

# CONSOLIDATED BALANCE SHEET

31 December 2006

	Notes	2006 HK\$'000	2005 HK\$'000
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	15	267,654	161,934
Investment properties	16	128,262	44,670
Prepaid lease payments	17	25,510	25,213
Goodwill	18	35,139	34,553
Interests in associates	21	33,300	38,455
Convertible note receivable — loan portion	22	30,983	14,441
Available-for-sale equity investments	23	46,612	—
Properties under development	25	6,424,561	—
Total non-current assets		6,992,021	319,266
<b>CURRENT ASSETS</b>			
Properties under development held for sale	25	82,689	—
Completed properties for sale	26	1,365	—
Prepaid lease payments	17	639	636
Inventories	27	90,463	86,014
Trade receivables	28	117,519	94,538
Prepayments, deposits and other receivables	29	79,565	8,795
Equity investments at fair value through profit or loss	24	40,581	50,211
Conversion option derivative	22	1,743	226
Loans to associates	21	8,976	3,000
Tax recoverable		2,486	294
Due from a joint venture partner	30	39,676	—
Deposits with brokerage companies	31	344	33,636
Pledged time deposits	32	160,756	2,000
Cash and cash equivalents	32	1,151,788	160,049
Total current assets		1,778,590	439,399
<b>CURRENT LIABILITIES</b>			
Trade and bills payables	33	133,837	100,079
Other payables and accruals	34	147,853	30,250
Loan from minority shareholders of a subsidiary	35	8,000	8,000
Interest-bearing bank borrowings	36	591,689	15,448
Tax payable		22,015	11,310
Due to a related party	30	20,013	—
Consideration payable on acquisition of associates	37	3,000	—
Considerations payable on acquisitions of subsidiaries	38	255,000	—
Total current liabilities		1,181,407	165,087

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	Notes	2006 HK\$'000	2005 HK\$'000
<b>NET CURRENT ASSETS</b>		<b>597,183</b>	274,312
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>7,589,204</b>	593,578
<b>NON-CURRENT LIABILITIES</b>			
Consideration payable on acquisition of associates	37	—	2,790
Consideration payable on acquisition of subsidiaries	38	—	4,657
Interest-bearing bank borrowings	36	<b>126,295</b>	—
Deferred tax liabilities, net	40	<b>2,029,474</b>	2,750
Total non-current liabilities		<b>2,155,769</b>	10,197
Net assets		<b>5,433,435</b>	583,381
<b>EQUITY</b>			
<b>Equity attributable to equity holders of the parent</b>			
Issued capital	41	<b>180,538</b>	39,395
Reserves	42(a)	<b>5,155,951</b>	516,697
Proposed final dividend	13	<b>90,269</b>	23,637
		<b>5,426,758</b>	579,729
<b>Minority interests</b>		<b>6,677</b>	3,652
Total equity		<b>5,433,435</b>	583,381

**Cheung Chung Kiu**  
Director

**Lam How Mun Peter**  
Director