

# Consolidated Balance Sheet

At 31st December 2006

	Note	2006 HK\$M	2005 HK\$M
<b>ASSETS AND LIABILITIES</b>			
<b>Non-current assets</b>			
Property, plant and equipment	14	8,869	6,975
Investment properties	15	104,368	86,606
Leasehold land and land use rights	16	1,084	822
Intangible assets	17	834	44
Jointly controlled companies	19	5,195	3,869
Associated companies	20	20,922	19,281
Available-for-sale investments	21	168	470
Long-term receivables		10	12
Derivative financial instruments	22	26	31
Deferred expenditure		46	58
Deferred tax assets	31	159	192
Retirement benefit assets	32	187	201
		<b>141,868</b>	<b>118,561</b>
<b>Current assets</b>			
Properties for sale	23	1,218	529
Stocks and work in progress	24	1,394	1,334
Trade and other receivables	25	2,545	2,325
Derivative financial instruments	22	5	18
Short-term deposits and bank balances	26	1,774	1,891
		<b>6,936</b>	<b>6,097</b>
<b>Current liabilities</b>			
Trade and other payables	27	5,166	4,549
Provisions	28	45	35
Taxation		177	454
Derivative financial instruments	22	10	70
Bank overdrafts and short-term loans – unsecured	30	803	889
Long-term loans and bonds due within one year	30	684	500
		<b>6,885</b>	<b>6,497</b>
<b>Net current assets/(liabilities)</b>		<b>51</b>	<b>(400)</b>
<b>Total assets less current liabilities</b>		<b>141,919</b>	<b>118,161</b>
<b>Non-current liabilities</b>			
Perpetual capital securities	29	2,330	4,633
Long-term loans and bonds	30	9,940	1,426
Derivative financial instruments	22	89	26
Deferred tax liabilities	31	14,268	11,127
Deferred income		36	32
Retirement benefit liabilities	32	165	145
		<b>26,828</b>	<b>17,389</b>
<b>NET ASSETS</b>		<b>115,091</b>	<b>100,772</b>
<b>EQUITY</b>			
Share capital	33	919	919
Reserves	34	113,562	93,924
<b>Equity attributable to the Company's shareholders</b>		<b>114,481</b>	<b>94,843</b>
<b>Minority interests</b>	35	<b>610</b>	<b>5,929</b>
<b>TOTAL EQUITY</b>		<b>115,091</b>	<b>100,772</b>

**Christopher D Pratt**

**Clement K M Kwok**

Directors

Hong Kong, 8th March 2007

*The notes on pages 88 to 130 and the principal accounting policies on pages 131 to 140 form part of these accounts.*