

# CONDENSED CONSOLIDATED BALANCE SHEET

At 30 June 2006

	NOTES	30.6.2006 HK\$'000 (unaudited)	31.12.2005 HK\$'000 (audited)
<b>Non-current assets</b>			
Property, plant and equipment	9	69,509	69,477
Prepaid lease payments		123,015	123,096
Investment properties	10	30,972,030	29,815,430
Interests in associates		556,279	504,645
Available-for-sale investments		1,236,240	1,256,100
Derivative financial instruments		2,075	32,004
Staff housing loans, secured – due after one year		1,507	1,825
Other receivables, prepayments and deposits		28,331	27,724
		<b>32,988,986</b>	<b>31,830,301</b>
<b>Current assets</b>			
Staff housing loans, secured – due within one year		213	422
Other receivables, prepayments and deposits	11	75,897	97,125
Accounts receivable	11	8,557	4,726
Derivative financial instruments		54,660	14,195
Amount due from an associate		642,338	642,596
Time deposits		296,075	1,401,230
Cash and bank balances		4,238	284
		<b>1,081,978</b>	<b>2,160,578</b>
<b>Current liabilities</b>			
Derivative financial instruments		12,057	64,057
Accounts payable and accruals	12	236,281	216,230
Rental deposits from tenants		122,147	121,604
Amounts due to minority shareholders		327,256	–
Advances from investees		54,068	54,068
Taxation payable		204,217	198,139
Unclaimed dividends		1,900	1,128
		<b>957,926</b>	<b>655,226</b>
Net current assets		<b>124,052</b>	<b>1,505,352</b>
Total assets less current liabilities		<b>33,113,038</b>	<b>33,335,653</b>
<b>Non-current liabilities</b>			
Derivative financial instruments		89,010	39,802
Amounts due to minority shareholders		–	327,256
Long term bank loans – due after one year	13	720,000	2,056,500
Floating rate notes		548,500	548,213
Fixed rate notes		1,449,623	1,499,591
Zero coupon notes		184,667	196,219
Rental deposits from tenants		163,434	135,009
Deferred taxation	14	3,085,542	2,879,451
		<b>6,240,776</b>	<b>7,682,041</b>
Net assets		<b>26,872,262</b>	<b>25,653,612</b>
<b>Capital and reserves</b>			
Share capital		5,273,031	5,266,304
Reserves		20,557,047	19,400,992
Equity attributable to equity holders of the parent		<b>25,830,078</b>	<b>24,667,296</b>
Minority interests		1,042,184	986,316
		<b>26,872,262</b>	<b>25,653,612</b>