

# Consolidated Balance Sheet

At 31 December 2006

	Note	2006 HK\$'000	2005 HK\$'000
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	13	38,961	37,755
Prepaid lease payments	14	111,397	114,217
Investment properties	15	150,000	150,000
Interests in jointly controlled entities	16	398,939	394,506
Interests in property development	17	9,490,063	—
Goodwill	18	16,994	16,994
		<b>10,206,354</b>	713,472
<b>CURRENT ASSETS</b>			
Amounts due from jointly controlled entities	19	256,616	247,192
Held for trading investments	20	239,362	46,501
Held-to-maturity debt security	21	—	7,749
Derivative financial instruments	22	4,573	1,399
Inventories	23	282,083	248,268
Tax recoverable		475	624
Trade and other receivables	24	25,119	14,562
Prepaid lease payments	14	2,820	2,820
Margin deposits		65,994	—
Cash and cash equivalents	25	213,955	75,714
		<b>1,090,997</b>	644,829
<b>CURRENT LIABILITIES</b>			
Other payables	26	322,265	33,667
Derivative financial instruments	22	774	742
Bank loans — current portion	27	18,000	15,050
Current taxation		24,765	9,068
Amounts due to minority shareholders	33(ii)	25,082	31,924
		<b>390,886</b>	90,451
<b>NET CURRENT ASSETS</b>		<b>700,111</b>	554,378
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>10,906,465</b>	1,267,850
<b>NON-CURRENT LIABILITIES</b>			
Bank loans — non-current portion	27	54,700	72,700
Loan from ultimate holding company	33(v)	10,477	—
Amount due to ultimate holding company	33(vi)	3,026,231	—
Deferred taxation	28	47,492	47,605
		<b>3,138,900</b>	120,305
<b>NET ASSETS</b>		<b>7,767,565</b>	1,147,545

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At 31 December 2006

	Note	2006 HK\$'000	2005 HK\$'000
CAPITAL AND RESERVES			
Share capital	29	431,643	126,685
Reserves		7,278,320	968,408
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY			
		7,709,963	1,095,093
MINORITY INTERESTS			
		57,602	52,452
TOTAL EQUITY			
		7,767,565	1,147,545

The financial statements were approved and authorised for issue by the board of directors on 15 March 2007.

**Or Wai Sheun**

*Director*

**Yeung Kwok Kwong**

*Director*

The notes on pages 37 to 83 form part of these financial statements.