

# Consolidated Balance Sheet

As at 31st December, 2005

	Note	2005 HK\$'000	2004 HK\$'000 (restated)
<b>NON-CURRENT ASSETS</b>			
Goodwill:	17		
Goodwill		72,692	79,262
Negative goodwill		–	(2,750)
Prepaid lease payments for land	18	–	5,399
Fixed assets	19	352,214	346,030
Investment properties	20	3,265,261	2,362,777
Properties under development	21	420,179	167,634
Interests in associates	22	651,975	531,676
Interests in jointly controlled entities	23	12,615	7,393
Available-for-sale financial assets	24	437,054	–
Investment securities	25	–	552,094
Financial assets at fair value through profit or loss	26	374,196	–
Held-to-maturity financial assets/securities	27	9,604	72,459
Loans and advances	28	29,975	69,921
Deferred tax assets	29	1,120	4,115
Deposit paid for long term investments		139,936	–
		<b>5,766,821</b>	<b>4,196,010</b>
<b>CURRENT ASSETS</b>			
Properties held for sale		55,718	10,140
Inventories	30	139,548	105,780
Available-for-sale financial assets	24	217,019	–
Financial assets at fair value through profit or loss	26	801,002	–
Held-to-maturity securities	27	–	82,216
Other investments in securities	31	–	1,295,812
Loans and advances	28	251,727	282,733
Debtors, prepayments and deposits	32	434,965	400,841
Client trust bank balances		444,460	389,123
Treasury bills		15,520	23,765
Cash and bank balances		1,288,700	2,029,439
		<b>3,648,659</b>	<b>4,619,849</b>
<b>CURRENT LIABILITIES</b>			
Bank loans	33	173,233	471,654
Creditors, accruals and deposits received	34	925,673	846,288
Current, fixed, savings and other deposits of customers	35	116,743	117,641
Tax payable		72,843	71,944
		<b>1,288,492</b>	<b>1,507,527</b>
<b>NET CURRENT ASSETS</b>		<b>2,360,167</b>	<b>3,112,322</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>8,126,988</b>	<b>7,308,332</b>

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As at 31st December, 2005

	Note	2005 HK\$'000	2004 HK\$'000 (restated)
<b>NON-CURRENT LIABILITIES</b>			
Long term bank loans	33	<b>962,187</b>	727,612
Defined-benefit pension obligation	36	<b>2,062</b>	–
Deferred tax liabilities	29	<b>354,252</b>	263,312
		<b>1,318,501</b>	990,924
<b>NET ASSETS</b>		<b>6,808,487</b>	6,317,408
<b>EQUITY</b>			
Equity attributable to equity holders of the Company			
Share capital	37	<b>920,109</b>	920,109
Reserves	39	<b>4,063,506</b>	3,697,222
		<b>4,983,615</b>	4,617,331
Minority interests	39	<b>1,824,872</b>	1,700,077
		<b>6,808,487</b>	6,317,408

**John Luen Wai Lee**  
Director

**Stephen Riady**  
Director