

HIGHLIGHTS OF GROUP RESULTS

- Unaudited profit attributable to Shareholders amounted to HK\$6,302.9 million, an increase of 207%.
- Earnings per share were HK\$3.10 (2004/05: HK\$1.01).
- Interim dividend: 2.5 cents per share (2004/05: 2.5 cents per share), totalling HK\$50.8 million.
- Dividends received from publicly-listed associate Wharf and subsidiary Wheelock Properties were HK\$532.3 million (2004/05: HK\$419.5 million) in total.
- In compliance with the new Hong Kong Financial Reporting Standards, the investment properties of the Group and its associates were revalued with net attributable surplus (after deferred tax) of HK\$1,130.1 million and HK\$3,423.3 million respectively, which were included in the profit attributable to Shareholders. Included in the first half results of 2004/05 was an attributable provision write-back of HK\$983.7 million for Bellagio.
- Excluding these items in both periods, the Group's profit was HK\$1,749.5 million (2004/05: HK\$1,067.9 million), an increase of HK\$681.6 million or 64%.
- Better results were mainly attributable to the higher development profit of HK\$678.8 million (2004/05: HK\$157.6 million) mainly generated from the sale of Bellagio units.
- Turnover was HK\$3,387.7 million (2004/05: HK\$1,482.0 million) due to higher property revenue from the sale of Bellagio units and the consolidation of Hamptons' property agency income in the period under review.
- Operating profit before increase in fair value of investment properties and property provision write-back was HK\$1,240.8 million (2004/05: HK\$414.7 million).
- Borrowing costs increased by HK\$58.2 million to HK\$94.6 million. Effective borrowing rate was approximately 2.9% per annum (2004/05: 1.0% per annum). Net debt amounted to HK\$3.3 billion.
- Group shareholders' equity amounted to HK\$37,427.6 million or HK\$18.42 per share (31/3/2005: HK\$31,434.7 million or HK\$15.47 per share).

GROUP RESULTS

The Group reported an unaudited profit attributable to Shareholders of HK\$6,302.9 million for the half-year period ended 30 September 2005, compared to HK\$2,051.6 million for the same period last year. Earnings per share were HK\$3.10 (2004/05: HK\$1.01).

INTERIM DIVIDEND

The Board has declared an interim dividend of 2.5 cents (2004/05: 2.5 cents) per share in respect of the half-year period ended 30 September 2005, payable on Monday, 9 January 2006 to Shareholders on record as at 6 January 2006.