

### DISCLOSURE PURSUANT TO RULE 13.22 OF THE RULES GOVERNING THE LISTING OF SECURITIES ON THE STOCK EXCHANGE OF HONG KONG LIMITED

Set out below is a proforma combined balance sheet of the Group's affiliates as at 31st December, 2006 (being the latest practicable date for determining the relevant figures) required to be disclosed under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited:

	Pro forma combined balance sheet as at 31st December, 2006 HK\$'000	Group's attributable interest as at 31st December, 2006 HK\$'000
Goodwill	989,907	981,451
Fixed assets	3,094,129	2,918,383
Investment properties	2,485,064	2,038,702
Properties under development	911,458	455,646
Interests in associates	1,711,088	1,650,016
Financial assets at fair value through profit or loss	246,554	67,213
Available-for-sale financial assets	2,466,174	1,315,202
Loans and advances	1,288,398	352,681
Deferred tax assets	4,543	2,883
Deposits paid for acquisition of properties	460,077	230,038
Inventories	138,589	71,128
Debtors, prepayments and deposits	429,375	256,534
Cash and bank balances	3,839,398	3,200,064
Bank and other borrowings	(6,539,587)	(4,980,988)
Creditors, accruals and deposits received	(1,213,615)	(556,347)
Current, fixed, savings and other deposits of customers	(2,400,212)	(656,698)
Tax payable	(131,834)	(109,093)
Shareholders' advance	(982,434)	(522,023)
Deferred tax liabilities	(527,457)	(527,094)
Other net assets	171,608	68,116
	<b>6,441,223</b>	<b>6,255,814</b>

The Group's attributable interest in the respective assets and liabilities represents that portion attributable to the Group before minority interests included therein.