for the year ended 31st December, 2001

	Notes	2001	2000
		HK\$'000	HK\$'000
Net cash inflow from operating activities	34	281,753	233,747
Returns on investments and servicing of finance			
Dividends received from a jointly controlled entity		47,000	30,000
Dividends received from associates		14,420	31,922
Interest paid		(151,651)	(165,807)
Dividends paid by subsidiaries to minority shareholders		(8,226)	(700)
Net cash outflow from returns on investments and servicing of finance		(98,457)	(104,585)
Taxation			
Tax reserve certificates refunded		1,500	-
Hong Kong Profits Tax paid		(19,236)	(8,365)
Tax outside Hong Kong paid		(1,700)	-
Purchase of tax reserve certificates			(645)
Tax paid		(19,436)	(9,010)
Investing activities			
Amounts repaid by associates		26,183	1,934
Proceeds on disposal of non-trading securities		13,074	-
Proceeds on disposal of other investments		2,223	_
Proceeds on disposal of an associate		1,946	-
Proceeds on disposal of fixed assets		409	55
Amount repaid by a jointly controlled entity		5	6,780
Acquisition of subsidiaries (net of cash and cash equivalents acquired)	35	(705,863)	(126,670)
Purchase of fixed assets		(100,043)	(8,672)
Purchase of intangible assets		(7,148)	_
Additions to properties under development		(2,179)	(244,241)
Amount advanced to a jointly controlled entity		(572)	_
Purchase of additional shares in a subsidiary		(379)	-
(Increase) decrease in pledged bank deposits		(336)	66,594
Proceeds on disposal of subsidiaries/property based			
subsidiaries (net of cash and cash equivalents disposed of)	36	(22)	(50)
Proceeds on disposal of a jointly controlled entity		_	63,408
Amounts advanced to associates		_	(1,802)
Acquisition of an associate			(4)
Net cash outflow from investing activities		(772,702)	(242,668)
Net cash outflow before financing		(608,842)	(122,516)

for the year ended 31st December, 2001

	Note	2001 HK\$'000	2000 HK\$'000
Financing	37		
New bank loans raised		677,123	416,933
Net proceeds received from issue of shares		246,714	2
Amounts advanced from associates		3,348	160
Repayments of bank loans		(670,543)	(247,979)
Amount repaid to a jointly controlled entity		(33,719)	(30,453)
Amount advanced from a jointly controlled entity			3,458
Net cash inflow from financing		222,923	142,121
(Decrease) increase in cash and cash equivalents		(385,919)	19,605
Exchange adjustments		(170)	-
Cash and cash equivalents at 1st January		(67,029)	(86,634)
Cash and cash equivalents at 31st December		(453,118)	(67,029)
Analysis of the balances of cash and cash equivalents			
Bank balances and cash		178,370	6,928
Short-term bank deposits with maturity within three months		99,442	16,092
Short-term bank loans with maturity within three months		(643,446)	(18,547)
Bank overdrafts		(87,484)	(71,502)
		(453,118)	(67,029)