Consolidated Balance Sheet

31st July, 2006

	Notes	2006 HK$'000	2005 HK$'000
NON-CURRENT ASSETS			
Property, plant and equipment	14	1,265,621	1,298,496
Prepaid land lease payments	15	31,176	14,550
Investment properties	16	4,124,700	3,808,700
Properties under development	17	61,197	1,462
Goodwill	18	4,005	6,294
Interests in associates	20	1,115,830	1,020,080
Available-for-sale investments	21	519,172	559,748
Pledged bank balances and time deposits	24	95,652	62,341
Total non-current assets		7,217,353	6,771,671
CURRENT ASSETS			
Completed properties for sale	22	2,350	2,350
Inventories		5,323	5,064
Debtors and deposits	23(a)	108,763	139,563
Financial assets at fair value through profit or loss		—	17
Pledged bank balances and time deposits	24	—	8,020
Cash and cash equivalents	24	401,724	446,451
Total current assets		518,160	601,465
CURRENT LIABILITIES			
Creditors, deposits received and accruals	23(b)	200,437	250,337
Tax payable		9,314	7,095
Interest-bearing bank and other borrowings	25	309,841	105,235
Bonds payable	26	2,660	40,152
Total current liabilities		522,252	402,819
NET CURRENT ASSETS/(LIABILITIES)		(4,092)	198,646
TOTAL ASSETS LESS CURRENT LIABILITIES		7,213,261	6,970,317
NON-CURRENT LIABILITIES			
Interest-bearing bank and other borrowings	25	(2,234,551)	(2,583,509)
Deferred tax	27	(625,100)	(551,756)
Long term rental deposits received		(31,605)	(36,891)
Total non-current liabilities		(2,891,256)	(3,172,156)
		4,322,005	3,798,161

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Consolidated Balance Sheet

31st July, 2006

	Notes	2006 HK$'000	2005 HK$'000
EQUITY			
Equity attributable to equity holders of the Company			
Issued capital	28	**6,373,021**	6,373,021
Share premium account		**5,858,164**	5,858,164
Investment revaluation reserve		**106,111**	111,598
Share option reserve		**1,660**	—
Capital redemption reserve		**1,200,000**	1,200,000
Exchange fluctuation reserve		**38,430**	42,472
Accumulated losses	29(a)	**(9,640,262)**	(10,153,184)
		3,937,124	3,432,071
Minority interests		**384,881**	366,090
		4,322,005	3,798,161

Lam Kin Ngok, Peter
Director

Lau Shu Yan, Julius
Director