

# CONSOLIDATED BALANCE SHEET

At 31 December 2006

	NOTES	2006 HK\$'000	2005 HK\$'000
<b>Non-current assets</b>			
Property, plant and equipment	18	43,668	3,094,885
Prepaid lease payments	19	4,876	122,088
Investment properties	20	761,243	481,756
Intangible assets	21	–	8,969
Goodwill	22	–	397,077
Interest in associates	23	963,412	465,738
Available-for-sale investments	24	3,001	192,301
Pledged bank deposits		–	202,916
Loan receivables	25	1,328,081	348,026
		<u>3,104,281</u>	<u>5,313,756</u>
<b>Current assets</b>			
Stock of properties	26	1,919,175	2,350,345
Inventories	27	–	192,001
Trade and other receivables	28	40,938	1,555,934
Prepaid lease payments	19	83	3,694
Amount due from an associate		4,929	–
Investments held for trading	29	–	154,499
Pledged bank deposits		20,607	82,229
Bank balances and cash	30	495,245	2,152,484
		<u>2,480,977</u>	<u>6,491,186</u>
<b>Current liabilities</b>			
Trade and other payables	31	561,062	2,113,227
Amounts due to minority shareholders	32	–	30,343
Derivative financial instruments	33	–	332,970
Taxation		96,910	123,360
Borrowings – amount due within one year	34	154,229	1,188,708
		<u>812,201</u>	<u>3,788,608</u>
Net current assets		<u>1,668,776</u>	<u>2,702,578</u>
Total assets less current liabilities		<u>4,773,057</u>	<u>8,016,334</u>
<b>Non-current liabilities</b>			
Borrowings – amount due after one year	34	338,308	2,623,078
Deferred taxation	35	287,993	36,117
		<u>626,301</u>	<u>2,659,195</u>
Net assets		<u>4,146,756</u>	<u>5,357,139</u>

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At 31 December 2006

	NOTES	2006 HK\$'000	2005 HK\$'000
Capital and reserves			
Share capital	36	286,377	263,491
Reserves	37	<u>3,543,050</u>	<u>3,178,477</u>
Equity attributable to equity holders of the Company		3,829,427	3,441,968
Equity component of convertible bonds of a listed subsidiary		–	48,350
Equity component of share option reserve of listed subsidiaries		–	20,717
Minority interests		<u>317,329</u>	<u>1,846,104</u>
Total equity		<u><u>4,146,756</u></u>	<u><u>5,357,139</u></u>

The consolidated financial statements on pages 38 to 100 were approved and authorised for issue by the Board of Directors on 19 April 2007 and are signed on its behalf by:

**Ou Yaping**  
CHAIRMAN

**Tang Yui Man, Francis**  
CHIEF EXECUTIVE OFFICER