

Highlights of Group Results

- Group turnover rose by 33% to HK\$8,609 million (2006: HK\$6,449 million) due mainly to the Property Investment and Development segments
- Group operating profit rose by 45% to HK\$4,371 million (2006: HK\$3,018 million)
- The Group's investment properties were revalued with a surplus of HK\$2,537 million (2006: HK\$5,328 million)
- Excluding net investment property revaluation surplus, profit attributable to Shareholders increased by 38% to HK\$2,631 million (2006: HK\$1,900 million)
- Including net investment property revaluation surplus, profit attributable to Shareholders decreased by 29% to HK\$4,430 million (2006: HK\$6,259 million)
- Earnings per share were HK\$1.81 (2006: HK\$2.56)
- An interim dividend of HK\$0.36 per share (2006: HK\$0.36) was declared, payable on Thursday, October 18, 2007 to shareholders on record as at October 12, 2007
- Property Investment: Turnover rose by 15% to HK\$3,115 million and operating profit by 19% to HK\$2,288 million
- Property Development: Turnover of HK\$1,916 million and profit of HK\$903 million were reported, mainly attributable to Wellington Garden and Wuhan Times Square in China and Gough Hill Residences in Hong Kong
- Logistics: Turnover increased by 5% to HK\$1,689 million and operating profit by 3% to HK\$854 million, primarily underpinned by a 9% increase in Modern Terminals' throughput
- Communications, Media and Entertainment: Turnover decreased by 3% to HK\$1,903 million; operating profit increased by 29% to HK\$182 million
- Net borrowing cost was HK\$480 million (2006: HK\$412 million). Average effective borrowing rate was 4.6% per annum (2006: 4.7% per annum)
- Net asset value increased to HK\$32.21 per share (December 31, 2006: HK\$30.70)
- Net debt was HK\$22.1 billion (December 31, 2006: HK\$16.9 billion), including HK\$9 billion (December 31, 2006: HK\$5.5 billion) for Modern Terminals that is non-recourse to the Group. Net debt to shareholders' equity and total equity was 28.1% and 26.4% (December 31, 2006: 22.5% and 21.1%) respectively