

CONSOLIDATED BALANCE SHEET AND BALANCE SHEET 綜合資產負債表及資產負債表

As at 31 December 2006

於二零零六年十二月三十一日

	Notes 附註	The Group 本集團		The Company 本公司	
		2006 二零零六年 HK\$'000 千港元	2005 二零零五年 HK\$'000 千港元	2006 二零零六年 HK\$'000 千港元	2005 二零零五年 HK\$'000 千港元
ASSETS					
Non-current assets					
Investment properties	16	2,195,909	2,105,385	15,656	93,047
Property, plant and equipment	17	132,612	122,340	57,190	53,168
Goodwill	18	33,525	33,525	—	—
Investments in subsidiaries	19	—	—	56,011	56,088
Interests in associates	20	1,330,123	1,304,277	339,202	374,269
Interest in a jointly controlled entity	21	32,088	—	26,318	—
Amounts due from associates	23	210,000	206,478	—	—
Structured finance securities	25	24,423	—	24,423	—
Available-for-sale investments	26	99,075	2,206	2,140	1,730
Interest in distressed assets	27	—	204,681	—	—
Deposit paid for acquisition of investments	28	—	44,499	—	41,299
Deposit paid for acquisition of distressed assets	29	—	263,723	—	—
Deferred tax assets	44	—	1,336	—	—
Other asset	30	2,742	4,113	—	—
		4,060,497	4,292,563	520,940	619,601
Current assets					
Inventories, at cost		172	115	—	—
Stock of properties	31	257,449	323,940	—	—
Loan receivables	32	—	144,216	—	—
Interest in distressed assets	27	199,931	347,301	—	—
Available-for-sale investments	26	141,718	—	—	—
Held-for-trading investments	33	15,182	364,030	15,036	363,895
Trade receivables	34	3,205	4,400	—	—
Deposits, prepayments and other receivables		23,576	72,925	1,625	46,142
Amounts due from subsidiaries	22	—	—	2,261,761	2,676,033
Amounts due from associates	23	569,822	24,025	270,965	24,025
Amount due from a jointly controlled entity	24	250,922	—	250,922	—
Restricted bank balance	35	532,871	269,600	—	—
Bank balances and cash	36	724,995	341,540	568,028	227,665
		2,719,843	1,892,092	3,368,337	3,337,760
Assets classified as held for sale	37	88,180	263,723	70,580	—
		2,808,023	2,155,815	3,438,917	3,337,760
TOTAL ASSETS		6,868,520	6,448,378	3,959,857	3,957,361

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EQUITY	股本					
Capital and reserves	資本及儲備					
Share capital	股本	39	364,142	337,742	364,142	337,742
Reserves	儲備		4,226,499	3,505,280	2,581,600	2,277,685
Equity attributable to equity holders of the Company	本公司股本持有人應佔股本		4,590,641	3,843,022	2,945,742	2,615,427
Minority interests	少數股東權益		16,261	55,669	—	—
Total equity	股本總值		4,606,902	3,898,691	2,945,742	2,615,427
LIABILITIES	負債					
Non-current liabilities	非流動負債					
Borrowings	借貸	42	5,750	6,900	5,750	6,900
Convertible notes	可換股票據	43	402,112	437,280	402,112	437,280
Deferred tax liabilities	遞延稅項負債	44	257,639	187,979	10,608	1,254
			665,501	632,159	418,470	445,434
Current liabilities	流動負債					
Bank overdrafts	銀行透支	42	—	79,241	—	79,241
Trade payables	應付貿易賬款	45	84,792	19,175	—	—
Accrued charges, rental deposits and other payables	應計費用、租務按金及其他應付款項	46	241,154	369,587	18,584	27,047
Amounts due to associates	應付聯營公司款項	47	352,146	377,146	326,841	353,191
Amounts due to subsidiaries	應付附屬公司款項	50	—	—	7,289	7,035
Accruals for management fee to holding company of a shareholder	應付一名股東的控股公司的應計管理費	48	58,072	65,881	—	—
Loan from a shareholder	股東貸款	49	220,000	—	220,000	—
Borrowings	借貸	42	601,150	572,578	1,150	1,150
Taxation payable	應付稅項		38,803	5,084	21,781	—
Convertible notes	可換股票據	43	—	428,836	—	428,836
			1,596,117	1,917,528	595,645	896,500
Total liabilities	負債總值		2,261,618	2,549,687	1,014,115	1,341,934
TOTAL EQUITY AND LIABILITIES	股本及負債總值		6,868,520	6,448,378	3,959,857	3,957,361
Net current assets	淨流動資產		1,211,906	238,287	2,843,272	2,441,260
Total assets less current liabilities	資產總值減流動負債		5,272,403	4,530,850	3,364,212	3,060,861

The consolidated financial statements on pages 49 to 157 were approved and authorized for issue by the board of directors on 23 April 2007 and are signed on its behalf by:

第49頁至第157頁之綜合財務報表已獲董事會於二零零七年四月二十三日認可及授權發行，並經下列代表簽署確認：

Chen Xiaozhou
陳孝周
Director
董事

Gao Jian Min
高建民
Director
董事