

綜合現金流量表

Consolidated Cash Flow Statement

截至二零零三年六月三十日止年度

For the year ended 30th June, 2003

		二零零三年 2003 港幣千元 HK\$'000	二零零二年 2002 港幣千元 HK\$'000
經營業務	OPERATING ACTIVITIES		
經營溢利(虧損)	Profit (loss) from operations	11,512	(42,691)
調整：	Adjustment for:		
來自投資物業重估之減值	Deficit arising on revaluation of investment properties	40,000	60,000
發展中物業減值之撥回	Reversal of impairment in value of properties under development	—	(3,364)
利息收入	Interest income	(709)	(2,349)
出售物業、機器及設備之虧損(收益)	Loss (gain) on disposal of property, plant and equipment	18	(120)
出售聯營公司之收益	Gain on disposal of associates	(2,082)	—
一附屬公司解散之收益	Gain on dissolution of subsidiary	(3,475)	—
折舊	Depreciation	1,491	1,067
商譽攤銷	Amortisation of goodwill	1,141	1,141
營運資金流動前之經營現金流量	Operating cash flows before movements in working capital	47,896	13,684
待售物業減少	Decrease in properties held for sale	223,670	21,809
貿易及其他應收賬款減少	Decrease in trade and other receivables	16,114	19,436
貿易及其他應付賬款增加(減少)	Increase (decrease) in trade and other payables	75,581	(68,197)
已收預售按金(減少)增加	(Decrease) increase in pre-sales deposits received	(97,010)	122,560
來自經營之現金	Cash generated from operations	266,251	109,292
已付香港利得稅	Hong Kong Profits Tax paid	(22)	—
已付海外稅項	Overseas tax paid	(16,021)	(1,841)
利息收入	Interest received	716	2,345
經營業務之現金淨值	NET CASH FROM OPERATING ACTIVITIES	250,924	109,796

綜合現金流量表 (續)

Consolidated Cash Flow Statement (Continued)

截至二零零三年六月三十日止年度

For the year ended 30th June, 2003

		二零零三年 2003 港幣千元 HK\$'000	二零零二年 2002 港幣千元 HK\$'000
投資活動	INVESTING ACTIVITIES		
發展中物業投資	Investment in properties under development	(278,105)	(149,792)
銀行抵押存款減少(增加)	Decrease (increase) in pledged bank deposits	133	(10,729)
貸款應收賬款增加	Increase in loan receivables	(751)	(3,220)
少數股東欠款增加	Increase in amounts due from minority shareholders	(80)	(4,695)
添置物業、機器及設備	Purchase of property, plant and equipment	(1,813)	(2,882)
出售物業、機器及設備收入	Proceeds from disposal of property, plant and equipment	13	237
用於投資活動之現金淨額	NET CASH USED IN INVESTING ACTIVITIES	(280,603)	(171,081)
融資活動	FINANCING ACTIVITIES		
已付股息分派	Distributions paid	(8,764)	(8,764)
已付利息	Interest paid	(5,690)	(6,963)
新造銀行貸款	New bank loans raised	195,000	17,000
償還貸款款項	Repayment of bank loans	(191,097)	(18,050)
用於融資活動之現金淨額	NET CASH USED IN FINANCING ACTIVITIES	(10,551)	(16,777)
現金及現金等值減少淨額	NET DECREASE IN CASH AND CASH EQUIVALENTS	(40,230)	(78,062)
年初之現金及現金等值	CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR	90,657	168,751
外匯兌換率變動之影響	EFFECT OF FOREIGN EXCHANGE RATE CHANGES	6	(32)
年終之現金及現金等值	CASH AND CASH EQUIVALENTS AT END OF THE YEAR	50,433	90,657
現金及現金等值結餘分析	ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS		
銀行結餘及現金	Bank balances and cash	50,433	90,657