

CONDENSED CONSOLIDATED BALANCE SHEET

	As at	
Notes	30th September, 2006 (unaudited) HK\$'000	31st March, 2006 (audited) HK\$'000
Non-current assets		
Investment properties	3,859,375	3,712,220
Property, plant and equipment	230,591	228,986
Prepaid lease payments	356,200	359,180
Properties under development	713,735	302,500
Interests in associates	516,044	481,365
Amounts due from associates	19,886	70,495
Loans receivable	7,829	9,410
Intangible assets	964	1,431
Goodwill	1,940	1,940
Investments in non-trading securities	2	2
Other assets	9,314	8,405
Deferred taxation assets	3,925	3,474
Deposits paid for acquisition of properties and investment	100,092	40,410
	5,819,897	5,219,818
Current assets		
Inventories	1,238	1,153
Properties held for sale	10,182	10,182
Prepaid lease payments	5,962	5,962
Properties under/held for development	1,179,520	81,270
Debtors, deposits and prepayments	9 1,603,181	310,276
Taxation recoverable	234	566
Investments in trading securities	131	179
Pledged bank deposits	170,651	655
Bank balances – trust accounts	130,958	101,846
Bank balances (general accounts) and cash	129,156	89,556
	3,231,213	601,645

CONDENSED CONSOLIDATED BALANCE SHEET (Continued)

		As at	
	Notes	30th September, 2006 (unaudited) HK\$'000	31st March, 2006 (audited) HK\$'000
Current liabilities			
Creditors, customer deposits and accrued charges	10	508,375	264,359
Amount due to a shareholder		619,676	486,204
Amounts due to minority shareholders of subsidiaries		19,825	21,278
Taxation payable		5,315	2,364
Secured bank borrowings – due within one year		2,563,846	554,048
Dividend payable		68,706	–
		3,785,743	1,328,253
Net current liabilities		(554,530)	(726,608)
Total assets less current liabilities		5,265,367	4,493,210
Non-current liabilities			
Secured bank borrowings – due after one year		763,719	555,077
Deferred taxation liabilities		170,669	149,467
		934,388	704,544
Net assets		4,330,979	3,788,666
Capital and reserves			
Share capital		13,472	11,227
Reserves		4,318,326	3,780,956
Equity attributable to equity holders of the Company		4,331,798	3,792,183
Minority interests		(819)	(3,517)
Total Equity		4,330,979	3,788,666