

Consolidated Balance Sheet

As at 31st December, 2005

	Note	2005 HK\$'000	2004 HK\$'000 (restated)
NON-CURRENT ASSETS			
Goodwill:	17		
Goodwill		72,692	79,262
Negative goodwill		–	(111,603)
Prepaid lease payments for land	18	–	5,399
Fixed assets	19	352,289	346,105
Investment properties	20	3,265,261	2,362,777
Properties under development	21	434,370	180,574
Interests in associates	22	651,975	531,676
Interests in jointly controlled entities	23	12,615	7,393
Available-for-sale financial assets	24	438,254	–
Investment securities	25	–	554,110
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	–
		5,782,287	4,102,188
CURRENT ASSETS			
Properties held for sale		56,583	11,005
Inventories	30	139,548	105,780
Available-for-sale financial assets	24	217,019	–
Financial assets at fair value through profit or loss	26	802,442	–
Held-to-maturity securities	27	–	82,216
Other investments in securities	31	–	1,297,245
Loans and advances	28	251,727	282,733
Debtors, prepayments and deposits	32	437,267	403,104
Client trust bank balances		444,460	389,123
Treasury bills		15,520	23,765
Cash and bank balances		1,302,845	2,036,221
		3,667,411	4,631,192
CURRENT LIABILITIES			
Bank loans	33	251,233	471,654
Creditors, accruals and deposits received	34	933,422	856,695
Current, fixed, savings and other deposits of customers	35	116,743	117,641
Tax payable		72,843	71,944
		1,374,241	1,517,934
NET CURRENT ASSETS		2,293,170	3,113,258
TOTAL ASSETS LESS CURRENT LIABILITIES		8,075,457	7,215,446

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NON-CURRENT LIABILITIES			
Long term bank loans	33	962,187	805,612
Defined-benefit pension obligation	36	2,062	–
Deferred tax liabilities	29	354,896	263,975
		1,319,145	1,069,587
NET ASSETS			
		6,756,312	6,145,859
EQUITY			
Equity attributable to equity holders of the Company			
Share capital	37	43,373	43,373
Reserves	39	3,326,169	2,946,265
		3,369,542	2,989,638
Minority interests	39	3,386,770	3,156,221
		6,756,312	6,145,859

John Luen Wai Lee
Director

Stephen Riady
Director