Growing VALUE
2001 Annual General Meeting
Growing Value

Focus on enhancing value has produced an annual compound growth in the value of shareholder capital of more than 19% since going public in July, 1982.

Growth in Shareholder Value
As of July, 1982: $10,000
End of fiscal 2001: $282,000

Growing VALUE
Share Performance

Empire Company Share Performance

Share price at fiscal quarter end dates.

Growing VALUE
Empire Company
Net Asset Value Per Share

($) per share


Growing VALUE
Total Revenue

($ in millions)

1997: 3,150
1998: 3,320
1999: 6,378
2000: 11,164
2001: 11,538

Growing VALUE
Earnings Per Share*

($ per share)

1997: 1.29
1998: 1.69
1999: 1.55
2000: 2.20
2001: 2.66

*before net Capital Gains and Other Items

Growing VALUE
### Book Value Per Share ($ per share)

- 1997: 11.86
- 1999: 18.06
- 2000: 17.45
- 2001: 33.63

### Operating Cash Flow Per Share ($ per share)

- 1997: 2.54
- 1998: 2.97
- 1999: 4.31
- 2000: 7.86
- 2001: 8.82

**Growing VALUE**
A Record Performance in Real Estate

Growing VALUE
Real Estate

Occupancy Rate
(% of gross leasable area leased)

89.8 90.5 91.9 91.8 93.4

Gross Leasable Area
(millions of square feet)

10.4 11.3 11.5 12.0 12.0

Growing VALUE
Growing VALUE
Major Projects

• Development and expansion of our commercial property
  – Construction of new 5-plex cinemas for Empire Theatres at Summerside, PEI, and Douglastown, NB
  – Re-development of Aberdeen Mall in New Glasgow, NS into a Business Centre

• Purchased a 40% interest in Genstar Development Partnership, a residential land development company, for $29 million
Real Estate Outlook

• Continue to grow in support of both Sobeys and other related tenants
• Occupancy rate expected to improve during fiscal 2002
• Continue to reinvest cash flow to strengthen property portfolio

Growing VALUE
Capital Appreciation in our Investments

Growing VALUE
Investments

Market Value and Book Value of Investments

($ in million)

- Annualized total return on Investments of 29% in fiscal 2001
Empire Theatres

- Largest film exhibitor in Atlantic Canada
- 126 screens in 20 locations
- Record revenues and operating income in fiscal 2001
- Opened two new Studio 5 complexes during fiscal 2001
Building Sustainable Worth in Food Distribution

Growing VALUE
Growing VALUE

Food Distribution Company-Wide Spending

- 51 new or replacement stores
- 92 stores expanded or modernized

($ in millions)

1999: 266
2000: 386
2001: 505
Sobeys Inc.
First Quarter 2002 Performance

- Revenues of $3.04, a 6.3% increase
- Net Earnings of $33.3 million, $5.6 m or 20% increase
Growing VALUE
Empire Company Limited
First Quarter Results

- Revenue of $3.08 billion
- Operating income of $110.7 million
- Earnings before capital gains of $30.3 million or 92¢ per share - a 19% increase on a per share basis
Empire Company Limited
First Quarter Results

• Net capital gains and other items of $18.3 million or 56¢ per share
• First quarter total return on investment of 27%
• Portfolio value of $588 million, consisting of:
  – $242 million Delhaize Group
  – $73 million Preferred shares
  – $273 million in Common Equities
Empire Company Limited
Dividend Increase

• 33% increase in Empire’s Common Dividends to 12 cents per quarter
• Effective October 31st to shareholders of record October 15, 2001

Growing VALUE
Growing VALUE

2001 Annual General Meeting