

Consolidated Balance Sheet

As 31 December 2006

| | NOTES | 2006 RMB'000 | 2005 RMB'000 |
|---|-------|-------------------|-------------------|
| Non-current assets | | | |
| Investment properties | 15 | 6,204,900 | 5,877,300 |
| Property, plant and equipment | 16 | 188,265 | 168,006 |
| Prepaid lease payments | 17 | 3,710,446 | 2,664,625 |
| Properties under development | 18 | 1,759,836 | 1,126,833 |
| Interests in associates | 19 | 3,194 | 2,500 |
| Accounts receivable | 21 | 146,907 | 33,214 |
| Pledged bank deposits | 22 | 367,791 | 1,619 |
| Defined benefit assets | 39 | 4,541 | 3,433 |
| Deferred tax assets | 34 | 4,439 | 94,260 |
| | | 12,390,319 | 9,971,790 |
| Current assets | | | |
| Inventories | 24 | 2,330 | 2,222 |
| Properties under development | 18 | 4,749,259 | 5,244,106 |
| Properties held for sale | 25 | 1,799,400 | 156,744 |
| Accounts receivable, deposits and prepayments | 21 | 1,444,008 | 678,747 |
| Loan receivable | 23 | 227,067 | — |
| Amount due from an associate | 19 | 1,758 | 1,821 |
| Amounts due from related parties | 26 | 99,924 | 164,053 |
| Amount due from a minority shareholder of a subsidiary | 27 | 5,624 | 5,624 |
| Early redemption rights | 28 | 29,829 | 7,058 |
| Pledged bank deposits | 22 | 833,716 | 407,839 |
| Bank balances and cash | 22 | 4,452,011 | 1,988,944 |
| | | 13,644,926 | 8,657,158 |
| Current liabilities | | | |
| Accounts payable, deposits received and accrued charges | 29 | 1,752,878 | 1,739,473 |
| Amounts due to related parties | 26 | 72,806 | 138,002 |
| Amounts due to minority shareholders of subsidiaries | 27 | 267,003 | 272,699 |
| Warrants | 28 | — | 231,474 |
| Tax liabilities | | 75,592 | 106,962 |
| Bank borrowings - due within one year | 30 | 1,683,314 | 2,657,022 |
| | | 3,851,593 | 5,145,632 |
| Net current assets | | 9,793,333 | 3,511,526 |
| Total assets less current liabilities | | 22,183,652 | 13,483,316 |

Consolidated Balance Sheet

As 31 December 2006

| | NOTES | 2006 RMB'000 | 2005 RMB'000 |
|--|-------|-------------------|-----------------|
| Capital and reserves | | | |
| Share capital | 31 | 84,415 | 36,164 |
| Reserves | | 13,867,457 | 4,719,630 |
| Equity attributable to equity holders of the Company | | 13,951,872 | 4,755,794 |
| Minority interests | | 1,212,860 | 306,059 |
| Total equity | | 15,164,732 | 5,061,853 |
| Non-current liabilities | | | |
| Loan from a minority shareholder of a subsidiary | 33 | 182,869 | 173,714 |
| Notes | 28 | 2,762,124 | 2,787,811 |
| Bank borrowings - due after one year | 30 | 2,031,634 | 1,262,794 |
| Deferred tax liabilities | 34 | 2,034,636 | 1,321,908 |
| Convertible redeemable preference shares | 35 | — | 2,875,236 |
| Derivative financial instrument designated as hedging instrument | 36 | 7,657 | — |
| | | 7,018,920 | 8,421,463 |
| | | 22,183,652 | 13,483,316 |

The consolidated financial statements on pages 84 to 150 were approved and authorised for issue by the Board of Directors on 20 April 2007 and are signed on its behalf by:

Vincent H. S. Lo
DIRECTOR

William T. Addison
DIRECTOR