

# CONSOLIDATED BALANCE SHEET

As at 31st December, 2006

	Note	2006 HK\$'000	2005 HK\$'000
<b>NON-CURRENT ASSETS</b>			
Goodwill	16	57,285	72,692
Fixed assets	17	244,278	352,289
Investment properties	18	3,971,901	3,265,261
Properties under development	19	217,547	434,370
Interests in associates	20	2,775,195	651,975
Interests in jointly controlled entities	21	205,618	12,615
Available-for-sale financial assets	22	386,818	438,254
Financial assets at fair value through profit or loss	23	–	374,196
Held-to-maturity financial assets	24	9,582	9,604
Loans and advances	25	27,066	29,975
Deferred tax assets	26	–	1,120
Deposit paid for long term investments		–	139,936
		<b>7,895,290</b>	<b>5,782,287</b>
<b>CURRENT ASSETS</b>			
Properties held for sale		24,615	56,583
Properties under development	19	369,865	–
Inventories	27	–	139,548
Available-for-sale financial assets	22	–	217,019
Financial assets at fair value through profit or loss	23	934,740	802,442
Loans and advances	25	281,487	251,727
Debtors, prepayments and deposits	28	227,250	437,267
Client trust bank balances		582,905	444,460
Treasury bills		194,970	15,520
Cash and bank balances		731,078	1,302,845
		<b>3,346,910</b>	<b>3,667,411</b>
<b>CURRENT LIABILITIES</b>			
Bank loans	29	454,150	251,233
Creditors, accruals and deposits received	30	1,165,414	933,422
Current, fixed, savings and other deposits of customers	31	305,521	116,743
Tax payable		67,960	72,843
		<b>1,993,045</b>	<b>1,374,241</b>
<b>NET CURRENT ASSETS</b>		<b>1,353,865</b>	<b>2,293,170</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>9,249,155</b>	<b>8,075,457</b>

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	Note	2006 HK\$'000	2005 HK\$'000
<b>NON-CURRENT LIABILITIES</b>			
Bank loans	29	<b>1,850,950</b>	962,187
Defined-benefit pension obligation	32	–	2,062
Deferred tax liabilities	26	<b>532,798</b>	354,896
		<b>2,383,748</b>	1,319,145
<b>NET ASSETS</b>		<b>6,865,407</b>	6,756,312
<b>EQUITY</b>			
Equity attributable to equity holders of the Company			
Share capital	33	<b>43,373</b>	43,373
Reserves	35	<b>3,697,058</b>	3,326,169
		<b>3,740,431</b>	3,369,542
Minority interests	35	<b>3,124,976</b>	3,386,770
		<b>6,865,407</b>	6,756,312

**John Luen Wai Lee**  
Director

**Stephen Riady**  
Director