

# Financial Assistance and Guarantees provided to Entities and Affiliated Companies

As at 31 March 2005

## Relevant advances to entities

In accordance with rule 13.20 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“Listing Rules”), details of relevant advances made by the Group to the following entity which exceeded 8% of the Company’s market capitalisation as at 31 March 2005 of approximately HK\$1,942,446,000 (“Market Capitalisation”), based on the total number of 259,685,288 shares of the Company in issue on 31 March 2005 and the average closing price of HK\$7.48 per share for the five business days immediately preceding 31 March 2005, are as follows:

Name of entity	Attributable interest held	Loans as at 31 March 2005 (A) HK\$’000	Interest rate per annum	Guarantee provided (B) HK\$’000	Guaranteed loan drawn HK\$’000	Maturity of guarantee	Total (A+B) HK\$’000
Winwill Investment Pte Ltd	20%	50,750	3.5%	113,472	98,762	March 2007	164,222

The loans advanced to Winwill Investment Pte Ltd (“Winwill”) have been loaned by Winwill onward to Winhome Investment Pte Ltd (“Winhome”) which is a 60% owned subsidiary of Winwill, and the guarantee is provided by the Group by way of an indemnity given to Wing Tai Holdings Ltd., another beneficial shareholder of Winwill, who has provided a guarantee on behalf of Winwill in respect of banking facilities granted to Winhome. The Group’s funding and payment obligations under the said indemnity are several and limited to the Group’s 12% effective interest in Winhome.

## Pro forma combined balance sheet of affiliated companies

Loans advanced to and guarantees provided by the Group for the benefit of the Group’s affiliated companies (as such term is defined in Chapter 13 of the Listing Rules and means associated companies in the context of the Group) as at 31 March 2005 in aggregate exceeded 8% of the Company’s Market Capitalisation as at 31 March 2005. In accordance with rule 13.22 of the Listing Rules, a pro forma combined balance sheet of the Group’s affiliated companies as at 31 March 2005 and the Group’s attributable interest therein are set out below:

	Pro forma combined balance sheet HK\$’000	Group’s attributable interest HK\$’000
Investment properties	14,413	4,667
Other fixed assets	46,948	12,160
Properties under development	1,202,523	240,505
Associated companies	(268,013)	(53,603)
Net current assets	81,184	16,702
Minority interests	(10,930)	(2,186)
Long term bank loans	(823,017)	(164,604)
Other long term loans	(174,041)	(34,083)
Amounts and loans due to shareholders	(308,924)	(68,847)
Amounts and loans due from shareholders	268,004	53,602
	<u>28,147</u>	<u>4,313</u>