

綜合現金流量表

Consolidated Cash Flow Statement

截至二零零二年十二月三十一日止年度 For the year ended 31st December, 2002

		2002	2001
		港幣千元 HK\$'000	港幣千元 HK\$'000 (重列) (restated)
營運業務	OPERATING ACTIVITIES		
營運業務(虧損)溢利	(Loss) profit from operations	(20,176)	72,106
調整:	Adjustments for:		
股息收入	Dividend income	(3,220)	(3,504)
利息收入	Interest income	(18,497)	(32,955)
出售聯營公司之收益	Gain on disposal of associates	(304)	—
投資證券轉往其他投資 之收益	Gain from transfer of investment securities into other investments	(50,048)	—
持有其他投資未變現收益	Unrealised holding gain on other investments	(8,025)	—
物業、廠房及設備之折舊	Depreciation of property, plant and equipment	18,058	8,950
出售物業、廠房及設備之 虧損(收益)	Loss (gain) on disposal of property, plant and equipment	15	(2)
呆壞賬抵備	Allowance for bad and doubtful debts	71,019	218,288
物業存貨抵備	Allowance against inventory of properties	51,700	—
營運資金變動前之營運現金流量	Operating cash flows before movements in working capital	40,522	262,883
(增加)減少發展中物業	(Increase) decrease in properties under development	(576,513)	908,877
減少待用於拆遷之物業	Decrease in properties held for resettlement	18,338	34,424
增加待售物業	Increase in properties held for sale	(4,386)	(56,487)
(增加)減少其他存貨	(Increase) decrease in other inventories	(2,170)	7,639
增加應收賬款及其他應收賬項	Increase in trade and other receivables	(127,069)	(212,897)
增加應付賬款及其他應付賬項	Increase in trade and other payables	136,126	218,410
減少預售物業訂金收入	Decrease in sales deposits received	(178,358)	(365,738)
(減少)增加應付聯營公司款項	(Decrease) increase in amounts due to associates	(1,053)	994
營運業務(所用)所得現金	Cash (used in) generated from operations	(694,563)	798,105
已付中國內地所得稅	Chinese Mainland income tax paid	(80,439)	(140,278)
退回中國內地所得稅	Chinese Mainland income tax refunded	16,620	—
已付利息	Interest paid	(75,920)	(104,084)
其他財務費用	Other finance costs	(4,601)	(6,225)
營運業務(所用)所得現金	NET CASH (USED IN) FROM OPERATING ACTIVITIES	(838,903)	547,518
投資業務	INVESTING ACTIVITIES		
已收利息	Interest received	18,497	32,955
已收證券投資股息	Dividends received from investments in securities	3,220	3,504
出售證券投資收入	Proceeds on disposal of investments in securities	—	4,814
購入證券投資	Purchases of investments in securities	(1,815)	—
出售物業、廠房及設備收入	Proceeds on disposal of property, plant and equipment	5,846	384
購入物業、廠房及設備	Purchases of property, plant and equipment	(9,189)	(6,454)
授予聯營公司墊款	Advance to an associate	(32,266)	(38,430)
投資業務所用現金淨額	NET CASH USED IN INVESTING ACTIVITIES	(15,707)	(3,227)

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融資業務	FINANCING ACTIVITIES		
已付股息	Dividends paid	(18,032)	(44,941)
發行股份	Issue of shares	3,117	3,029
新增銀行貸款	New bank loans raised	1,579,000	—
償還銀行借貸	Repayments of bank borrowings	(774,100)	(216,200)
贖回可轉換股債券及已付利息	Redemption of convertible bonds and interest paid	(466,847)	—
贖回中國債券	Redemption of PRC Bonds	—	(131,074)
少數股東出資額	Capital contribution from minority shareholders	—	5,264
融資業務所得(所用)現金淨額	NET CASH FROM (USED IN) FINANCING ACTIVITIES	323,138	(383,922)
現金及現金等值(減少)增加淨額	NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	(531,472)	160,369
外匯匯率變動影響	EFFECT OF FOREIGN EXCHANGE RATE CHANGE	(307)	—
於一月一日現金及現金等值	CASH AND CASH EQUIVALENTS AT 1ST JANUARY	1,304,065	1,143,696
於十二月三十一日現金及現金等值	CASH AND CASH EQUIVALENTS AT 31ST DECEMBER	772,286	1,304,065
現金及現金等值結餘之分析	ANALYSIS OF THE BALANCE OF CASH AND CASH EQUIVALENTS		
現金及銀行結存	Cash and bank balances	772,286	1,304,065