

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	69,244	60,366	53,096	47,226	40,800	39,458	40,546	37,912	35,414	35,501
投資物業	Investment properties	47,153	39,590	36,032	30,562	27,172	24,986	25,024	23,048	21,750	25,714
出售物業	Properties for sale										
– 已建成	– Completed	9,501	10,159	10,693	7,005	–	–	–	–	–	–
– 發展中	– Under development	41	–	–	5,018	10,775	8,490	7,290	3,787	2,541	–
現金及銀行存款	Cash and deposits with banks	6,994	5,984	3,206	1,063	1,104	3,146	3,725	4,854	5,461	4,712
總負債	Total liabilities	13,407	16,077	11,841	15,273	14,889	12,884	12,302	9,365	8,274	4,909
銀行貸款	Bank loans	4,782	8,454	4,113	9,593	7,874	6,372	8,952	5,027	5,010	2,211
可換股債券	Convertible bonds	–	–	–	–	3,414	3,390	–	–	–	–
股東權益	Shareholders' equity	54,277	43,246	40,288	31,019	24,633	26,112	27,857	28,229	26,872	30,352
資產淨值(包括少數股東權益)	Net assets (including minority interests)	55,838	44,289	41,255	31,954	25,911	26,574	28,244	28,547	27,141	30,592
營業額	Turnover	4,389	3,657	6,955	4,533	2,143	2,383	2,523	1,846	2,245	3,587
股東應佔純利	Net profit attributable to shareholders	6,371	4,403	6,813	4,616	875	1,207	1,384	1,218	1,896	2,653
基本純利(附註1)	Underlying net profit (Note 1)	2,048	1,627	2,516	2,065	875	1,207	1,384	1,218	1,896	2,653
股息	Dividends	2,320	1,900	1,843	1,439	1,156	1,156	1,156	1,041	985	1,366
每股資料	Per share data										
盈利	Earnings										
– 基本	– Basic	159.5¢	119.2¢	193.9¢	153.2¢	30.3¢	41.8¢	47.9¢	42.1¢	66.2¢	92.5¢
– 攤薄	– Diluted	158.0¢	118.2¢	191.9¢	151.5¢	30.3¢	41.5¢	N/A	N/A	65.4¢	91.0¢
基本盈利	Underlying earnings										
– 基本	– Basic	51.3¢	44.1¢	71.6¢	68.5¢	30.3¢	41.8¢	47.9¢	42.1¢	66.2¢	92.5¢
– 攤薄	– Diluted	50.8¢	44.0¢	71.4¢	68.4¢	30.3¢	41.5¢	N/A	N/A	65.4¢	91.0¢
(附註1)	(Note 1)										
股息	Dividends										
– 中期	– Interim	13¢	13¢	13¢	11¢	11¢	11¢	11¢	10¢	14¢	17¢
– 末期	– Final	43¢	38¢	37¢	33¢	29¢	29¢	29¢	26¢	20¢	31¢
– 全年	– Total for the year	56¢	51¢	50¢	44¢	40¢	40¢	40¢	36¢	34¢	48¢
股東權益(附註3)	Shareholders' equity (Note 3)	\$13.1	\$11.6	\$10.9	\$9.4	\$8.5	\$9.0	\$9.6	\$9.8	\$9.3	\$10.6
資產淨值(包括少數股東權益)(附註3)	Net assets (including minority interests) (Note 3)	\$13.5	\$11.9	\$11.2	\$9.7	\$9.0	\$9.2	\$9.8	\$9.9	\$9.4	\$10.7
負債率(附註2)	Gearing ratio (Note 2)	0%	9%	7%	24%	31%	23%	19%	5%	2%	0%
派息比率	Pay-out ratio	35%	43%	26%	29%	132%	96%	84%	86%	51%	52%
基本派息比率(附註1)	Underlying pay-out ratio (Note 1)	109%	116%	70%	64%	132%	96%	84%	86%	51%	52%
已發行股數(百萬)	Number of shares issued (in million)	4,143	3,732	3,683	3,300	2,889	2,889	2,891	2,891	2,894	2,853

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.