

Condensed Consolidated Balance Sheet

	Notes	As at 30th June, 2005 HK\$'000 (unaudited)	As at 31st December, 2004 HK\$'000 (restated and audited)
Non-current Assets			
Investment properties	10	3,310,091	3,624,804
Property, plant and equipment	10	260,145	385,424
Prepaid lease payments	10	366,776	409,813
Negative goodwill		–	(225,164)
Interests in associates		16,805	18,340
Interests in jointly controlled entities		–	290
Other investments	11	–	95,467
Club memberships	11	8,574	–
Available-for-sale investments	11	88,273	–
Amount due from an associate		30,780	31,863
Amounts due from jointly controlled entities		3,080	2,790
Other loans receivable		107,993	74,996
		4,192,517	4,418,623
Current Assets			
Inventories		4,134	3,397
Properties held for sale		2,817,568	2,391,716
Other investments	12	–	796
Investments held for trading	12	784	–
Other loans receivable		5,400	8,244
Debtors, deposits and prepayments	13	402,512	50,131
Taxation recoverable		1,595	1,593
Amount due from an associate		2,905	2,087
Pledged bank deposits		119,643	138,869
Bank balances and deposits		753,167	732,316
		4,107,708	3,329,149
Current Liabilities			
Creditors, deposits and accrued charges	14	231,563	201,323
Sales deposits on properties for sale received		57,829	49,195
Provisions		44,216	109,361
Taxable payable		48,493	19,818
Borrowings – due within one year	15	1,059,564	1,432,057
		1,441,665	1,811,754
Net Current Assets		2,666,043	1,517,395
		6,858,560	5,936,018
Capital and Reserves			
Share capital	16	51,342	51,154
Reserves		3,929,201	3,020,986
Equity attributable to equity holders of the Company		3,980,543	3,072,140
Minority Interest		838,883	821,450
Total Equity		4,819,426	3,893,590
Non-current Liabilities			
Amounts due to minority shareholders		114,015	91,897
Borrowings – due after one year	15	1,607,316	1,765,218
Other payables – due after one year		16,732	18,800
Deferred taxation		301,071	166,513
		2,039,134	2,042,428
		6,858,560	5,936,018