

Consolidated Balance Sheet

at 31st December, 2005

	Notes	2005 HK\$'000	2004 HK\$'000 (Restated)
Non-current assets			
Investment properties	17	2,626,100	2,091,768
Property, plant and equipment	18	245,608	229,014
Properties held for development	19	–	97,377
Prepaid land lease payments	20	295,670	279,947
Goodwill	21	33,267	8,634
Negative goodwill	22	–	(602,157)
Intangible assets	23	25,016	10,375
Interests in associates	25	2,710,057	2,463,020
Interests in jointly controlled entities	26	866,394	817,798
Available-for-sale financial assets	27	616,857	–
Statutory deposits		32,831	–
Investments	28	–	754,760
Loans and advances to consumer finance customers due after one year	29	1,055,691	804,305
Loans and receivables	30	202,306	3,200
Deferred tax assets	31	40,336	43,114
		<u>8,750,133</u>	<u>7,001,155</u>
Current assets			
Properties held for sale and other inventories	32	520,950	401,721
Financial assets at fair value through profit or loss	33	241,137	–
Investments	28	–	68,696
Prepaid land lease payments	20	4,559	4,240
Loans and advances to consumer finance customers due within one year	29	1,485,499	1,221,501
Accounts receivable, deposits and prepayments	34	2,674,311	2,376,017
Amounts due from associates		7,384	231
Amount due from a jointly controlled entity		2,159	2,040
Tax recoverable		3,842	1,677
Short-term pledged bank deposit		972	1,220
Bank deposits, bank balances and cash		732,173	765,765
		<u>5,672,986</u>	<u>4,843,108</u>
Current liabilities			
Accounts payable and accrued charges	35	1,083,390	1,156,213
Financial liabilities at fair value through profit or loss	36	17,756	–
Amounts due to associates		62,828	49,260
Amount due to a jointly controlled entity		81,063	141,063
Tax payable		44,214	66,800
Bank and other borrowings due within one year	41	1,251,889	890,579
Other liabilities due within one year	43	33,382	42,248
		<u>2,574,522</u>	<u>2,346,163</u>
Net current assets		<u>3,098,464</u>	<u>2,496,945</u>
Total assets less current liabilities		<u>11,848,597</u>	<u>9,498,100</u>

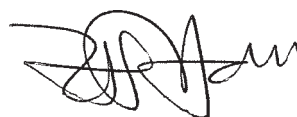
at 31st December, 2005

	Notes	2005 HK\$'000	2004 HK\$'000 (Restated)
Capital and reserves			
Share capital	38	508,657	521,302
Reserves	40	5,606,087	4,108,984
Equity attributable to equity holders of the Company		6,114,744	4,630,286
Minority interests		3,998,261	3,351,319
Total equity		10,113,005	7,981,605
Non-current liabilities			
Bank and other borrowings due after one year	41	1,375,763	1,121,569
Loan notes	42	144,931	220,525
Deferred tax liabilities	31	212,155	170,762
Other liabilities due after one year	43	2,743	3,639
		1,735,592	1,516,495
		11,848,597	9,498,100

The financial statements on pages 37 to 135 were approved and authorised for issue by the Board of Directors on 12th April, 2006, and are signed on its behalf by:



Arthur George Dew
Director



Edwin Lo King Yau
Director