for the year ended 31st December, 2000

	Notes	2000 HK\$'000	1999 HK\$'000
Net cash inflow from operating activities	35	233,678	239,212
Returns on investments and servicing of finance			
Dividends received from associates		61,922	42,568
Dividends received from investments in listed securities		69	203
Interest paid		(165,807)	(157,214)
Dividend paid by a subsidiary to minority shareholders		(700)	(3,290)
Net cash outflow from returns on investments and servicing of finance		(104,516)	(117,733)
Taxation			
Hong Kong Profits Tax paid		(8,365)	(3,334)
Purchase of tax reserve certificates		(645)	(278)
Hong Kong Profits Tax refunded			116
Tax paid		(9,010)	(3,496)
Investing activities			
Decrease (increase) in pledged bank deposits		66,594	(2,039)
Proceeds on disposal of a jointly controlled entity		63,408	_
Amounts repaid by a jointly controlled entity		6,785	6,376
Amounts repaid by associates		1,934	1,696
Proceeds on disposal of fixed assets		55	22,592
Additions to properties under development		(244,241)	(220,048)
Acquisition of subsidiaries (net of cash and cash equivalents)	36	(126,670)	_
Purchase of fixed assets		(8,672)	(4,338)
Amounts advanced to associates		(1,802)	(27,504)
Proceeds on disposal of property based subsidiaries			
(net of cash and cash equivalents disposed of)	37	(50)	14,000
Acquisition of an associate		(4)	_
Proceeds on disposal of an associate			1,918
Net cash outflow from investing activities		(242,663)	(207,347)
Net cash outflow before financing		(122,511)	(89,364)

for the year ended 31st December, 2000

	Note	2000 HK\$'000	1999 HK\$'000
Financing	38		
New bank loans raised		416,933	503,962
Amounts advanced from associates		3,613	46,604
Proceeds received from issue of shares		2	_
Repayments of bank loans		(247,979)	(396,549)
Amounts repaid to associates		(30,453)	(56,140)
Net cash inflow from financing		142,116	97,877
Increase in cash and cash equivalents		19,605	8,513
Cash and cash equivalents at 1st January		(86,634)	(95,147)
Cash and cash equivalents at 31st December		(67,029)	(86,634)
Analysis of the balances of cash and cash equivalents			
Short-term bank deposits with maturity within three months		16,092	19,555
Bank balances and cash		6,928	9,840
Bank overdrafts		(71,502)	(105,619)
Short-term bank loans with maturity within three months		(18,547)	(10,410)
		(67,029)	(86,634)