FINANCIAL HIGHLIGHTS

Results

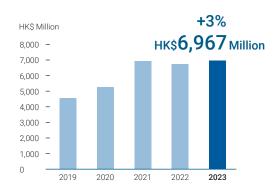
in HK\$ Million (unless otherwise stated)

		2023			2022	
	Property	Property		Property	Property	
	Leasing	Sales	Total	Leasing	Sales	Total
Revenue	10,316	_	10,316	10,031	316	10,347
 Mainland China 	6,967	-	6,967	6,752	_	6,752
– Hong Kong	3,349	_	3,349	3,279	316	3,595
Operating profit/(loss)	7,441	(52)	7,389	7,166	87	7,253
 Mainland China 	4,749	(44)	4,705	4,554	(51)	4,503
– Hong Kong	2,692	(8)	2,684	2,612	138	2,750
Underlying net profit/(loss) attributable to shareholders	4,177	(40)	4,137	4,135	64	4,199
Net decrease in fair value of properties attributable to shareholders	(167)	_	(167)	(363)	_	(363)
Net profit/(loss) attributable to shareholders	4,010	(40)	3,970	3,772	64	3,836
				At December 37	•	cember 31, 2022
Shareholders' equity				132,40	8	133,381
Net assets attributable to shareholders per share (HK\$)				\$29.	.4	\$29.6
	\$)			202	3	2022
Earnings and Dividends (HK) Earnings per share - Based on underlying net profit a		areholders		202 \$0.9		2022 \$0.93
Earnings per share	attributable to sh			<u> </u>	2	\$0.93
Earnings per share - Based on underlying net profit a	attributable to sh			\$0.9	2 88	
Based on underlying net profit aBased on net profit attributable	attributable to sh			\$0.9 \$0.8	22 88 '8	\$0.93 \$0.85
Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share	attributable to sh			\$0.9 \$0.8 \$0.7	22 88 8 8	\$0.93 \$0.85 \$0.78
Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share - Interim	attributable to sh			\$0.9 \$0.8 \$0.7 \$0.1	22 88 8 8	\$0.93 \$0.85 \$0.78 \$0.18
Earnings per share - Based on underlying net profit a - Based on net profit attributable Dividends per share - Interim - Final Financial Ratios	attributable to sh to shareholders			\$0.9 \$0.8 \$0.7 \$0.1	22 88 88 88 80	\$0.93 \$0.85 \$0.78 \$0.18
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 attributable)	attributable to sh to shareholders			\$0.9 \$0.8 \$0.7 \$0.1 \$0.6	22 88 88 8 8 8 90 90 90 90 90 90 90 90 90 90 90 90 90	\$0.93 \$0.85 \$0.78 \$0.18 \$0.60
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			\$0.9 \$0.8 \$0.7 \$0.1 \$0.6	2 88 88 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	\$0.93 \$0.85 \$0.78 \$0.18 \$0.60
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)		\$0.9 \$0.8 \$0.7 \$0.1 \$0.6	22 88 88 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	\$0.93 \$0.85 \$0.78 \$0.18 \$0.60 2022 91% 93%
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	attributable to sh to shareholders ributable to shar	reholders) erest capitalized		\$0.9 \$0.8 \$0.7 \$0.1 \$0.6	22 88 88 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	\$0.93 \$0.85 \$0.78 \$0.18 \$0.60
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 payout ratio) (based on underlying near the same of	attributable to sh to shareholders ributable to shar	reholders) erest capitalized		\$0.9 \$0.8 \$0.7 \$0.6 202 88' 88'	22 88 88 80 80 83 84 86 86 87 87 88 88 88 88 88 88 88 88 88 88 88	\$0.93 \$0.85 \$0.78 \$0.18 \$0.60 2022 91% 93% 114%
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 ributable to shar	reholders) erest capitalized		\$0.9 \$0.8 \$0.7 \$0.1 \$0.6 202 88' 88' 111'	22 88 88 8 800	\$0.93 \$0.85 \$0.78 \$0.18 \$0.60 2022 91% 93% 114%
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 ributable to sha g amount of inte et profit attributa	reholders) erest capitalized able to shareho	lders)	\$0.9 \$0.8 \$0.7 \$0.1 \$0.6 202 88' 88' 111'	22 88 88 8 80 90 83 83 84 84 84 84 84 84 84 84 84 84 84 84 84	\$0.93 \$0.85 \$0.78 \$0.18 \$0.60 2022 91% 93% 114% 84% 85%
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 ributable to sha g amount of inte et profit attributa	reholders) erest capitalized able to shareho	lders)	\$0.9 \$0.8 \$0.7 \$0.6 202 88' 88' 111' 85' 84' 106'	22 88 88 800 33 34 34 35 36 37 38 38 38 38 38 38 38 38 38 38 38 38 38	\$0.93 \$0.85 \$0.78 \$0.18 \$0.60 2022 91% 93% 114% 84% 85% 102%
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 payout ratio (based on underlying note) - Total - Property leasing - Total - Property leasing	attributable to sha to shareholders ributable to sha g amount of inte et profit attributa	reholders) erest capitalized able to shareho	lders)	\$0.9 \$0.8 \$0.7 \$0.1 \$0.6 202 88' 88' 111' 85' 84' 106'	22 88 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	\$0.93 \$0.85 \$0.78 \$0.18 \$0.60 2022 91% 93% 114% 84% 85% 102%

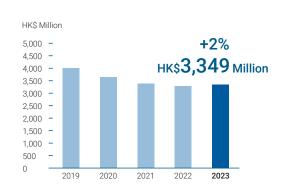
Property Leasing Revenue

Overall +3% HK\$ Million HK\$10,316 Million 11,000 -10,000 -9,000 -8,000 -7,000 -6,000 -5,000 -4,000 -3,000 -2,000 -1,000 -2019 2020 2021 2022 2023

Mainland China



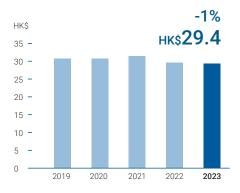
Hong Kong



Underlying Net Profit



Net Assets Attributable to Shareholders per Share



Dividends per Share

