Great Eagle Holdings Limited
鷹君集團有限公司

Incorporated in Bermuda with limited liability
(Stock Code: 41)

2008 INTERIM RESULTS ANNOUNCEMENT

The Board of Directors of Great Eagle Holdings Limited ("the Company") is pleased to announce the unaudited consolidated results of the Company and its subsidiaries ("the Group") for the six months ended 30 June 2008 as follows:

HIGHLIGHTS FOR FIRST HALF 2008

Financial Highlights

- Profit from core business after tax increased by 21.09% year-on-year to HK$512.1 million.
- Interim dividend per share increased by 33.33% to HK20 cents, and a special interim dividend of HK$2.7 per share.
- Net debt-free position.

Key Developments

- Injected Langham Place Office Tower and Mall into the Champion REIT at an agreed value of HK$12,500 million in June 2008 and raised net cash proceeds of HK$3,100 million. As of 30 June 2008 the Group owned 48.7% of the units of the REIT.
- Completed the acquisition of a 380-room 5-star hotel in Pasadena, California in January 2008.
- Secured two more hotel management contracts, bringing the total to eight.

OVERVIEW

Overall, the Group delivered a robust core income growth of 21.09% year-on-year in the first half of 2008. The growth was mainly supported by continuingly favourable conditions in the Hong Kong commercial property market. Underlying core income for the first six months of 2008 amounted to HK$512.1 million, and core income would have been much higher, if we exclude an one-off charge of HK$106.9 million relating to fixed assets written off at Langham London. The renovation will help to position Langham London as one of the best hotels in London. Also, in conjunction with the cash proceeds raised from the successful injection of the Langham Office Tower and Mall into the Champion REIT, there will be an additional special interim dividend of HK$2.7 per share to be distributed to shareholders, on top of the already increased interim dividend of HK20 cents per share.

Due to a shortage of new supply of Grade-A office space, especially in the Central Business District, and sustained demand from the fund management and legal professions, vacancies in prime office properties hit an all-time low of less than 2%. Rent rates in Central grew another 20% in the first six months of 2008. There was also continued growth in retail sales in Hong Kong in the first half. The Langham Place Mall was beginning to see increasing positive impact of its tenant quality upgrade programme. Footfall at the Mall continued to increase at a highly satisfactory pace, thereby leading to general improvement in the sales performance of its tenants, which in turn should lead to higher rental income in the future.

In the first half of 2008, the performance of the Group's hotels was adversely affected by the slowdown in the world economies. While the hotels in Hong Kong managed to hold steady, softened demand in other markets led to a decline in the overall performance of the overseas hotels. After incorporating the impact of the renovation works at Langham London, as well as the rebranding costs associated with the newly acquired Pasadena hotel, net operating profit of the hotel portfolio declined by 18% in the first half of 2008.

The injection of the Langham Place Office Tower and Mall into the Champion REIT was successfully completed on 3 June 2008 at an agreed value of HK$12,500 million. That was in line with the Group's stated aim to build the Champion REIT into a premier real estate investment trust in Asia. The Group received net cash proceeds of approximately HK$3,100 million from the transaction, thereby further strengthening its balance sheet as a result.

The transaction not only reduced our finance charges going forward, but the lower debt level also gives us more flexibility in increasing our dividend payout or to capitalize on new investment opportunities, especially when asset prices are weakening in certain parts of the region. The Directors have declared a special interim dividend of HK$2.7 per share. Immediately after the special interim dividend and the interim dividend of HK20 cents per share, which amounts to a total sum of approximately HK$1,768 million, the Group will retain a cash holding of approximately HK$4,027 million.

With regard to capitalizing on new investment opportunities, the Group is envisaging more investment opportunities in Mainland China, where we have been maintaining a conservative and prudent approach. The Central Government's intensive macroeconomic control measures have effectively cooled down the property sector, and land prices have started to soften. Under highly restrictive domestic liquidity conditions, there should be broader and better investment opportunities, offering an even more favourable risk return profile for the Group. We however do recognize that it will take a great deal of patience and time to bring in investments that are compatible with the Group's quality and return goals.

BUSINESS REVIEW

PROPERTY INVESTMENT

HONG KONG

Reflecting the rising rents and occupancy rates in the Hong Kong office market, gross rental income of our Hong Kong properties rose 11.4% from HK$259.8 million in the first six months of 2007 to HK$289.5 million in 2008 (which included just over 5 months' of income from the Langham Place properties). Net rental income grew by 16.1% year-on-year from HK$207.3 million to HK$240.6 million because of improved expense ratios associated with higher occupancy.

Great Eagle Centre

Gross rental income increased by 19.1% year-on-year from HK$38.7 million to HK$46.1 million, driven primarily on positive rental reversion, as achieved rental rates continued to surpass those of the expiring leases during the first half of 2008. Net rental income rose by 27.2% year-on-year from HK$35.4 million to HK$45 million.

As at mid-year 2008, occupancy rate at the Great Eagle Centre stood at 91.2%, which was lower than that of 99.3% at year-end 2007, representing the temporary downtime in between tenancies. The available shops in Great Eagle Centre remained fully let during the period under review.

Langham Place Mall

While the Langham Place Office Tower and Mall had been injected into the Champion REIT in early June 2008, these properties contributed a little more than five months of operating income to the Group in the first half.

The completion of the trade-mix realignment and upgrade initiatives in late 2007 have helped fuel higher footfall and tenants sales in the first half of 2008. According to the 2008 interim report of the Champion REIT, occupancy at the Mall stood at 98% as of 30 June 2008; footfall at the Mall increased by 29% year-on-year, while the tenants' average monthly gross sales per square foot rose by 18%.

While the Mall had only five months of income contribution in the period under review, its gross rental income of HK$153.8 million was still 2.3% higher than that of HK$150.4 million for the six months in 2007. Net of operating expenses, which were mainly related to leasing up costs, net rental income from the Mall was HK$121.7 million for the five-month period in 2008, as compared to HK$126.9 million for the six months in 2007.

Langham Place Office Tower

Higher renewal rental and occupancy rate drove gross rental income for the Office Tower. Occupancy rate stood at 99.4% as at the end of June 2008, and 3.3 percentage points higher than that of 96.1% as at June 2007. The low vacancy rate and demand for quality office space in the Mongkok area has led to higher achieved rents. Gross rental income came to HK$64.3 million over the five-month contributing period, which was 30.2% higher than the HK$49.4 million achieved in the first six months of 2007. Net rental income for the first half of 2008 rose by 75.8% year-on-year to HK$57.4 million.

Eaton House Furnished Apartments

Supported by higher demand for service apartments from the local corporate market, rental per occupied square foot for the first half of 2008 rose 15.2% year-on-year to HK$39.3 per square foot, and average occupancy rate for the first half rose by 2.3 percentage points to 82%. Gross rental income came in at HK$21.5 million in the first half of 2008, representing an increase of 19.4% over the same period last year. Net rental income rose by 34.1% year-on-year to HK$13.2 million.

UNITED STATES

At the United States commercial portfolio, gross rental fell by 26.2% from HK$82.4 million in the first half of 2007 to HK$60.8 million, mainly due to the loss of income after the disposal of the 150 Spear Street property in 2007. Excluding the impact of 150 Spear Street, gross rental income would have been stable when compared with the same period last year.

While our properties at 353 Sacramento and 2700 Ygnacio both achieved higher occupancy rates as at the end of June 2008 as compared with the corresponding date last year, the front-loaded charge-off of re-tenanting costs more than offset the additional revenues in the 2008 first-half results. As a result, net rental income from the U.S. commercial property portfolio dropped by 19.6% year-on-year to HK$ 23.1 million.

As majority of the re-tenanting cost have been booked in first half results, net rental income should improve in the second half of the year.

HOTELS

For the six months ended 30 June 2008, the Hotels Division posted total revenue of HK$1,548.9 million, a 14.2% increase over that of HK$1,356.6 million for the same period in 2007, mainly due to the added revenue from the Langham Huntington, Pasadena, which was acquired on 8 January 2008. Excluding the revenue of the new hotel, gross revenue of the Hotels Division would have been flat.

Overall satisfactory performance was achieved by the hotels in Hong Kong although the second quarter saw a slowdown in business growth. In rooms revenue, there was continued focus on capturing the high-yield retail market, albeit at the expense of occupancy rates. Food and beverage business at the Langham and Langham Place hotels have performed well, supported by catering business, particularly from weddings.

The majority of the overseas properties have seen a gradual slowdown in business and leisure travel demand, as the impact of the slowing U.S. economy was being felt. Rebranding expenses related to the Langham Huntington property also cut into the overall results.

The Hotel Division continued to expand its hotel management business by securing a further two management contracts in India and New Zealand during the first half of the year, which are both under development. It will continue to seek out opportunities to enrich its management portfolio and to launch its brands in key global markets.

Hong Kong Operations

Langham Hotel, Hong Kong

Strategic focus on retail market has lifted average rates in first half 2008 by 24% to HK$1,784 as compared to last year. The completion of the room renovation phase in early September will provide a more luxurious product for our guests and better position the hotel at the higher end of the 5-star market.

For the six months to 30 June 2008, the hotel achieved an average occupancy of 79% (2007: 84%) and average room rate of HK$1,784 (2007: HK$1,444).

Langham Place Hotel, Hong Kong

The performance was steady for the first half of the year with total revenue achieving double-digit growth and revenue per available room increasing 11% year-on-year, primarily driven by higher average room rates. The restaurant business also performed well along with stable pickup in banquet operations. The hotel will continue to focus on building its retail market with emphasis on capitalizing its position as a well-established venue for wedding functions.

For the six months to 30 June 2008, the hotel achieved an average occupancy of 85% (2007: 87%) and average room rate of HK$1,406 (2007: HK$1,240).

Eaton Hotel, Hong Kong

The operating results in the first half of 2008 were satisfactory as the hotel continued to focus on building its retail market with room rates rising 10% over last year while holding occupancy steady. Food & beverage business saw a slight setback due to slower wedding banquet business although that was compensated by a higher volume of corporate events and conferences. The commencement of the room renovation during the second quarter with target completion in early September 2008, will further improve the guest experience and position the hotel as the best in its class.

For the six months to 30 June 2008, the hotel achieved an average occupancy of 88% (2007: 87%) and average room rate of HK$906 (2007: HK$820).

International Operations

Langham Hotel, London

Operating results were impacted by the ongoing major renovation programme for guestrooms, public areas and function spaces, which started in January 2008. The hotel remained open throughout the renovation period with 162 rooms available for sale. Upon completion of the renovation in early 2009, this flagship hotel will be re-positioned with the very best in the London market and should be able to grow its room rates.

For the six months to 30 June 2008, the hotel achieved an average occupancy of 69% (2007: 68% on 425 available rooms) and average room rate of £241 (2007: £187).

Langham Hotel, Boston

Lower business results reflected the impact of the general economic slowdown and higher fuel prices, as fewer financial institutions and citywide conventions led to reduced corporate travellers. With the recent opening of the Chuan Spa facility in the second quarter of 2008 and the completion of refurbishment of the new bar and restaurant by the end of this year, the hotel will be well-positioned to compete effectively in a slower market.

For the six months to 30 June 2008, the hotel achieved an average occupancy of 61% (2007: 68%) and average room rate of US$249 (2007: US$238).

Langham Hotel, Melbourne

This hotel achieved positive growth in the first half of 2008 due to a combination of increased business travellers and a growth in banquet revenues as compared with last year. The growth in banquet business was largely supported by the upgraded function room facilities launched in early 2008. The hotel is upgrading the arrival experience with a renovation to the front entrance to be completed by the end of 2008.

For the six months to 30 June 2008, the hotel achieved an average occupancy of 81% (2007: 83%) and average room rate of A$257 (2007: A$232).

Langham Hotel, Auckland

The hotel posted softer results, especially in terms of occupancy, primarily due to the slowdown in leisure and corporate markets. Food & beverage was impacted by reduced volumes in its banquet operations. The launch of Chuan Spa and upgraded health club facilities by the end of this year will help to lift the hotel's profile and market share.

For the six months to 30 June 2008, the hotel achieved an average occupancy of 69% (2007: 78%) and average room rate of NZ$175 (2007: NZ$162).

Langham Huntington, Hotel & Spa Pasadena

The hotel was rebranded to Langham on January 8, 2008. A series of marketing and advertising campaigns have been launched to build brand presence in the market place. As the new management strives to build brand awareness and the customer base, the performance of this hotel will continue to lag in the short term future.

For the period to 30 June 2008, the hotel achieved an average occupancy of 61% and average room rate of US$247.

Delta Chelsea Hotel, Toronto

There was a moderate growth in revenue in the first half of 2008 as the hotel benefited from increased meetings and conferences in the city of Toronto.

For the six months to 30 June 2008 the hotel achieved an average occupancy of 69% (2007: 67%) and average room rate of C$141 (2007: C$138).

INVESTMENT IN THE CHAMPION REIT

Benefiting from the continued buoyant conditions of the commercial property market in Hong Kong and the positive rental reversion at Citibank Plaza, the Champion REIT was able to increase its net property income by 98% to HK$516.5 million in the first half of 2008. The unwinding of certain financial engineering arrangements also provided the Champion REIT with proceeds of HK$370.9 million. It has consequently declared an increased Distribution Per Unit of HK$0.1788 for the first half of 2008, a 31% increase over the prior year period.

Due to the Group’s accounting policy of recognizing distribution income from the Champion REIT at the date of payment of the distribution, the income statement of the Group for a six-month period would reflect the distribution declared by the Champion REIT for the immediately preceding six-month period. Therefore the higher distribution declared by the Champion REIT for the first half of 2008 has not yet been reflected in the Group’s 2008 first half results, given the specific distribution was declared after 30 June 2008. The interim distribution by the Champion REIT for the first half of 2008 will instead be booked in the Group’s second half results. For the same reason, the Group’s 2008 interim results have incorporated the final distribution from the Champion REIT for the second half of 2007, which came to HK$124.9 million. In association with the Champion REIT’s acquisition of the Langham Place properties, certain service fees were also earned by the Group. All in all, the Champion REIT increased its contribution to the Group’s results in the first half of 2008 to HK$335.5 million, as compared to HK$138.8 million in the prior year period.

The Champion REIT, with its two premium quality assets, should continue to see strong growth in its distributable income in the coming year. We therefore expect the Champion REIT to continue to be a significant contributor of income to the Group.

OUTLOOK

The Hong Kong economy has held up fairly well so far despite a softening global economic environment and extended turmoil in the U.S. credit markets. Nevertheless, the degree of contagiousness of the U.S. financial markets remains to be seen and its impact on Great China.

In Hong Kong's office market, the second half of 2008 will see major new supplies of office space in the peripheral districts of Kowloon. However their potential impact would be mainly limited to their respective districts, whereas our commercial properties, as well as those owned by the Champion REIT, are all situated at prime locations. Even though the growth in rent rates might ease off in the coming months, positive rental reversion within the two property portfolios should continue to lift the Group's rental income and the income contribution from the Champion REIT in the second half of the year.

We are also expecting further softness in our hotel business in the second half as business travel slows down. The outlook for our hotels in Hong Kong is relatively stable as regional business activities have remained fairly active. However we expect the operating environment will likely become more challenging, especially for our overseas hotels. In the meantime, good progress has been made in building the group's brand, as two additional hotel management contracts have been secured and more projects are under various stages of negotiation. Despite the good progress, it takes time for these hotels to be developed and should contribute to the Group in the long term.

Earnings outlook remains positive in the second half, as growth in contribution from the Champion REIT should have a bigger impact on our core income, offsetting the softer profit contributions from the Group's hotel portfolio. With our strong balance sheet, we are well sheltered from concerns over external risks. In fact we are looking to leverage on our strong liquidity position to capture new investment opportunities in these times of uncertainties.

FINANCIAL REVIEW

Debt

Gross debts denominated in HK dollars amounted to HK$1,426 million as of 30 June 2008. Our foreign currency gross debts as of 30 June 2008 amounted to the equivalent of HK$4,044 million, of which the equivalent of HK$671 million, or 16.6% of our foreign currency debts, was on fixed-rate basis. Net of cash and bank deposits totalling the equivalent of HK$5,795 million, our consolidated net cash outstanding as of 30 June 2008 was HK$325 million, a turnaround position from the net debt position of HK$5,610 million as of 31 December 2007.

Equity Attributable to Shareholders, based on professional valuation of the Group's investment properties as of 30 June 2008 and the depreciated costs of the Group's hotel properties, amounted to HK$23,840 million as of 30 June 2008. The net assets value at 30 June 2008 represents a drop of HK$1,241 million compared to the value of HK$25,081 million as of 31 December 2007, which is primarily due to the disposal of the Langham Place Office Tower and Mall at a discount to the appraised valuation as of 31 December 2007 as well as a mark-to-market change in fair value of the Group's long-term investment in the Champion REIT.

Finance Cost

The net finance cost of HK$137 million incurred in the first half of 2008, represents a decrease of HK$71 million from the HK$208 million for the prior year period, as a result of the decrease in borrowings after receipt of the proceeds from the disposal of the Langham Place Office Tower and Mall. Interest cover for the first half of 2008 was 6.37 times, as compared with 3.71 times for the same period last year.

Liquidity and Debt Maturity Profile

As of 30 June 2008, our cash, bank deposits and committed but undrawn loan facilities amounted to a total of HK$8,411 million. The majority of our loan facilities is medium term in nature and is secured by properties with sufficient value to loan coverage. The following is a profile of the maturity of our outstanding debts as of 30 June 2008:

Within 1 year	14.9%
1-2 years	31.7%
3-5 years	53.4%

Pledge of Assets

At 30 June 2008, properties of the Group with a total carrying value of approximately HK$14,261 million (31 December 2007: HK$27,210 million), were mortgaged or pledged to secure credit facilities granted to its subsidiaries. The drop in value of pledged assets is primarily due to the disposal of the Langham Place Office Tower and Mall, which the related debt and credit facilities were subsequently paid down and terminated.

Commitments and Contingent Liabilities

As at 30 June 2008, the Group has authorised capital expenditures not provided for in these financial statements amounting to approximately HK$523 million (31 December 2007: HK$167 million) of which approximately HK$522 million (31 December 2007: HK$166 million) was contracted for.

Other than set out above, the Group did not have any significant commitments and contingent liabilities as at 30 June 2008.

INTERIM DIVIDEND

The Board of the Directors of Great Eagle Holdings Limited (the "Company") has resolved to declare an interim dividend of HK20 cents per share (2007: HK15 cents per share) and a special interim dividend of HK$2.7 per share (2007: Nil) for the six months ended 30 June 2008 payable on 22 October 2008 to those Shareholders whose names appear on the Register of Members of the Company on 13 October 2008.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members of the Company will be closed from Wednesday, 8 October 2008 to Monday, 13 October 2008, both days inclusive, during which period no transfer of shares will be registered. In order to receive the interim dividend and the special interim dividend, all properly completed transfer forms accompanied by the relevant share certificates must be lodged with the Hong Kong Branch Registrars of the Company, Computershare Hong Kong Investor Services Limited of Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Monday, 6 October 2008.

REVIEW OF INTERIM RESULTS

The financial statements for the six months ended 30 June 2008 were prepared in accordance with Hong Kong Accounting Standard 34 "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA"), and have also been reviewed by the Audit Committee of the Company, and by the Independent Auditors Deloitte Touche Tohmatsu in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the HKICPA.

COMPLIANCE WITH THE CODE ON CORPORATE GOVERNANCE PRACTICES

Save as disclosed in the following paragraphs, during the six-month ended 30 June 2008, the Company has complied with all the code provisions and, where appropriate, adopted some of the recommended best practices, as set out in the Code on Corporate Governance Practices (the "CG Code") contained in Appendix 14 to the Main Board Listing Rules throughout the period under review.

CG Code Provision A.2.1 requires that the roles of chairman and chief executive officer should be separate and should not be performed by the same individual.

Dr. Lo Ka Shui is the Chairman of the Board and is holding the office of Managing Director of the Company. While this is a deviation from Code Provision A.2.1, dual role leadership has been in practice by the Company for decades and has stood for the test of time. The Board considered this arrangement is appropriate to the Company as it can preserve the consistent leadership culture of the Company and allow efficient discharge of the executive functions of the chief executive officer. The Board believes that the balance of power and authority is adequately ensured by the operations of the Board which comprises experienced and high calibre individuals including three Independent Non-executive Directors.

CG Code provision A.4.1 requires that non-executive directors should be appointed for a specific term, subject to re-election.

While the Bye-laws of the Company requires that one-third of the directors (other than the executive chairman and managing director) should retire by rotation, the non-executive directors have no fixed term of office. The Board considers that the provisions in the Bye-laws is no less exacting than those prescribed by CG Code provision A.4.1 and therefore does not intend to take any steps in this regard..

CG Code provision A.4.2 requires that every director should be subject to retirement by rotation at least once every three years.

Under the existing Bye-laws of the Company, the executive chairman and managing director of the Company are not subject to retirement by rotation. The same provision is contained in The Great Eagle Holdings Limited Company Act, 1990 of Bermuda. As such, directors who hold the offices of either the executive chairman or the managing director of the Company are by statute not required to retire by rotation. After due consideration, in particular, the legal costs and procedures involved, the Board considers that it is not desirable to propose any amendment to The Great Eagle Holdings Limited Company Act, 1990 for the sole purpose of subject the executive chairman and managing director of the Company to retire by rotation.

COMPLIANCE WITH THE MODEL CODE

The Company has adopted the Model Code for Securities Transactions by Directors of the Listed Issuers (the "Model Code") as set out in Appendix 10 to the Stock Exchange Listing Rules. Having made specific enquiry, all Directors of the Company have confirmed that they fully complied with the Model Code throughout the period under review.

PURCHASE, SALE OR REDEMPTION OF SHARES

During the six months ended 30 June 2008, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's shares.

PUBLIC FLOAT

During the six months ended 30 June 2008, the Company had maintained a sufficient public float with more than 25% of the issued shares of the Company being held by the public.

EMPLOYEES

The number of employees was increased from 4,044 as at 31 December 2007 to 4,622 as at 30 June 2008. The increase was mainly attributable to the completion of the acquisition of a hotel in Pasadena, California thereby bringing in approximately 600 employees to the Group. Salary levels of employees are competitive and discretionary bonuses are granted based on performance of the Group as well as performance of individual employees. Other employee benefits include educational allowance, insurance, medical scheme and provident fund schemes. Senior employees (including executive directors) are entitled to participate in the Great Eagle Holdings Limited Share Option Scheme. In order to enhance employee relations and communications, regular meetings of general staff with senior management have been arranged for the period, with particular emphasis on performance management.

ISSUANCE OF INTERIM REPORT

The 2008 Interim Report of the Company for the Period ended 30 June 2008 will be dispatched to Shareholders on or before 30 September 2008.

BOARD OF DIRECTORS

As at the date of this announcement, the Board of Directors of the Company comprises eight Executive Directors, namely Dr. Lo Ka Shui (Chairman and Managing Director), Mr. Lo Kai Shui (Deputy Managing Director), Mrs. Lo To Lee Kwan, Mr. Lo Hong Sui, Antony, Madam Law Wai Duen, Mr. Lo Hong Sui, Vincent, Dr. Lo Ying Sui, Archie and Mr. Kan Tak Kwong, and three Independent Non-executive Directors, namely Mr. Cheng Hoi Chuen, Vincent, Professor Wong Yue Chim, Richard and Mrs. Lee Pui Ling, Angelina.

By Order of the Board
LO Ka Shui
Chairman and Managing Director

Hong Kong, 16 September 2008

FINANCIAL STATEMENTS

CONDENSED CONSOLIDATED INCOME STATEMENT

FOR THE SIX MONTHS ENDED 30 JUNE 2008

	Notes	**Six Months Ended 30 June** **2008** **HK$'000** **(unaudited)**	2007 HK$'000 (unaudited)
Revenue	(3)	**2,437,406**	1,996,548
Cost of goods and services		**(1,488,078)**	(1,199,817)
Operating profit before depreciation and amortisation		**949,328**	796,731
Depreciation and amortisation		**(177,797)**	(147,741)
Operating profit		**771,531**	648,990
Fair value changes on investment properties		**222,598**	360,734
Fair value changes on derivative financial instruments		**(98,967)**	(2,223)
Fair value changes on financial assets carried at fair value through profit or loss		**(12,342)**	12,168
Other income		**65,953**	101,877
Administrative expenses		**(90,886)**	(74,715)
Other expenses		**(108,471)**	(6,010)
Loss on disposal of property investment subsidiaries		**(450,814)**	-
Finance costs	(4)	**(196,005)**	(282,145)
Share of results of associates		**7,187**	7,667
Profit before tax		**109,784**	766,343
Income taxes	(5)	**20,124**	(152,532)
Profit for the period	(6)	**129,908**	613,811
Attributable to:			
Equity holders of the parent		**129,908**	613,810
Minority interests		**-**	1
		129,908	613,811
Dividends	(7)	**211,643**	150,268
Earnings per share	(8)		
Basic		**HK$0.21**	HK$1.02
Diluted		**HK$0.21**	HK$1.02

CONDENSED CONSOLIDATED BALANCE SHEET
AS AT 30 JUNE 2008

	As at 30 June 2008 HK$'000 (unaudited)	As at 31 December 2007 HK$'000 (audited)
Non-current assets		
Property, plant and equipment	**9,079,547**	8,119,231
Prepaid lease payments	**1,728,797**	1,751,184
Investment properties	**4,087,389**	17,609,630
Interests in associates	**43,083**	38,926
Available for sale investments	**7,787,101**	6,263,705
Investment in convertible bonds	**2,239,954**	-
Loan receivables	**12,077**	12,077
Pledged bank deposits	**-**	323,226
Restricted cash	**-**	567,599
	24,977,948	34,685,578
Current assets		
Inventories	**134,756**	111,480
Debtors, deposits and prepayments	**561,440**	507,552
Financial assets carried at fair value through profit or loss	**73,783**	35,856
Derivative financial instruments	**2,249**	-
Prepaid lease payments	**44,771**	44,771
Bank balances and cash	**5,795,414**	2,884,709
	6,612,413	3,584,368
Current liabilities		
Creditors, deposits and accruals	**1,067,514**	1,261,706
Derivative financial instruments	**-**	9,714
Provision for taxation	**144,296**	137,184
Borrowings due within one year	**812,853**	3,020,131
Unsecured bank overdrafts	**1,093**	1,231
	2,025,756	4,429,966
Net current assets (liabilities)	**4,586,657**	(845,598)
Total assets less current liabilities	**29,564,605**	33,839,980

CONDENSED CONSOLIDATED BALANCE SHEET - continued

AS AT 30 JUNE 2008

	As at 30 June 2008 HK$'000 (unaudited)	As at 31 December 2007 HK$'000 (audited)
Non-current liabilities		
Borrowings due after one year	**4,646,371**	6,375,379
Deferred taxation	**1,078,323**	2,383,223
	5,724,694	8,758,602
NET ASSETS	**23,839,911**	25,081,378
Equity		
Share capital	**304,825**	302,315
Share premium and reserves	**23,535,086**	24,779,063
TOTAL EQUITY	**23,839,911**	25,081,378

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS:
For the six months ended 30 June 2008

(1) BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") and with Hong Kong Accounting Standard 34, "Interim Financial Reporting" issued by Hong Kong Institute of Certified Public Accountants ("HKICPA").

(2) PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical basis, except for investment properties and certain financial instruments, which are measured at fair values.

The accounting policies used in the condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2007.

In the current interim period, the Group has applied, for the first time, a number of new interpretations issued by HKICPA, which are effective for the Group's financial year beginning on 1 January 2008.

The adoption of these new interpretations had no material effect on how the results and financial position of the Group for the current and/ or prior accounting periods. Accordingly, no prior period adjustment has been required.

The Group has not early applied the following new/revised standards, amendments or interpretations that have been issued but are not yet effective.

HKAS 1 (Revised)	Presentation of Financial Statements[1]
HKAS 23 (Revised)	Borrowing Costs[1]
HKAS 27 (Revised)	Consolidated and Separate Financial Statements[2]
HKAS 32 & HKAS 1 (Amendments)	Puttable Financial Instruments and Obligations Arising on Liquidation[1]
HKFRS 2 (Amendment)	Vesting Conditions and Cancellations[1]
HKFRS 3 (Revised)	Business Combinations[2]
HKFRS 8	Operating Segment[1]
HK(IFRIC) – Int 13	Customer Loyalty Programmes[3]
HK(IFRIC) – Int 15	Agreements for the Construction of Real Estate[1]
HK(IFRIC) – Int 16	Hedges of a Net Investment in a Foreign Operation[4]

[1]Effective for annual periods beginning on or after 1 January 2009
[2]Effective for annual periods beginning on or after 1 July 2009
[3]Effective for annual periods beginning on or after 1 July 2008
[4]Effective for annual periods beginning on or after 1 October 2008

(2) PRINCIPAL ACCOUNTING POLICIES - continued

The Directors of the Company anticipate that the application of these new/revised standards, amendments or interpretations will have no material impact on the results and financial position of the Group except for the adoption of HKFRS 3 (Revised) and HKAS 27 (Revised). The adoption of HKFRS 3 (Revised) may affect the accounting for business combination for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after 1 July 2009. HKAS 27 (Revised) will affect the accounting treatment on changes in a parent's ownership interest in a subsidiary that do not result in a loss of control, which will be accounted for as equity transactions.

(3) BUSINESS SEGMENTS

For management purposes, the Group is currently organised into the following operations:

Property investment	-	rental income from leasing of properties and furnished apartments and properties held for investment potential.
Hotel operation	-	hotel accommodation, food and banquet operations.
Other operations	-	sales of building materials, restaurant operation, provision of property management, investment in securities, maintenance and agency services, management service as a manager of real estate investment trust, provision of insurance agency services and fitness centre operation.

These operations are the basis on which the Group reports its primary segment information.

Segment information about these businesses is presented below:

(3) BUSINESS SEGMENTS – continued

Six Months Ended 30 June 2008

	Property investment HK$'000 (unaudited)	Hotel operation HK$'000 (unaudited)	Other operations HK$'000 (unaudited)	Eliminations HK$'000 (unaudited)	Consolidated HK$'000 (unaudited)
REVENUE					
External sales	**392,460**	**1,548,921**	**496,025**	**-**	**2,437,406**
Inter-segment sales	**32,263**	**-**	**11,504**	**(43,767)**	**-**
Total	**424,723**	**1,548,921**	**507,529**	**(43,767)**	**2,437,406**

Inter-segment sales are charged at mutually agreed price.

	Property investment	Hotel operation	Other operations	Eliminations	Consolidated
RESULTS					
Segment results	**255,181**	**54,383**	**362,617**		**672,181**
Unallocated corporate income					**27,851**
Unallocated corporate expenses					**(61,905)**
Loss on disposal of property investment subsidiaries	**(450,814)**	**-**	**-**		**(450,814)**
Fair value changes on investment properties	**222,598**	-	-		**222,598**
Fair value changes on derivative financial instruments					**(98,967)**
Fair value changes on financial assets carried at fair value through profit or loss					**(12,342)**
Finance costs					**(196,005)**
Share of results of associates	**-**	-	**7,187**		**7,187**
Profit before tax					**109,784**
Income taxes					**20,124**
Profit for the period					**129,908**

(3) BUSINESS SEGMENTS – continued

Six Months Ended 30 June 2007

	Property investment HK$'000 (unaudited)	Hotel operation HK$'000 (unaudited)	Other operations HK$'000 (unaudited)	Eliminations HK$'000 (unaudited)	Consolidated HK$'000 (unaudited)
REVENUE					
External sales	384,536	1,356,646	255,366	-	1,996,548
Inter-segment sales	12,028	-	10,535	(22,563)	-
Total	396,564	1,356,646	265,901	(22,563)	1,996,548

Inter-segment sales are charged at mutually agreed price.

	Property investment	Hotel operation	Other operations	Eliminations	Consolidated
RESULTS					
Segment results	222,300	257,760	174,629		654,689
Unallocated corporate income					57,868
Unallocated corporate expenses					(42,415)
Fair value changes on investment properties	360,734	-	-		360,734
Fair value changes on derivative financial instruments					(2,223)
Fair value changes on financial assets carried at fair value through profit or loss					12,168
Finance costs					(282,145)
Share of results of associates	-	-	7,667		7,667
Profit before tax					766,343
Income taxes					(152,532)
Profit for the period					613,811

(4) FINANCE COSTS

	Six Months Ended 30 June	
	2008	2007
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Interest on bank borrowings not wholly repayable within five years	**-**	32,315
Interest on bank borrowings wholly repayable within five years	**156,729**	183,950
Interest on other loans wholly repayable within five years	**29,637**	58,904
Other borrowing costs	**9,639**	6,976
	196,005	282,145

(5) INCOME TAXES

	Six Months Ended 30 June	
	2008	2007
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Current tax:		
Current period:		
Hong Kong Profits Tax	**54,852**	38,519
Other jurisdictions	**17,388**	12,326
	72,240	50,845
Under(Over) provision in prior periods:		
Hong Kong Profits Tax	**(3)**	-
Other jurisdictions	**15**	(167)
	12	(167)
	72,252	50,678
Deferred tax:		
Current period	**7,797**	101,854
Attributable to change in tax rate	**(100,173)**	-
	(92,376)	101,854
	(20,124)	152,532

Hong Kong Profits Tax is calculated at 16.5% (six months ended 2007: 17.5%) of the estimated assessable profit for the period.

Taxation arising in other jurisdictions is calculated at the rates prevailing in the respective jurisdictions.

On 26 June 2008, the Hong Kong Legislative Council passed the revenue bill 2008 which included the reduction in corporate tax rate by 1% from 17.5% to 16.5% effective from the year of assessment 2008-2009. The effect of such decrease has been reflected in measuring the current and deferred tax for the six months ended 30 June 2008.

(6) PROFIT FOR THE PERIOD

	Six Months Ended 30 June	
	2008	2007
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Profit for the period has been arrived at after charging:		
Depreciation on other property, plant and equipment	**61,767**	45,151
Depreciation on hotel buildings	**93,643**	80,204
Fitting-out works of investment properties and hotel buildings written off	**106,881**	5,940
Loss on disposal of property, plant and equipment	**1,590**	70
Amortisation of prepaid lease payments	**22,387**	22,386
Staff costs, including directors' emoluments	**653,399**	526,465
and after crediting:		
Interest income	**58,536**	73,498
Dividend income from available for sale investments		
- Champion Real Estate Investment Trust ("Champion REIT")	**124,931**	83,315
- Others	**428**	495
Gain on disposal of available for sale investments	**-**	17,387
Net exchange gain	**4,892**	8,563

(7) DIVIDENDS

	Six Months Ended 30 June	
	2008	2007
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Dividends recognised as distribution during the period:		
2007 Final dividend paid – HK35 cents per share	**211,643**	-
2006 Final dividend paid – HK25 cents per share	**-**	150,268
	211,643	150,268
Interim dividend declared – HK20 cents per share (2007: HK15 cents per share)	**121,933**	90,687
Special dividend declared – HK$2.70 per share	**1,646,093**	-
	1,768,026	90,687

(7) DIVIDENDS (continued)

During the period, a dividend of HK35 cents (final dividend of 2006: HK25 cents) per share, which included scrip dividend alternatives offered to shareholders, was paid to shareholders as the final dividend for 2007. The scrip dividend alternatives were accepted by the shareholders as follows:

	HK$'000	HK$'000
Dividends:		
Cash	93,026	56,383
Share alternative	118,617	93,885
	211,643	150,268

(8) EARNINGS PER SHARE

The calculation of basic and diluted earnings per share is based on the following data:

	Six Months Ended 30 June	
	2008	2007
	HK$'000	HK$'000
	(unaudited)	(unaudited)
Earnings		
Earnings for the purpose of basic and diluted earnings per share (profit for the period attributable to equity holders of the parent)	**129,908**	613,810

	Six Months Ended 30 June	
	2008	2007
Number of shares		
Weighted average number of shares for the purpose of basic earnings per share	**604,786,338**	600,988,034
Effect of dilutive potential shares:		
Share options	**242,015**	470,441
Weighted average number of shares for the purpose of diluted earnings per share	**605,028,353**	601,458,475