附註1)	Underlying net profit (Note 1)	1,996	950	1,869	987	387	692	745	873	1,265	1,029
股息	Dividends	813	739	725	637	584	582	582	695	505	411
每股資料	Per share data										
盈利	Earnings										
– 基本	– Basic	359.1¢	212.8¢	349.7¢	191.7¢	29.2¢	52.3¢	56.3¢	65.7¢	95.2¢	77.1¢
– 攤薄	– Diluted	355.8¢	211.3¢	347.5¢	191.3¢	29.2¢	52.2¢	56.2¢	N/A	N/A	N/A
基本盈利(附註1)	Underlying earnings (Note 1)										
– 基本	– Basic	149.7¢	71.3¢	140.8¢	74.4¢	29.2¢	52.3¢	56.3¢	65.7¢	95.2¢	77.1¢
– 攤薄	– Diluted	148.4¢	70.9¢	139.9¢	74.2¢	29.2¢	52.2¢	56.2¢	N/A	N/A	N/A
股息	Dividends										
– 中期	– Interim	14.5¢	14.5¢	14.5¢	12¢	12¢	12¢	12¢	12¢	14¢	26¢
– 末期	– Final	46.5¢	41¢	40¢	36¢	32¢	32¢	32¢	40.5¢	24¢	5¢
– 全年	– Total for the year	61¢	55.5¢	54.5¢	48¢	44¢	44¢	44¢	52.5¢	38¢	31¢
股東權益(附註3)	Shareholders' equity (Note 3)	\$21.8	\$18.8	\$17.2	\$14.2	\$12.7	\$13.7	\$14.5	\$15.0	\$14.3	\$15.8
資產淨值(包括少數股東權益)(附註3)	Net assets (including minority interests) (Note 3)	\$43.9	\$34.8	\$33.1	\$26.0	\$22.1	\$24.5	\$25.8	\$26.2	\$25.0	\$27.5
負債率(附註2)	Gearing ratio (Note 2)	6%	14%	10%	24%	31%	25%	22%	14%	11%	4%
派息比率	Pay-out ratio	17%	26%	16%	25%	151%	84%	78%	80%	40%	40%
基本派息比率(附註1)	Underlying pay-out ratio (Note 1)	41%	78%	39%	65%	151%	84%	78%	80%	40%	40%
已發行股數(百萬)	Number of shares issued (in million)	1,334	1,332	1,328	1,328	1,325	1,324	1,322	1,325	1,329	1,329

附註：

1. 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。

2. 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。

3. 根據於結算日之股東權益／資產淨值除以已發行股數。

Notes:

1. 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.

2. 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.

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