

# Consolidated Balance Sheet

## 綜合資產負債表

As at 30 June 2006  
於二零零六年六月三十日

			(Unaudited) (未經審核) At 30 June 2006 於二零零六年 六月三十日 HK\$'000 千港元	(Audited) (經審核) At 31 December 2005 於二零零五年 十二月三十一日 HK\$'000 千港元
<b>ASSETS</b>	<b>資產</b>			
<b>Non-current assets</b>	<b>非流動資產</b>			
Investment properties	投資物業	11	2,193,802	2,105,385
Property, plant and equipment	物業、廠房及設備	12	121,652	122,340
Goodwill	商譽		33,525	33,525
Interests in associates	聯營公司權益		1,336,911	1,304,277
Amounts due from associates	應收聯營公司款		225,911	206,478
Interests in jointly controlled entity	共同控制公司權益		30,642	—
Available-for-sale investments	可出售投資		98,641	2,206
Interest in distressed assets	不良資產權益		200,983	204,681
Deposit paid for acquisition of investments	已付收購投資的按金		—	44,499
Deposit paid for acquisition of distressed assets	已付收購不良資產的按金		—	263,723
Deferred tax assets	遞延稅項資產	18	1,336	1,336
Other asset	其他資產		3,428	4,113
			<b>4,246,831</b>	<b>4,292,563</b>
<b>Current assets</b>	<b>流動資產</b>			
Inventories, at cost	存貨 — 成本		134	115
Stock of properties	物業存貨		344,176	323,940
Loan receivables	應收貸款		128,850	144,216
Interest in distressed assets	不良資產權益		282,140	347,301
Held-for-trading investments	持作買賣投資		360,721	364,030
Trade receivables	應收賬款	13	7,601	4,400
Deposits, prepayments and other receivables	按金、預付款項及其他 應收款		83,349	72,925
Amounts due from associates	應收聯營公司款		120,731	24,025
Amount due from jointly controlled entity	應收共同控制公司款項		248,362	—
Restricted bank balances	監管戶口結餘		334,268	269,600
Bank balances and cash	銀行結餘及現金		464,774	341,540
			<b>2,375,106</b>	<b>1,892,092</b>
Assets classified as held for sale	列為持作銷售的資產		—	263,723
			<b>2,375,106</b>	<b>2,155,815</b>
<b>TOTAL ASSETS</b>	<b>資產總值</b>		<b>6,621,937</b>	<b>6,448,378</b>

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於二零零六年六月三十日

			(Unaudited) (未經審核) At 30 June 2006 於二零零六年 六月三十日 HK\$'000 千港元	(Audited) (經審核) At 31 December 2005 於二零零五年 十二月三十一日 HK\$'000 千港元
<b>EQUITY</b>	<b>股本</b>			
<b>Capital and reserves</b>	<b>資本及儲備</b>			
Share capital	股本	14	361,342	337,742
Reserves	儲備		3,942,396	3,505,280
Equity attributable to equity holders of the Company	本公司股本持有人應佔股本		4,303,738	3,843,022
Minority interests	少數股東權益		5,686	55,669
<b>Total equity</b>	<b>股本總值</b>		<b>4,309,424</b>	<b>3,898,691</b>
<b>LIABILITIES</b>	<b>負債</b>			
<b>Non-current liabilities</b>	<b>非流動負債</b>			
Borrowings	借貸	16	6,325	6,900
Convertible note	可換股票據		401,869	437,280
Deferred tax liabilities	遞延稅項負債	18	230,038	187,979
			638,232	632,159
<b>Current liabilities</b>	<b>流動負債</b>			
Bank overdraft	銀行透支	16	—	79,241
Trade payables	應付賬款	15	35,861	19,175
Accrued charges, rental deposits and other payables	應計費用、租務按金及 其它應付款		384,043	369,587
Amount due to associates	應付聯營公司款		444,164	377,146
Accruals for management fee to holding company of a shareholder	應付一名股東的控股公司 應計管理費		14,883	65,881
Borrowings	借貸	16	572,579	572,578
Taxation payable	應付稅項		5,267	5,084
Convertible note	可換股票據		217,484	428,836
			1,674,281	1,917,528
<b>Total liabilities</b>	<b>負債總值</b>		<b>2,312,513</b>	<b>2,549,687</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>股本及負債總值</b>		<b>6,621,937</b>	<b>6,448,378</b>
<b>Net current assets</b>	<b>淨流動資產</b>		<b>700,825</b>	<b>238,287</b>
<b>Total assets less current liabilities</b>	<b>資產總值減流動負債</b>		<b>4,947,656</b>	<b>4,530,850</b>