CONDENSED CONSOLIDATED CASH FLOW STATEMENT

FOR THE SIX MONTHS ENDED 30 JUNE 2001

| | (Unaudited) HK\$'000 |
|--|-------------------------|
| Net cash outflow from operating activities Net cash inflow from returns on investments and | (177,493) |
| servicing of finance | 24,682 |
| Tax paid | (4,203) |
| Net cash inflow from investing activities | 29,919 |
| Net cash outflow before financing | (127,095) |
| Net cash inflow from financing | 156,599 |
| Increase in cash and cash equivalents | 29,504 |
| Cash and cash equivalents at the beginning of period | 190,958 |
| Effect of foreign exchange rates changes | 25 |
| Cash and cash equivalents at the end of period | 220,487 |
| Analysis of the balances of cash and cash equivalents | |
| Bank balances and cash | 244,905 |
| Pledged deposits | 9,581 |
| Bank loans and overdrafts | (603,149) |
| | (348,663) |
| Bank loans not repayable within three months | 569,150 |
| | 220,487 |