

Condensed Consolidated Balance Sheet

At 31 December 2006

	<i>Notes</i>	Unaudited At 31 December 2006 HK\$'000	Audited At 30 June 2006 HK\$'000
Non-current Assets			
Property, plant and equipment		13,970	13,987
Investment properties	11	873,919	—
Property interest		—	455,432
Properties held for development		229,417	225,654
Goodwill		—	—
Loan receivables — due after one year		279	2,164
		1,117,585	697,237
Current Assets			
Properties held for sale		366,365	398,561
Loan receivables — due within one year		5,474	6,052
Trade and other receivables	12	70,987	45,271
Amounts due from minority shareholders		5,505	5,322
Tax recoverable		11,410	12,563
Bank deposits — pledged		20,328	16,804
Bank balances and cash		76,562	97,736
		556,631	582,309
Current Liabilities			
Trade and other payables	13	67,272	79,374
Pre-sale deposits received		4,767	34,531
Amount due to a related company — due within one year		9,642	9,407
Tax liabilities		49,834	49,531
Bank loans — due within one year	14	27,900	—
		159,415	172,843
Net Current Assets		397,216	409,466
Total Assets less Current Liabilities		1,514,801	1,106,703

Condensed Consolidated Balance Sheet (Continued)

At 31 December 2006

	<i>Notes</i>	Unaudited At 31 December 2006 HK\$'000	Audited At 30 June 2006 HK\$'000
Capital and Reserves			
Share capital	15	219,104	219,104
Reserves		843,530	807,523
Equity attributable to equity holders of the parent			
		1,062,634	1,026,627
Minority interests			
		36,133	34,865
Total Equity			
		1,098,767	1,061,492
Non-current Liabilities			
Bank loans — due after one year	14	367,600	—
Amount due to a related company — due after one year		17,925	17,490
Financial guarantee contracts		1,400	—
Deferred tax liabilities		29,109	27,721
		416,034	45,211
		1,514,801	1,106,703