

SUPPLEMENTARY INFORMATION

DISCLOSURE PURSUANT TO RULE 13.22 OF THE RULES GOVERNING THE LISTING OF SECURITIES ON THE STOCK EXCHANGE OF HONG KONG LIMITED

Set out below is a proforma combined balance sheet of the Group's affiliates as at 31st December, 2006 (being the latest practicable date for determining the relevant figures) required to be disclosed under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited:

	Pro forma combined balance sheet as at 31st December, 2006 HK\$'000	Group's attributable interest as at 31st December, 2006 HK\$'000
Goodwill	973,311	973,311
Fixed assets	2,850,391	2,830,981
Investment properties	1,761,821	1,761,821
Properties under development	27,226	13,613
Interests in associates	1,590,892	1,590,892
Available-for-sale financial assets	745,840	745,840
Deposits paid for acquisition of properties	460,077	230,038
Debtors, prepayments and deposits	140,066	114,145
Cash and bank balances	3,018,153	2,920,373
Creditors, accruals and deposits received	(304,273)	(233,827)
Bank and other borrowings	(4,172,654)	(4,170,446)
Tax payable	(93,006)	(90,024)
Shareholders' advance	(616,823)	(346,651)
Deferred tax liabilities	(527,457)	(527,094)
Other net assets	41,471	37,474
	5,895,035	5,850,446

The Group's attributable interest in the respective assets and liabilities represents that portion attributable to the Group before minority interests included therein.