

十年財務概覽

Ten-Year Financial Summary

		一至十二月		七至	截至六月三十日止年度						
		Jan – Dec	2012	十二月 Jul – Dec 2011 (附註1) (Note 1)	2011	2010	2009	2008	2007	2006	2005
以港幣百萬元計算 (除另有註明)	in HK\$ Million (unless otherwise stated)	2013	2012	2011 (附註1) (Note 1)	2011	2010	2009	2008	2007	2006	2005
總資產	Total assets	182,280	167,864	150,663	144,682	116,300	88,614	84,341	69,244	60,366	53,096
投資物業	Investment properties	107,587	98,223	93,610	85,918	80,965	62,766	59,085	47,153	39,590	36,032
出售物業	Properties for sale										
– 已建成	– Completed	4,033	4,813	5,127	5,058	5,055	6,923	6,774	9,501	10,159	10,693
– 發展中	– Under development	1,622	1,296	987	905	800	760	43	41	–	–
現金及銀行存款	Cash and deposits with banks	34,321	36,025	23,732	27,202	11,535	8,931	10,578	6,994	5,984	3,206
總負債	Total liabilities	51,113	43,886	33,645	29,758	18,513	13,428	15,691	13,407	16,077	11,841
銀行貸款及其他借貸	Bank loans and other borrowings	34,979	29,736	20,734	16,736	6,458	4,661	4,419	4,782	8,454	4,113
浮息票據	Floating rate notes	–	–	–	–	–	1,500	1,500	1,500	1,500	1,500
股東權益	Shareholders' equity	124,534	117,928	111,462	109,719	93,105	71,894	66,377	54,277	43,246	40,288
資產淨值(包括非控股權益)	Net assets (including non-controlling interests)	131,167	123,978	117,018	114,924	97,787	75,186	68,650	55,837	44,289	41,255
營業額	Turnover	9,138	7,372	3,069	5,164	12,057	4,173	10,080	4,389	3,657	6,955
股東應佔純利	Net profit attributable to shareholders	7,212	8,395	2,516	5,792	23,561	3,985	13,159	6,371	4,403	6,813
基本純利(附註2)	Underlying net profit (Note 2)	5,050	6,178	1,650	2,741	6,674	2,388	5,123	2,048	1,627	2,516
股息	Dividends	3,359	3,313	1,610	3,175	2,951	2,736	2,736	2,320	1,900	1,843
每股資料	Per share data										
盈利	Earnings										
– 基本	– Basic	\$1.61	\$1.88	\$0.56	\$1.33	\$5.68	\$0.96	\$3.18	\$1.60	\$1.19	\$1.94
– 攤薄	– Diluted	\$1.61	\$1.87	\$0.56	\$1.31	\$5.61	\$0.96	\$3.15	\$1.58	\$1.18	\$1.92
基本盈利(附註2)	Underlying earnings (Note 2)										
– 基本	– Basic	\$1.13	\$1.38	\$0.37	\$0.63	\$1.61	\$0.58	\$1.24	\$0.51	\$0.44	\$0.72
– 攤薄	– Diluted	\$1.13	\$1.37	\$0.37	\$0.62	\$1.59	\$0.57	\$1.23	\$0.51	\$0.44	\$0.71
股息	Dividends										
– 中期	– Interim	17¢	17¢	–	17¢	17¢	15¢	15¢	13¢	13¢	13¢
– 末期	– Final	58¢	57¢	36¢	54¢	54¢	51¢	51¢	43¢	38¢	37¢
– 全年/期	– Total for the year/period	75¢	74¢	36¢	71¢	71¢	66¢	66¢	56¢	51¢	50¢
股東權益(附註3)	Shareholders' equity (Note 3)	\$27.8	\$26.3	\$24.9	\$24.5	\$22.4	\$17.3	\$16.0	\$13.1	\$11.6	\$10.9
資產淨值(包括非控股權益)(附註3)	Net assets (including non-controlling interests) (Note 3)	\$29.3	\$27.7	\$26.2	\$25.7	\$23.5	\$18.1	\$16.6	\$13.5	\$11.9	\$11.2
淨債項股權比率(附註4)	Net debt to equity ratio (Note 4)	0.5%	0%	0%	0%	0%	0%	0%	0%	10.4%	7.5%
派息比率	Pay-out ratio	47%	39%	64%	53%	13%	69%	21%	35%	43%	26%
基本派息比率(附註2)	Underlying pay-out ratio (Note 2)	66%	54%	97%	113%	44%	114%	53%	109%	116%	70%
已發行股數(百萬股)	Number of shares issued (in Million)	4,479	4,477	4,473	4,472	4,159	4,146	4,145	4,143	3,732	3,683

附註：

- 於二零一一年十一月，董事會批准本集團之財政年度年結日由六月三十日更改為十二月三十一日。因此，本集團之財政期間為二零一一年七月一日至十二月三十一日止六個月。
- 為加強對本集團營運業績的理解，上述之基本純利、每股盈利及派息比率均已撇除投資物業及發展中投資物業之公平值變動及其有關遞延稅項及非控股權益的影響。
- 根據於結算日之結餘除已發行股數。
- 淨債項指銀行貸款及其他借貸、浮息票據及融資租賃承擔，扣除現金及銀行存款。股權則包括股東權益及非控股權益。

Notes:

- In November 2011, the Board of Directors approved the change of the Group's financial year end date from June 30 to December 31. Thus, the Group had a six-month financial period from July 1 to December 31, 2011.
- To facilitate better understanding of the Group's operational results, the underlying net profit, earnings per share and pay-out ratio are presented by excluding the effect of changes in fair value of investment properties and investment properties under development and their related deferred tax and non-controlling interests.
- Based on year end balance divided by number of shares issued at the end of the reporting period.
- Net debt represents bank loans and other borrowings, floating rate notes and finance lease obligations, less cash and deposits with banks. Equity comprises shareholders' equity and non-controlling interests.