

## “Solid Recurrent Profits from Core”

### HIGHLIGHTS OF GROUP RESULTS

- Unaudited Group profit of HK\$1,202 million, +5.0% over last year.
- Earnings per share of HK\$0.49, +4.3% over last year.
- Recurrent earning from main businesses HK\$2,597 million, +8.8% (2001 : HK\$2,386 million)

**Property investment 62%** : HK\$1,608 million, +8.6%, +HK\$128 million

Harbour City, including its hotels, and Times Square, representing 70% of the Group’s business assets, reported an aggregate operating profit of HK\$1,406 million, increase of HK\$103 million or 8% from HK\$1,303 million.

**Logistics 30%** : HK\$786 million, -2.8%, -HK\$23 million

Modern Terminals’ profits were down by HK\$59 million from 2001 because of Maersk’s non-recurrent “one-off” net profit contribution in first half 2001 resulted from the relocation of container activities in Southeast Asia.

**Communications, Media and Entertainment 8%** : HK\$203 million, +109.3%, +HK\$106 million

i-CABLE reported 38% operating profit growth to HK\$185 million while Wharf New T&T turnaround to profit of HK\$3 million from loss of HK\$44 million.

- Borrowing costs HK\$383 million, -39.4%, -HK\$249 million (2001: HK\$632 million).
- Property development project and securities, including write down, reported a HK\$291 million loss as compared to 2001 HK\$56 million profit.
- Net asset value per share HK\$22.27. Adjusted net asset value per share, basis previous average transaction prices of Modern Terminals and market value at June 30, 2002 of i-CABLE, is HK\$27.16.
- Debt to total asset ratio at 23.7%. Debt to total asset ratio adjusted to 20.8% based on adjusted value of Modern Terminals and i-CABLE.

### INTERIM DIVIDEND

The Board has declared an interim dividend of 28 cents (2001: 28 cents) per share in respect of the half-year period ended June 30, 2002, payable on Monday, November 4, 2002 to Shareholders on record as at October 21, 2002.