

CONSOLIDATED BALANCE SHEET

As at 31 December 2007

	Note	2007 HK\$'000	2006 HK\$'000
ASSETS AND LIABILITIES			
Non-current assets			
Property, plant and equipment	14	3,102,485	2,441,200
Investment properties	15	28,324,740	21,642,166
Leasehold land and land use rights	16	402,478	338,409
Properties under development	17	14,138,189	12,400,243
Land deposits		3,525,737	863,940
Associated companies	19	5,686,005	5,992,070
Derivative financial instruments	20	18,684	2,687
Available-for-sale investments	21	1,789,752	1,388,508
Long-term receivables	22	36,748	63,588
Goodwill	23	306,149	266,645
		57,330,967	45,399,456
Current assets			
Properties under development	17	5,408,011	–
Completed properties held for sale	24	579,784	1,188,101
Accounts receivable, prepayments and deposits	22	2,731,716	2,734,265
Tax recoverable		102,248	125,707
Tax reserve certificates		21,790	21,790
Listed securities at fair value through profit or loss	25	224,743	198,318
Pledged bank deposits	41	64,234	47,263
Cash and bank balances	26	4,236,714	2,691,358
		13,369,240	7,006,802
Current liabilities			
Accounts payable, deposits received and accrued charges	27	4,330,440	2,557,769
Taxation		587,346	302,397
Short-term bank loans and current portion of long-term bank loans	28	649,555	803,428
Derivative financial instruments	20	32,888	–
Secured bank overdrafts	26	4,624	–
Unsecured bank overdrafts	26	26,204	6,690
		5,631,057	3,670,284
Net current assets		7,738,183	3,336,518
Total assets less current liabilities		65,069,150	48,735,974
Non-current liabilities			
Long-term bank loans	28	6,953,242	6,351,145
Convertible bonds	29	2,346,387	2,536,256
Fixed rate bonds	30	3,254,340	3,243,330
Amounts due to minority shareholders	31	2,378,154	2,336,341
Derivative financial instruments	20	63,410	107,005
Deferred taxation	32	3,295,152	2,704,817
		18,290,685	17,278,894
ASSETS LESS LIABILITIES		46,778,465	31,457,080
EQUITY			
Capital and reserves attributable to the Company's shareholders			
Share capital	33	1,424,278	1,238,289
Share premium	35	11,804,186	4,315,270
Other reserves	36	11,263,616	9,548,836
Retained profits		18,592,906	13,417,641
Proposed final dividend	11	925,781	804,888
		44,010,767	29,324,924
Minority interests		2,767,698	2,132,156
TOTAL EQUITY		46,778,465	31,457,080

On behalf of the Board

Ang Keng Lam
Director

Wong Siu Kong
Director