

Consolidated Balance Sheet

At 31 December 2006

	Notes	2006 HK\$'000	2005 HK\$'000
Non-current assets			
Investment properties	14	32,473,158	29,815,430
Property, plant and equipment	15	69,309	69,477
Prepaid lease payments	16	122,933	123,096
Investments in associates	18	443,569	333,514
Amount due from an associate	18	186,117	171,131
Available-for-sale investments	19	1,745,427	1,256,100
Derivative financial instruments	20	2,474	32,004
Other receivables	21	21,571	29,549
		35,064,558	31,830,301
Current assets			
Amount due from an associate	18	642,338	642,596
Derivative financial instruments	20	2,315	14,195
Accounts receivable and other receivables	21	158,831	102,273
Time deposits	22	381,971	1,401,230
Cash and bank balances	22	3,031	284
		1,188,486	2,160,578
Current liabilities			
Derivative financial instruments	20	39,495	64,057
Accounts payable and accruals	23	198,736	217,358
Rental deposits from tenants		102,418	121,604
Amounts due to minority shareholders	27	327,256	–
Advances from investees	25	54,060	54,068
Taxation payable		225,781	198,139
		947,746	655,226
Net current assets		240,740	1,505,352
Total assets less current liabilities		35,305,298	33,335,653
Non-current liabilities			
Borrowings	26	2,820,621	4,300,523
Derivative financial instruments	20	44,560	39,802
Amounts due to minority shareholders	27	–	327,256
Rental deposits from tenants		183,282	135,009
Deferred taxation	28	3,348,828	2,879,451
		6,397,291	7,682,041
Net assets		28,908,007	25,653,612

Consolidated Balance Sheet *continued*
At 31 December 2006

	Note	2006 HK\$'000	2005 HK\$'000
Capital and reserves			
Share capital	29	5,275,687	5,266,304
Reserves		22,552,019	19,400,992
Equity attributable to equity holders of the parent		27,827,706	24,667,296
Minority interests		1,080,301	986,316
		28,908,007	25,653,612

The consolidated financial statements on pages 74 to 120 were approved and authorised for issue by the Board of Directors on 6 March 2007 and are signed on its behalf by:

Peter T.C. Lee
Director

David Akers-Jones
Director