

## Consolidated Balance Sheet

As at 31 December 2006

	Notes	2006 HK\$'000	2005 HK\$'000
<b>Assets</b>			
<b>Non-current assets</b>			
Property, plant and equipment	15	12,942	4,962
Investment properties	16	293,597	–
Goodwill	18	60,131	–
Interests in associates	20	–	236,851
Deposits for acquisition of investment properties	22	262,283	288,461
Available-for-sale investments	23	17,809	96
Restricted cash	24	500	500
<b>Total non-current assets</b>		<b>647,262</b>	530,870
<b>Current assets</b>			
Properties for sales	25	2,359,963	876,895
Trade and other receivables	26	156,228	266,782
Deposits for property development	27	64,073	161,132
Investments at fair value through profit or loss	28	36,086	2,831
Available-for-sale investments	23	3,200	–
Amounts due from associates	20	–	48,077
Amounts due from related companies	29	10,580	7,185
Amount due from a minority owner of a subsidiary	30	17,127	31,853
Tax prepayment		2,675	1,095
Cash and cash equivalents	39	587,055	361,598
<b>Total current assets</b>		<b>3,236,987</b>	1,757,448
Assets classified as held for sale	31	–	120,192
<b>Total assets</b>		<b>3,884,249</b>	2,408,510
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables	32	378,704	223,213
Receipts in advance from customers		478,276	877,919
Amounts due to associates	20	–	670
Amounts due to related companies	33	57,545	–
Amount due to a minority owner of a subsidiary	34	30,679	–
Bank loans	35	350,689	162,530
Tax payable	36	218,264	36,761
<b>Total current liabilities</b>		<b>1,514,157</b>	1,301,093

## Consolidated Balance Sheet (Continued)

As at 31 December 2006

	<i>Notes</i>	<b>2006</b> <b>HK\$'000</b>	2005 HK\$'000
<b>Non-current liabilities</b>			
Bank loans	35	<b>463,625</b>	210,655
Convertible notes	37	<b>202,945</b>	80,631
Deferred tax liabilities	38	<b>105,580</b>	21,041
Total non-current liabilities		<b>772,150</b>	312,327
<b>Total liabilities</b>		<b>2,286,307</b>	1,613,420
<b>TOTAL NET ASSETS</b>		<b>1,597,942</b>	795,090
<b>Capital and reserves attributable to equity holders of the Company</b>			
Share capital	41	<b>115,575</b>	98,225
Reserves		<b>1,250,052</b>	552,869
Equity attributable to equity holders of the Company		<b>1,365,627</b>	651,094
<b>Minority interests</b>		<b>232,315</b>	143,996
<b>TOTAL EQUITY</b>		<b>1,597,942</b>	795,090

On behalf of the Board

**Tang Jian**  
*Director*

**Dai Zhikang**  
*Director*