

# Consolidated Cash Flow Statement

for the year ended 31 December 2002

	Note	2002		2001 (Restated)	
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
<b>Operating activities</b>					
Profit from ordinary activities before taxation			<b>357,563</b>		296,701
Adjustments for:					
Depreciation		<b>13,636</b>		23,809	
Impairment loss of fixed assets		<b>62,127</b>		44,419	
Profit on disposal of a subsidiary		-		(301)	
Profit on sale of fixed assets		<b>(3,373)</b>		(3,016)	
Deficit on revaluation of investment properties		<b>16,835</b>		29,000	
Interest income		<b>(14,460)</b>		(3,370)	
Dividend income		<b>(1,504)</b>		(1,469)	
Share of results of associates		<b>(1)</b>		-	
Realisation of inter-company profits		<b>(5)</b>		(5)	
Profit on sale of listed investments		-		(194)	
			<b>73,255</b>		88,873
<b>Operating profit before changes in working capital</b>			<b>430,818</b>		385,574
Increase in completed properties for sale		<b>(313,703)</b>		-	
Decrease in properties under development – held for sale		<b>528,745</b>		537,976	
Decrease in employee benefits surplus		<b>819</b>		-	
Decrease in inventories		<b>2,555</b>		3,887	
Increase in debtors and prepayments		<b>(60,702)</b>		(214,644)	
Increase in creditors and accrued charges		<b>332,833</b>		97,550	
Increase in deposits received		<b>189,888</b>		-	
			<b>680,435</b>		424,769
<b>Cash generated from operations</b>			<b>1,111,253</b>		810,343
Profits tax paid		<b>(4,099)</b>		(17,333)	
Profits tax refunded		<b>6,051</b>		10,850	
			<b>1,952</b>		(6,483)
<b>Net cash from operating activities</b>			<b>1,113,205</b>		803,860

**Consolidated Cash Flow Statement** (Continued)

for the year ended 31 December 2002

	Note	2002		2001 (Restated)	
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
<b>Investing activities</b>					
Interest received		13,753		3,383	
Purchase of fixed assets		(607)		(786)	
Payment for properties under development – held for investment		(129,180)		(70,385)	
(Increase)/decrease in advances to investee companies		(180,919)		1,290	
Receipts from disposal of a subsidiary		-		2,872	
Receipts from sale of fixed assets		4,540		3,033	
Receipts from sale of listed investments		-		848	
Receipts from sale of unlisted investment		-		1,303	
Dividends received		1,504		1,469	
<b>Net cash used in investing activities</b>			<b>(290,909)</b>		<b>(56,973)</b>
<b>Financing activities</b>					
Repayment of bank loans		-		(600,000)	
Dividends paid		(99,757)		(99,757)	
<b>Net cash used in financing activities</b>			<b>(99,757)</b>		<b>(699,757)</b>
<b>Increase in cash and cash equivalents</b>			<b>722,539</b>		<b>47,130</b>
<b>Cash and cash equivalents at 1 January</b>			<b>172,607</b>		<b>125,477</b>
<b>Cash and cash equivalents at 31 December</b>	20		<b>895,146</b>		<b>172,607</b>

The notes on pages 30 to 66 form part of these accounts.