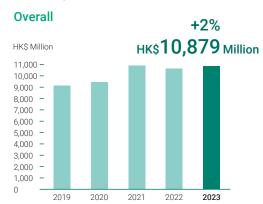
FINANCIAL HIGHLIGHTS

| R | esu | lts |
|---|-----|-----|
| | CJU | |

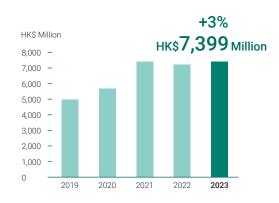
in HK\$ Million (unless otherwise stated)

| | | 2023 | | | 2022 | |
|---|---|--|--------|---|--|---|
| | Property | Property | | Property | Property | |
| | Leasing | Sales | Total | Leasing | Sales | Total |
| Revenue | 10,879 | 2 | 10,881 | 10,625 | 316 | 10,941 |
| Mainland China | 7,399 | - | 7,399 | 7,218 | _ | 7,218 |
| – Hong Kong | 3,480 | 2 | 3,482 | 3,407 | 316 | 3,723 |
| Operating profit/(loss) | 7,844 | (50) | 7,794 | 7,596 | 87 | 7,683 |
| Mainland China | 5,051 | (44) | 5,007 | 4,886 | (51) | 4,835 |
| – Hong Kong | 2,793 | (6) | 2,787 | 2,710 | 138 | 2,848 |
| Underlying net profit/(loss) attributable to shareholders | 2,953 | (22) | 2,931 | 2,964 | 38 | 3,002 |
| Net decrease in fair value of properties attributable to shareholders | (120) | - | (120) | (284) | - | (284 |
| Net profit/(loss) attributable to shareholders | 2,833 | (22) | 2,811 | 2,680 | 38 | 2,718 |
| | | | | At December 31 | • | cember 31, 2022 |
| Shareholders' equity | 94,360 | 0 | 92,819 | | | |
| Net assets attributable to sharehol | ders per share (| HK\$) | | \$69.3 | 3 | \$68.2 |
| | \$) | | | 2023 | 3 | 2022 |
| Earnings and Dividends (HK) Earnings per share - Based on underlying net profit a | | nareholders | | 2023 \$2.15 | | 2022 |
| Earnings per share | attributable to sh | | | | 5 | \$2.20 |
| Earnings per share - Based on underlying net profit a | attributable to sh | | | \$2.1 | 5 | \$2.20 \$2.00 |
| Earnings per share - Based on underlying net profit attributable | attributable to sh | | | \$2.15 \$2.00 | 5 6 | |
| Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share | attributable to sh | | | \$2.15 \$2.00 \$0.80 | 5 6 6 1 | \$2.20 \$2.00 \$0.86 \$0.21 |
| Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share - Interim - Final | attributable to sh | | | \$2.15 \$2.06 \$0.86 \$0.2 | 5 6 6 1 | \$2.20 \$2.00 \$0.86 \$0.21 |
| Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share - Interim - Final | attributable to sh | | | \$2.15 \$2.06 \$0.86 \$0.2 | 5 6 6 1 5 | \$2.20 \$2.00 \$0.86 \$0.21 \$0.65 |
| Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share - Interim - Final | attributable to sh to shareholders | | | \$2.15 \$2.00 \$0.86 \$0.2 \$0.65 | 5 6 6 1 5 | \$2.20 \$2.00 \$0.86 \$0.21 \$0.65 |
| Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share - Interim - Final Financial Ratios Payout ratio (based on net profit att | attributable to sh to shareholders | | | \$2.15 \$2.00 \$0.86 \$0.2 \$0.65 | 5 6 6 6 1 5 3 | \$2.20 \$2.00 \$0.86 \$0.21 \$0.65 |
| Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share - Interim - Final Financial Ratios Payout ratio (based on net profit att - Total - Property leasing | attributable to sh to shareholders | reholders) | | \$2.1\$ \$2.06 \$0.86 \$0.2 \$0.65 | 5 6 6 1 5 3 | \$2.20 \$2.00 \$0.86 \$0.21 \$0.65 |
| Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share - Interim - Final Financial Ratios Payout ratio (based on net profit att - Total - Property leasing - Property leasing (after deducting) | attributable to sh to shareholders tributable to sha | reholders) erest capitalized | | \$2.15 \$2.00 \$0.80 \$0.22 \$0.65 | 5 6 6 1 5 3 | \$2.20 \$2.00 \$0.86 \$0.21 \$0.65 |
| Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share - Interim - Final Financial Ratios Payout ratio (based on net profit att - Total - Property leasing | attributable to sh to shareholders tributable to sha | reholders) erest capitalized | | \$2.15 \$2.06 \$0.86 \$0.2 \$0.65 2023 429 419 | 5 6 6 1 5 3 | \$2.20 \$2.00 \$0.86 \$0.21 \$0.65 |
| Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share - Interim - Final Financial Ratios Payout ratio (based on net profit att - Total - Property leasing - Property leasing (after deductin Payout ratio (based on underlying note) - Total | attributable to sh to shareholders tributable to sha | reholders) erest capitalized | | \$2.1\$ \$2.06 \$0.86 \$0.2\$ \$0.65 2023 42% 41% 51% | 5 6 6 1 5 3 3 6 6 6 6 | \$2.20 \$2.00 \$0.86 \$0.65 2022 43% 44% 52% |
| Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share - Interim - Final Financial Ratios Payout ratio (based on net profit att - Total - Property leasing - Property leasing (after deduction Payout ratio (based on underlying net) | attributable to sh to shareholders tributable to sha | reholders) erest capitalized | | \$2.1\$ \$2.00 \$0.80 \$0.22 \$0.65 2023 42% 41% 51% | 5 6 6 1 5 3 3 6 6 6 6 | \$2.20 \$2.00 \$0.86 \$0.21 \$0.65 2022 43% 44% 52% |
| Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share - Interim - Final Financial Ratios Payout ratio (based on net profit att - Total - Property leasing - Property leasing (after deductin Payout ratio (based on underlying note) - Total | attributable to sha to shareholders tributable to sha ng amount of inte et profit attributa | reholders) erest capitalized able to shareho | lders) | \$2.1\$ \$2.06 \$0.86 \$0.2\$ \$0.65 2023 42% 41% 51% | 5 5 6 6 1 5 3 3 3 6 6 6 6 6 | \$2.20 \$2.00 \$0.86 \$0.21 \$0.65 2022 43% 44% 52% 39% 40% |
| Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share - Interim - Final Financial Ratios Payout ratio (based on net profit att - Total - Property leasing - Property leasing (after deductin Payout ratio (based on underlying n - Total - Property leasing | attributable to sha to shareholders tributable to sha ng amount of inte et profit attributa | reholders) erest capitalized able to shareho | lders) | \$2.1\$ \$2.06 \$0.86 \$0.25 \$0.65 2023 429 419 519 | 5 | \$2.20 \$2.00 \$0.86 \$0.21 \$0.65 2022 43% 44% 52% 39% 40% |
| Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share - Interim - Final Financial Ratios Payout ratio (based on net profit att - Total - Property leasing - Property leasing (after deductin Payout ratio (based on underlying n - Total - Property leasing | attributable to sha to shareholders tributable to sha ng amount of inte et profit attributa | reholders) erest capitalized able to shareho | lders) | \$2.1\$ \$2.06 \$0.86 \$0.25 \$0.65 2023 429 419 519 409 409 489 At December 31 | 5 5 6 6 6 1 5 5 3 3 4 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 | \$2.20 \$2.00 \$0.86 \$0.21 \$0.65 2022 43% 44% 52% 40% 46% |

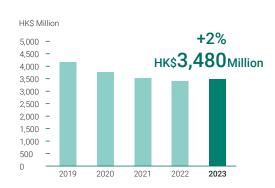
Property Leasing Revenue



Mainland China



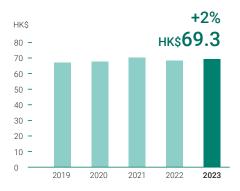
Hong Kong



Underlying Net Profit



Net Assets Attributable to Shareholders per Share



Dividends per Share



5