

CONDENSED CONSOLIDATED BALANCE SHEET

AT 30 JUNE 2006

	Notes	30 June 2006 HK\$'000 (unaudited)	31 December 2005 HK\$'000 (audited)
Non-current assets			
Investment properties	11	132,900	108,000
Property, plant and equipment	11	8,888	28,165
Prepaid lease payments	11	1,666	6,357
Intangible asset		–	21,866
Interest in a jointly controlled entity		119,360	120,113
Interests in associates		2,019	–
Advance to an associate	12	43,553	–
Finance lease receivables		–	34,195
		308,386	318,696
Current assets			
Inventories		1,089	7,822
Production work in progress		11,373	6,248
Finance lease receivables		–	33,513
Trade receivables	13	3,009	7,089
Prepayments, deposits and other receivables		40,734	16,446
Amount due from an associate	14	21,970	–
Prepaid lease payments	11	32	136
Investments held for trading		3,672	6,778
Pledged bank deposits		–	16,455
Bank balances and cash		48,245	19,841
		130,124	114,328
Interest in an associate held for sale		–	28,816
		130,124	143,144
Current liabilities			
Trade payables	15	1,724	4,424
Other payables and accruals		34,007	46,694
Income received in advance		16,030	6,714
Rental and management fee deposits received		1,043	851
Amount due to a fellow subsidiary		426	24,260
Amount due to a related party		2,380	1,098
Amounts due to shareholders		25,888	26,062
Amount due to an associate		19	–
Tax liabilities		2,386	2,066
Borrowings	16	31,902	76,648
Obligations under finance leases		2,749	2,761
Derivative financial instruments		1,897	6,612
		120,451	198,190
Net current assets (liabilities)		9,673	(55,046)
Total assets less current liabilities		318,059	263,650



**CONDENSED CONSOLIDATED BALANCE SHEET (continued)**

AT 30 JUNE 2006

	Notes	30 June 2006 HK\$'000 (unaudited)	31 December 2005 HK\$'000 (audited)
Non-current liabilities			
Borrowings	16	50,000	43,174
Amount due to a fellow subsidiary	17	40,000	–
Obligations under finance leases		853	716
Amount due to a former shareholder of a subsidiary		805	1,495
Income received in advance		–	1,194
Security deposits received		–	1,948
Deferred tax liabilities		382	572
		92,040	49,099
Net assets			
		226,019	214,551
Capital and reserves			
Share capital	18	11,369	11,369
Reserves		211,039	199,174
Equity attributable to equity holders of the parent		222,408	210,543
Minority interests		3,611	4,008
Total equity		226,019	214,551