

A view of Empire



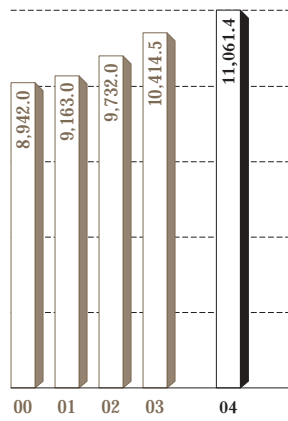
Food Distribution

Sobeys Inc. ("Sobeys"), a 65%-owned subsidiary of Empire, is a leading national grocery retailer and food distribution company in Canada with annual revenue of \$11 billion. Headquartered in Stellarton, Nova Scotia, Sobeys owns or franchises more than 1,300 stores in all 10 provinces under retail banners that include Sobeys, IGA extra, IGA and Price Chopper. During fiscal 2004, Empire increased its ownership in Sobeys to 65% from 62% a year earlier.

Real Estate

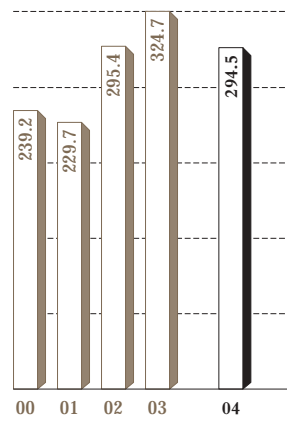
Empire owns one of the largest portfolio's of prime retail properties in Eastern Canada through wholly-owned Crombie Properties Limited ("Crombie") and its affiliates. Crombie and its affiliates own and operate a diversified portfolio which includes shopping centres and office properties. The real estate division, through Crombie, also owns Atcan self-storage and 35.8% of Genstar Development Partnership ("Genstar"), a residential land development business with operations primarily in Western Canada.

FOOD DISTRIBUTION REVENUE⁽¹⁾
(\$ in millions)



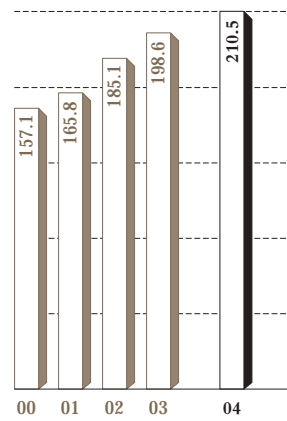
YEAR ENDED APRIL 30TH
(1) Includes gain of \$14.6 million on sale of redundant real estate in fiscal 2004.

FOOD DISTRIBUTION OPERATING INCOME
(\$ in millions)



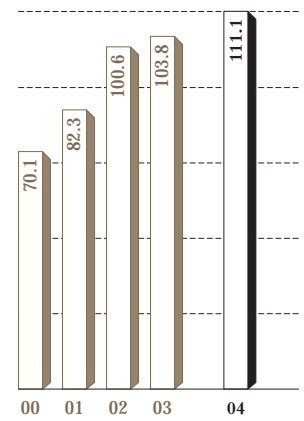
YEAR ENDED APRIL 30TH

REAL ESTATE REVENUE⁽¹⁾
(\$ in millions)



YEAR ENDED APRIL 30TH
(1) Revenue is before inter-segment elimination.

REAL ESTATE OPERATING INCOME
(\$ in millions)



YEAR ENDED APRIL 30TH



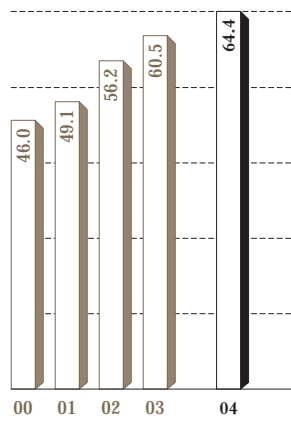
Other Operations

Empire's other operations consist primarily of wholly-owned Empire Theatres Limited ("Empire Theatres"), the leading movie exhibitor in Atlantic Canada with 149 screens in 22 locations at fiscal year-end. Empire Theatres is committed to providing its customers with an enjoyable movie-going experience by offering modern stadium-style seating, a broad concession variety, and exceptional customer service.

Investments

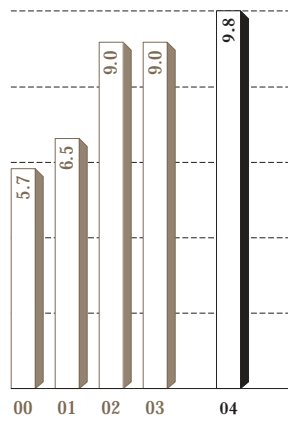
Empire manages an investment portfolio that carried a market value of \$390.9 million as at fiscal 2004 year-end. Empire is committed to maintaining a high quality, liquid investment portfolio that offers a combination of yield and attractive growth characteristics, providing Empire with a pool of capital to support the growth and development of our operating businesses and to enhance shareholder net asset value.

OTHER OPERATIONS REVENUE
(\$ in millions)



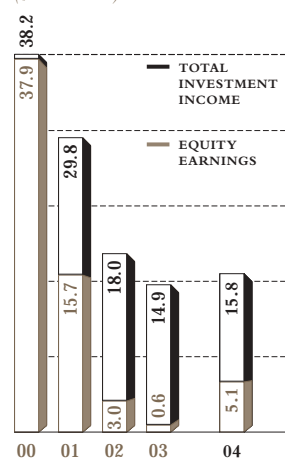
YEAR ENDED APRIL 30TH

OTHER OPERATIONS OPERATING INCOME
(\$ in millions)



YEAR ENDED APRIL 30TH

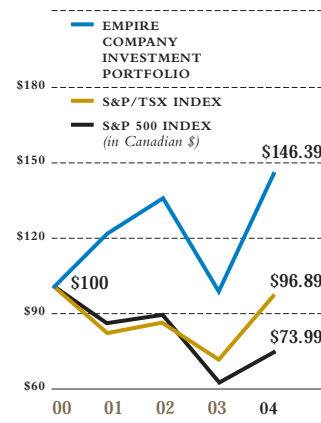
INVESTMENT INCOME⁽¹⁾
(\$ in millions)



YEAR ENDED APRIL 30TH

(1) The decline in equity earnings is related to the sale of Empire's investment in Hannaford Bros. Co. on July 28, 2000.

INVESTMENT PORTFOLIO TOTAL RETURN* VS. BENCHMARKS



YEAR ENDED APRIL 30TH

*\$100 invested on 04/30/2000 in Empire Company investment portfolio or the index, including reinvestment of dividends.