

As at 31st December 2005

	<i>Note</i>	2005 HK\$'000	Restated 2004 HK\$'000
ASSETS			
Non-current assets			
Property, plant and equipment	18	53,974	506,055
Investment properties	19	2,016,387	326,798
Leasehold land and land use rights	20	70,502	257,347
Jointly controlled entities	21	577,261	489,739
Associated companies	23	—	18,650
Available-for-sale financial assets	24	2,690,556	152,375
Other non-current assets	25	8,277	288,572
		5,416,957	2,039,536
Current assets			
Development properties	26	4,134,038	4,535,461
Inventories	27	—	93,175
Debtors and prepayments	28	134,545	820,597
Tax recoverable		3,368	4,384
Other investments	29	39,126	44,547
Cash and bank balances	30	255,206	781,306
		4,566,283	6,279,470
Total assets		9,983,240	8,319,006
EQUITY			
Share capital	32	237,792	201,564
Reserves	34	5,078,878	2,471,190
Shareholders' funds		5,316,670	2,672,754
Minority interests		355,968	723,354
Total equity		5,672,638	3,396,108
LIABILITIES			
Non-current liabilities			
Borrowings	35	1,567,857	2,773,224
Deferred taxation liabilities	36	210,264	78,375
Negative goodwill	37	—	136
Provisions	38	—	180,873
		1,778,121	3,032,608
Current liabilities			
Creditors and accruals	31	719,237	1,005,969
Current portion of borrowings	35	1,807,880	844,542
Tax payable		5,364	39,779
		2,532,481	1,890,290
Total liabilities		4,310,602	4,922,898
Total equity and liabilities		9,983,240	8,319,006

Francis Lui Yiu Tung

Director

Paddy Tang Lui Wai Yu

Director