

**CONSOLIDATED BALANCE SHEET**

As at 31 December 2006



	Notes	2006 HK\$'000	2005 HK\$'000
<b>ASSETS AND LIABILITIES</b>			
<b>Non-current assets</b>			
Property, plant and equipment	13	56,358	43,927
Prepaid land lease payments under operating leases	14	13,675	13,440
Interest in associates	16	18,967	55,531
Deposits	17	274,617	226,055
Available-for-sale financial assets		324	324
Intangible assets	18	243,437	494,864
		<b>607,378</b>	834,141
<b>Current assets</b>			
Inventories	19	5,353,841	5,494,665
Financial assets at fair value through profit or loss	20	7,256	6,491
Trade receivables	21	155,212	177,681
Deposits, prepayments and other receivables	17	809,765	626,210
Amount due from an associate	25(d)	–	2,358
Pledged bank deposits	22	22,282	–
Cash and cash equivalents	22	86,332	98,112
		<b>6,434,688</b>	6,405,517
<b>Current liabilities</b>			
Trade payables	23	18,994	7,334
Other payables and accruals	24	707,051	499,154
Deferred revenue		61,573	53,568
Amount due to a director	25(a)	3,141	39,994
Amount due to a minority shareholder	25(b)	12,000	12,000
Amounts due to shareholders	25(c)	5,006	5,006
Amounts due to associates	25(d)	6,528	8,510
Land premium payables		173,284	166,593
Provision for tax		66,088	12,010
Bank and other borrowings	26	459,091	642,662
Finance lease liabilities	27	99	–
		<b>1,512,855</b>	1,446,831
<b>Net current assets</b>		<b>4,921,833</b>	4,958,686
<b>Total assets less current liabilities</b>		<b>5,529,211</b>	5,792,827

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<b>Non-current liabilities</b>			
Bank and other borrowings	26	<b>14,788</b>	288,184
Finance lease liabilities	27	<b>181</b>	–
Deposit received		–	35,389
Amounts due to shareholders	25(e)	<b>376,659</b>	346,247
Deferred tax liabilities	31	<b>252,790</b>	252,790
		<b>644,418</b>	922,610
<b>Net assets</b>			
		<b>4,884,793</b>	4,870,217
<b>EQUITY</b>			
Equity attributable to the Company's equity holders			
Share capital	28	<b>682,090</b>	681,633
Reserves	30	<b>3,295,378</b>	3,239,502
		<b>3,977,468</b>	3,921,135
Minority interests	32	<b>907,325</b>	949,082
		<b>4,884,793</b>	4,870,217

Yu Pun Hoi  
DirectorQin Tian Xiang  
Director