

HIGHLIGHTS OF GROUP RESULTS

- Group turnover decreased by 37% to HK\$1,870 million (2005: HK\$2,978 million), reflecting lower sales revenue recognised by the Property Development segment.
- Group profit decreased by 41% to HK\$3,735 million (2005: HK\$6,303 million).
- Included in Group profit was an attributable revaluation surplus, including share of associates' surplus, of HK\$2,156 million (2005: HK\$4,553 million).
- Group profit before revaluation surplus decreased by 10% to HK\$1,579 million (2005: HK\$1,750 million).
- Earnings per share were HK\$1.84 (2005: HK\$3.10).
- Interim dividend of 2.5 cents per share (2005: 2.5 cents per share).
- Borrowing costs increased to HK\$130 million (2005: HK\$94 million); effective borrowing rate rose to 4.3% p.a. (2005: 2.9% p.a.).
- Net debt improved to HK\$108 million (31 March 2006: HK\$2,687 million). Net debt to Shareholders' equity improved to 0.2% (31 March 2006: 6.6%).
- Consolidated net asset value increased to HK\$22.09 per share (31 March 2006: HK\$20.19 per share).

GROUP RESULTS

The Group reported an unaudited profit attributable to Shareholders for the six months ended 30 September 2006 of HK\$3,735 million, compared to HK\$6,303 million for the same period last year. Earnings per share were HK\$1.84 (2005: HK\$3.10).

INTERIM DIVIDEND

The Board has declared an interim dividend of 2.5 cents (2005: 2.5 cents) per share in respect of the half-year period ended 30 September 2006, payable on Tuesday, 9 January 2007 to Shareholders on record as at 5 January 2007.