

Consolidated Balance Sheet

As at 30 June 2009

| | Note | 2009 HK\$m | 2008 HK\$m (restated) |
|---|------|------------------|-----------------------------|
| ASSETS | | | |
| Non-current assets | | | |
| Investment properties | 17 | 31,007.7 | 31,577.9 |
| Property, plant and equipment | 18 | 7,328.9 | 5,987.7 |
| Leasehold land and land use rights | 19 | 5,075.8 | 4,950.7 |
| Intangible concession rights | 20 | 834.1 | 1,153.5 |
| Intangible assets | 21 | 1,684.0 | 1,409.4 |
| Interests in jointly controlled entities | 23 | 31,918.5 | 30,547.1 |
| Interests in associated companies | 24 | 7,828.3 | 10,163.3 |
| Available-for-sale financial assets | 25 | 5,509.3 | 4,796.5 |
| Held-to-maturity investments | 26 | 34.6 | 33.4 |
| Financial assets at fair value through profit or loss | 35 | 378.1 | 1,194.4 |
| Derivative financial instruments | 27 | 152.1 | — |
| Properties for development | 28 | 11,152.7 | 11,174.9 |
| Deferred tax assets | 29 | 476.5 | 322.2 |
| Other non-current assets | 30 | 1,532.2 | 1,284.8 |
| | | 104,912.8 | 104,595.8 |
| Current assets | | | |
| Properties under development | 31 | 16,264.1 | 18,409.6 |
| Properties held for sale | 32 | 14,565.5 | 5,901.7 |
| Available-for-sale financial assets | 25 | 105.9 | — |
| Stocks | 33 | 402.9 | 454.2 |
| Debtors and prepayments | 34 | 20,914.7 | 18,897.5 |
| Financial assets at fair value through profit or loss | 35 | 63.3 | 629.9 |
| Cash held on behalf of customers | 36 | 3,661.9 | 3,105.8 |
| Restricted bank balances | 37 | 257.2 | 636.9 |
| Cash and bank balances | 37 | 14,080.0 | 13,126.1 |
| | | 70,315.5 | 61,161.7 |
| Non-current assets classified as assets held for sale | 39 | 1,291.0 | — |
| | | 71,606.5 | 61,161.7 |
| Total assets | | 176,519.3 | 165,757.5 |

Consolidated Balance Sheet (Continued)

As at 30 June 2009

| | Note | 2009 HK\$m | 2008 HK\$m (restated) |
|--|------|------------------|-----------------------------|
| EQUITY | | | |
| Share capital | 40 | 3,867.3 | 3,736.5 |
| Reserves | 41 | 69,732.9 | 67,718.7 |
| Proposed final dividend | 41 | 812.1 | 939.6 |
| Shareholders' funds | | 74,412.3 | 72,394.8 |
| Non-controlling interests | | 23,070.7 | 22,509.9 |
| Total equity | | 97,483.0 | 94,904.7 |
| LIABILITIES | | | |
| Non-current liabilities | | | |
| Long-term borrowings | 42 | 33,764.1 | 31,361.8 |
| Deferred tax liabilities | 29 | 5,096.2 | 5,142.8 |
| Other non-current liabilities | 43 | 375.0 | 461.7 |
| | | 39,235.3 | 36,966.3 |
| Current liabilities | | | |
| Creditors and accrued charges | 44 | 21,420.6 | 20,656.2 |
| Current portion of long-term borrowings | 42 | 7,796.2 | 7,193.0 |
| Short-term borrowings | 42 | 8,994.7 | 4,608.9 |
| Current tax payable | | 1,589.5 | 1,428.4 |
| | | 39,801.0 | 33,886.5 |
| Total liabilities | | 79,036.3 | 70,852.8 |
| Total equity and liabilities | | 176,519.3 | 165,757.5 |
| Net current assets | | 31,805.5 | 27,275.2 |
| Total assets less current liabilities | | 136,718.3 | 131,871.0 |

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