

		二零零零年 2000 千港元 HK\$'000	一九九九年 1999 千港元 HK\$'000
經營業務所得之現金 收入淨額	NET CASH INFLOW FROM OPERATING ACTIVITIES	683,010	142,402
投資所得回報及 融資利息	RETURNS ON INVESTMENTS AND SERVICING OF FINANCE		
已付利息	Interest paid	(10,661)	(5,938)
已收利息	Interest received	9,590	6,339
投資所得回報及 融資利息之現金 (支出)收入淨額	NET CASH (OUTFLOW)INFLOW FROM RETURNS ON INVESTMENTS AND SERVICING OF FINANCE	(1,071)	401
退稅(已付稅項)	TAX REFUNDED (PAID)	1,130	(3,315)
投資業務	INVESTING ACTIVITIES		
購買固定資產	Purchase of fixed assets	(25,397)	(11,074)
投資發展 中物業	Investment in properties under development	(697,635)	(334,793)
出售固定資產 所得款項	Sale proceeds of fixed assets	4,206	21,783
投資合營企業 (墊款給聯營公司)	Investment in jointly controlled entities (Advances to) repayment from associates	(3,891) (52)	(3,877) 6,960
聯營公司還款			
合營企業墊款	Advance from jointly controlled entities	19,004	147
增加於附屬公司 之投資	Increase of investment in subsidiaries	(396)	-
因銀行貸款額度 而抵押之現金	Cash pledged to secure banking facilities	(21,341)	(71,342)
投資業務引致現金 支出淨額	NET CASH OUTFLOW FROM INVESTING ACTIVITIES	(725,502)	(392,196)
融資前現金支出 淨額	NET CASH OUTFLOW BEFORE FINANCING	(42,433)	(252,708)
融資	FINANCING		
償還長期借款	Repayment of long-term borrowings	(4,822)	(762)
償還短期借款	Repayment of short-term borrowings	(100,405)	(91,114)
少數股東墊款	Advance from minority shareholders	-	101,049
借入短期借款	Borrowing of short-term borrowings	169,936	181,580
借入長期借款	Borrowing of long-term borrowings	-	19,389
融資引致之現金 收入淨額	NET CASH INFLOW FROM FINANCING	64,709	210,142

CONSOLIDATED CASH FLOW STATEMENT 綜合現金變動表

截至二零零零年十二月三十一日止年度

For the year ended 31st December, 2000

	二零零零年 2000 千港元 HK\$'000	一九九九年 1999 千港元 HK\$'000
現金及等同現金 項目增加(減少)	22,276	(42,566)
年初之現金及 等同現金項目	152,262	194,828
年終之現金 及等同現金項目	174,538	152,262
現金及等同現金項目 結餘之分析	ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS	
現金及銀行結餘	174,538	152,262
除稅前溢利/(虧損) 與經營業務所得 之現金收入 淨額調節表	RECONCILIATION OF PROFIT/(LOSS) BEFORE TAXATION TO NET CASH INFLOW FROM OPERATING ACTIVITIES	
除稅前溢利/(虧損)	120,966	(110,640)
應佔聯營公司之業績	(3,470)	235
應佔合營企業之業績	3,414	6,355
出售附屬公司 之虧損之撥備不足	-	5,727
因攤薄附屬公司權益之虧損	-	66
解散附屬公司變現之 儲備	(61)	-
出售物業變現之儲備	(370)	-
證券投資未變現之 收益	(19,000)	(1,739)
發展中物業減值準備	39,715	556
待售物業減值(撥回)準備	(90,844)	3,728
呆壞賬撥備	2,693	3,487
固定資產永久 減值準備	-	2,688
投資物業重估虧絀	18,089	9,529
出售固定資產之溢利	(504)	(3,319)
折舊及攤銷	32,818	38,008
利息收入	(9,042)	(6,894)
利息開支	8,358	6,669
滙兌收益	(585)	(464)
應收賬款·其他應收賬款及 預付款之增加	(5,952)	(34,357)
待售物業之減少	444,011	184,487
存貨之(增加)減少	(4,564)	4,135
應付賬款及其他應付 賬款之增加(減少)	56,201	(15,284)
遞延收益之減少	89,950	53,270
證券投資之 減少(增加)	1,187	(3,841)
經營業務之現金收入淨額	683,010	142,402

年內融資變動分析

ANALYSIS OF CHANGES IN FINANCING DURING THE YEAR

		少數 股東墊款 Advances from Minority shareholders 千港元 HK\$'000	短期及 長期借款 Short-term and long-term borrowings 千港元 HK\$'000
於一九九九年 一月一日之結餘	Balance at 1st January, 1999	35,115	29,658
一九九九年內借款	Borrowing during the year of 1999	101,049	200,969
一九九九年內還款	Repayment during the year of 1999	–	(91,876)
借款累計之利息	Interest accrual on borrowing	3,378	–
滙兌調整	Exchange realignments	109	81
於二零零零年 一月一日之結餘	Balance at 1st January, 2000	139,651	138,832
二零零零年年內借款	Borrowing during the year of 2000	–	169,936
二零零零年年內還款	Repayment during the year of 2000	–	(105,227)
借款資本化	Capitalisation of borrowing	(101,049)	–
借款累計之利息	Interest accrual on borrowing	3,730	–
滙兌調整	Exchange realignments	140	536
於二零零零年 十二月三十一日之結餘	Balance at 31st December, 2000	42,472	204,077