

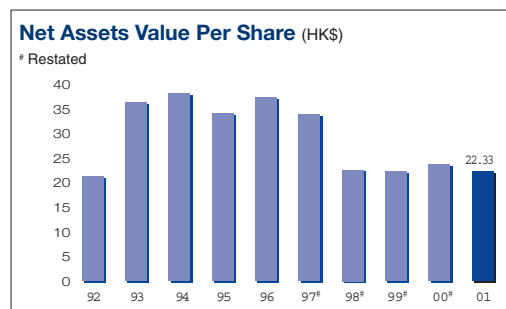
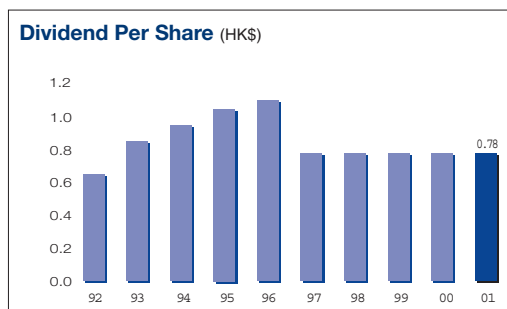
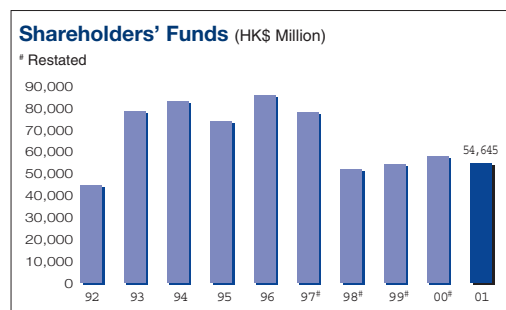
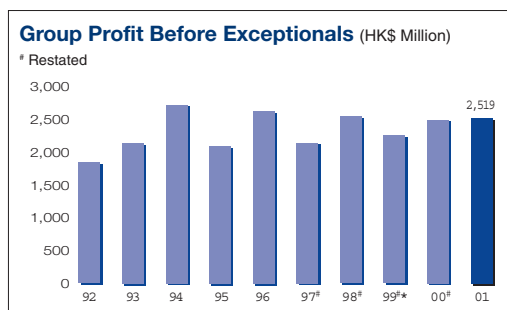
FINANCIAL HIGHLIGHTS

Results

	2001 HK\$ Million	2000 Restated HK\$ Million
Turnover	11,725	12,023
Operating profit before depreciation, amortisation, interest and tax	6,138	6,575
Profit attributable to shareholders	2,519	2,494
Earnings per share	HK\$1.03	HK\$1.02
Dividend per share	HK\$0.78	HK\$0.78

Financial Position

Total assets	88,464	92,503
Net debts	19,771	19,504
Shareholders' funds	54,645	57,950
Net assets per share	HK\$22.33	HK\$23.69
Net debts to total assets (excluding cash)	23.4%	21.8%



* Exceptionals for 1999 included deemed profit on partial disposal of a subsidiary, provisions for properties and litigation.

Revenue by Segment (HK\$ Million)

■ Property investment	3,889	31.9%
■ Property development	827	6.8%
■ Communications, media and entertainment	3,157	25.9%
■ Logistics	3,348	27.4%
■ Hotels	675	5.5%
■ Investment and others	308	2.5%
Total	12,204	100.0%



Operating Results by Segment (HK\$ Million)

■ Property investment	2,736	51.8%
■ Property development	(88)	(1.7%)
■ Communications, media and entertainment	312	5.9%
■ Logistics	1,846	34.9%
■ Hotels	172	3.3%
■ Investment and others	308	5.8%
Total	5,286	100.0%



Property Investment Portfolio (Sq Ft)

■ Office	6,786,000	43.8%
■ Retail	4,819,000	31.1%
■ Hotel	1,276,000	8.2%
■ Residential	1,035,785	6.7%
■ Industrial	1,448,362	9.3%
■ Club house	139,000	0.9%
Total	15,504,147	100.0%

