

十年財務概覽

Ten-Year Financial Summary

		一至十二月 Jan – Dec		七至 十二月 Jul – Dec	截至六月三十日止年度 For the year ended June 30						
		2013	2012	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)										
總資產	Total assets	198,965	182,903	163,088	155,367	126,512	98,676	93,489	76,222	66,508	58,704
投資物業	Investment properties	115,818	106,102	101,833	94,003	88,633	69,958	66,136	52,539	43,753	39,370
出售物業	Properties for sale										
– 已建成	– Completed	4,055	4,843	5,158	5,089	5,086	6,954	6,805	9,706	10,215	10,757
– 發展中	– Under development	1,662	1,296	987	905	800	760	43	41	–	–
現金及銀行存款	Cash and deposits with banks	39,704	40,183	26,149	28,274	11,852	9,632	10,738	7,092	6,189	3,734
總負債	Total liabilities	62,557	53,288	41,920	35,170	24,167	19,907	21,432	17,733	20,182	14,738
銀行貸款及其他借貸	Bank loans and other borrowings	45,024	37,645	27,694	20,901	10,790	9,966	9,040	8,482	11,787	6,397
浮息票據	Floating rate notes	–	–	–	–	–	1,500	1,500	1,500	1,500	1,500
股東權益	Shareholders' equity	70,572	65,224	60,510	58,972	52,973	40,640	36,782	29,095	25,013	22,839
資產淨值(包括非控股權益)	Net assets (including non-controlling interests)	136,408	129,615	121,168	120,197	102,345	78,769	72,057	58,489	46,326	43,966
營業額	Turnover	9,734	7,986	3,361	5,714	12,580	4,696	10,553	4,778	4,200	7,472
股東應佔純利	Net profit attributable to shareholders	4,557	5,262	1,578	3,529	13,139	2,559	7,516	4,786	2,833	4,644
基本純利(附註2)	Underlying net profit (Note 2)	3,071	3,564	1,000	1,733	3,695	1,454	2,555	1,996	950	1,869
股息	Dividends	1,079	1,066	512	1,025	1,017	941	941	813	739	725
每股資料	Per share data										
盈利	Earnings										
– 基本	– Basic	\$3.38	\$3.90	\$1.17	\$2.62	\$9.83	\$1.92	\$5.64	\$3.59	\$2.13	\$3.50
– 攤薄	– Diluted	\$3.36	\$3.87	\$1.16	\$2.60	\$9.71	\$1.90	\$5.56	\$3.56	\$2.11	\$3.48
基本盈利(附註2)	Underlying earnings (Note 2)										
– 基本	– Basic	\$2.27	\$2.64	\$0.74	\$1.29	\$2.76	\$1.09	\$1.92	\$1.50	\$0.71	\$1.41
– 攤薄	– Diluted	\$2.26	\$2.62	\$0.74	\$1.28	\$2.73	\$1.08	\$1.89	\$1.48	\$0.71	\$1.40
股息	Dividends										
– 中期	– Interim	19¢	19¢	–	19¢	19¢	16.5¢	16.5¢	14.5¢	14.5¢	14.5¢
– 末期	– Final	61¢	60¢	38¢	57¢	57¢	54¢	54¢	46.5¢	41¢	40¢
– 全年/期	– Total for the year/period	80¢	79¢	38¢	76¢	76¢	70.5¢	70.5¢	61¢	55.5¢	54.5¢
股東權益(附註3)	Shareholders' equity (Note 3)	\$52.3	\$48.3	\$44.9	\$43.7	\$39.6	\$30.5	\$27.6	\$21.8	\$18.8	\$17.2
資產淨值(包括非控股權益)(附註3)	Net assets (including non-controlling interests) (Note 3)	\$101.0	\$96.0	\$89.9	\$89.2	\$76.4	\$59.0	\$54.0	\$43.9	\$34.8	\$33.1
淨債項股權比率(附註4)	Net debt to equity ratio (Note 4)	3.9%	0%	1.4%	0%	0%	2.8%	0.4%	5.9%	16.7%	11.1%
派息比率	Pay-out ratio	24%	20%	32%	29%	8%	37%	13%	17%	26%	16%
基本派息比率(附註2)	Underlying pay-out ratio (Note 2)	35%	30%	51%	59%	28%	65%	37%	41%	78%	39%
已發行股數(百萬股)	Number of shares issued (in Million)	1,350	1,350	1,348	1,348	1,339	1,334	1,334	1,334	1,332	1,328

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.