

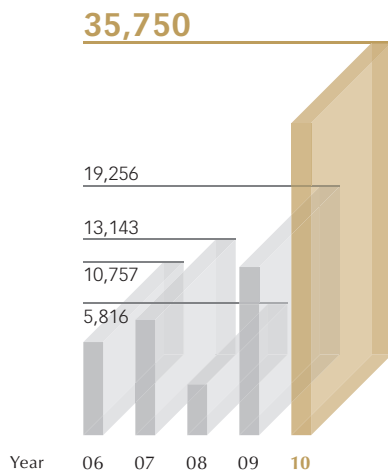
Financial Highlights

The Group's profit attributable to equity shareholders for the financial year ended 31 December 2010 increased by 86% to HK\$35,750 million (2009: HK\$19,256 million as restated). Basic earnings per share were HK\$12.98 (2009: HK\$6.99 as restated).

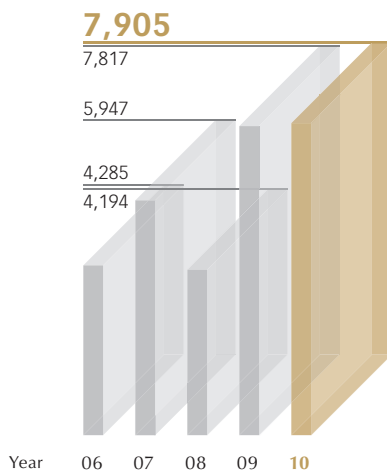
Excluding the investment property revaluation surplus, the Group's net profit for the year attributable to equity shareholders was HK\$7,905 million (2009: HK\$7,817 million).

	2010 HK\$ Million	2009 HK\$ Million (restated)
Results		
Turnover	19,380	17,553
Operating profit before depreciation, amortisation, interest and tax	10,700	9,855
Profit before property revaluation surplus (note a)	7,905	7,817
Profit attributable to equity shareholders	35,750	19,256
Earnings per share (note b)		
— Reported	HK\$12.98	HK\$6.99
— Underlying (note e)	HK\$2.87	HK\$2.84
Dividend per share (note c)	HK\$1.00	HK\$1.00
Financial position		
Total assets	242,225	190,461
Total business assets	220,237	168,576
Net debt	32,689	21,432
Shareholders' equity	163,089	128,546
Total equity	170,649	135,588
Net asset value per share (note d)	HK\$59.22	HK\$46.68
Net debt to total equity	19.2%	15.8%

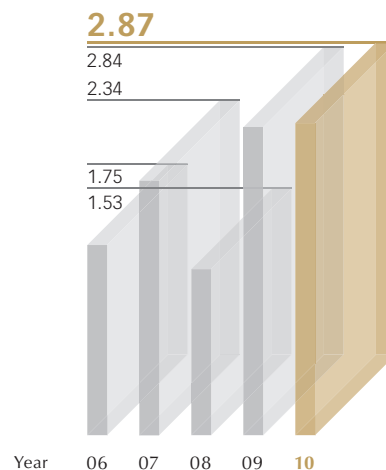
Group Profit to Shareholders (HK\$ Million)
(after revaluation surplus)



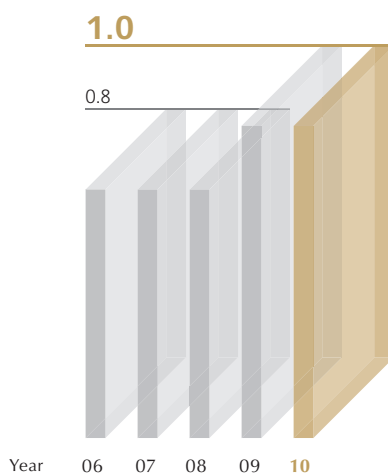
Group Profit to Shareholders (HK\$ Million)
(before revaluation surplus)



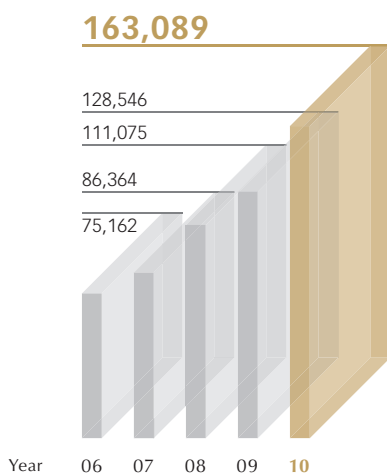
Earnings Per Share (HK\$)
(before revaluation surplus)



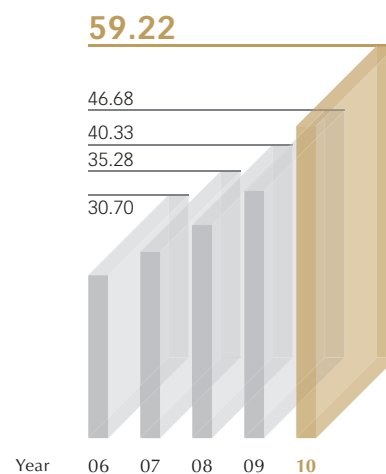
Dividend Per Share (HK\$)



Shareholders' Equity (HK\$ Million)



Net Asset Value Per Share (HK\$)



Notes:

- (a) Property revaluation surplus is after relevant deferred tax and non-controlling interests.
- (b) Earnings per share for 2010 is calculated based on 2,754 million shares at 31 December 2010 which was before the rights issue completed in March 2011.
- (c) Dividend per share for the final dividend 2010 is payable based on 3,029 million shares as enlarged by the rights issue completed in March 2011.
- (d) Net asset value per share for 2010 is calculated based on 2,754 million shares.
- (e) The underlying earnings per share is calculated by reference to the profit before property revaluation surplus.