

As at 31st December, 2006

	NOTES	2006 HK\$'000	2005 HK\$'000
<b>Non-current assets</b>			
Investment properties	15	708,118	594,377
Property, plant and equipment	16	139,024	135,724
Prepaid lease rental on land	17	16,621	16,426
Goodwill	18	66,643	26,402
Other intangible assets	19	219,100	215,421
Interests in associates	21	454,357	577,562
Interests in jointly controlled entities	22	377,189	483,248
Available-for-sale financial assets	23	2,920	15,940
Loans receivable	24	1,831	7,439
Other receivable		502	–
Deferred tax assets	41	–	584
Deposit paid for acquisition of interest in a jointly controlled entity		–	14,997
Deposit paid for acquisition of other investment	25	10,139	–
		<b>1,996,444</b>	<b>2,088,120</b>
<b>Current assets</b>			
Inventory of properties	26	1,946,909	1,419,094
Other inventories	27	99,266	88,764
Trade and other receivables	28	471,021	295,168
Prepaid lease rental on land	17	390	428
Loans receivable	24	17,787	143,112
Amounts due from associates	30(a)	1,075	18,760
Amounts due from jointly controlled entities	30(a)	240,349	73,044
Amounts due from investees	30(a)	12,013	6,750
Amount due from a related party	30(b)	44,203	–
Investments held for trading	23	187,952	106,832
Derivative financial instruments	31	1,292	–
Bank balances and cash	32	488,753	376,581
		<b>3,511,010</b>	<b>2,528,533</b>
Assets classified as held for sale	33	156,504	50,005
		<b>3,667,514</b>	<b>2,578,538</b>
<b>Current liabilities</b>			
Trade and other payables	34	915,669	955,282
Sales deposits received		433,230	59,763
Amounts due to associates	35	101	101
Amounts due to jointly controlled entities	35	302,576	2,018
Consideration payable on acquisition of a jointly controlled entity	22	4,977	–
Amounts due to minority shareholders	35	50,760	17,599
Provisions	36	23,478	23,478
Taxation liabilities		88,421	32,457
Liability for share-based payment		–	6,000
Bank and other borrowings	37	832,434	334,501
		<b>2,651,646</b>	<b>1,431,199</b>
<b>Net current assets</b>		<b>1,015,868</b>	<b>1,147,339</b>
<b>Total assets less current liabilities</b>		<b>3,012,312</b>	<b>3,235,459</b>

As at 31st December, 2006

	<i>NOTES</i>	<b>2006</b> <b>HK\$'000</b>	2005 <i>HK\$'000</i>
<b>Capital and reserves</b>			
Share capital	38	<b>262,742</b>	250,242
Share premium and reserves	39	<b>2,180,789</b>	2,020,700
		<b>2,443,531</b>	2,270,942
Equity attributable to equity holders of the Company		<b>270,762</b>	410,385
Minority interests			
<b>Total equity</b>		<b>2,714,293</b>	2,681,327
<b>Non-current liabilities</b>			
Bank and other borrowings	37	<b>106,576</b>	378,893
Loan from a minority shareholder	40	<b>2,639</b>	2,366
Deferred tax liabilities	41	<b>188,804</b>	172,873
		<b>298,019</b>	554,132
		<b>3,012,312</b>	3,235,459

**LEUNG CHUN WAH**  
*Director*

**PLATO POON CHAK SANG**  
*Director*