

**CONSOLIDATED CASH FLOW STATEMENT**

For the year ended 31st December, 2002

	<b>2002</b>	2001
	<b>HK\$'000</b>	HK\$'000
Operating activities		
Profit before taxation	<b>48,990</b>	83,811
Adjustments for:		
Interest income	<b>(693)</b>	(445)
Interest expense	<b>3,317</b>	4,349
Depreciation and amortisation of property, plant and equipment	<b>491</b>	637
Loss on disposal of property, plant and equipment	<b>122</b>	—
Gain on disposal of investment in a property development project	<b>—</b>	(8,813)
Effect of foreign exchange rate changes on inter-company balances	<b>—</b>	(841)
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Operating cash flows before movements in working capital	<b>52,227</b>	78,698
Decrease in properties under development	<b>32,521</b>	7,425
(Increase) decrease in properties held for sale	<b>(126,304)</b>	28,397
Increase in property sale receivable	<b>(14,272)</b>	(9,453)
Decrease (increase) in debtors, deposits and prepayments	<b>10,784</b>	(6,501)
Decrease in customers' deposits received	<b>(8,420)</b>	(30,778)
Decrease in creditors and accrued charges and long term payables	<b>(12,242)</b>	(34,162)
Decrease in amount due to a fellow subsidiary	<b>—</b>	(51)
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Cash (used in) generated from operations	<b>(65,706)</b>	33,575
Hong Kong Profits Tax paid	<b>—</b>	(4)
Taxation paid in other jurisdictions	<b>(700)</b>	(1,748)
Interest paid	<b>(5,753)</b>	(9,487)
Dividend paid	<b>—</b>	(20,000)
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Net cash (used in) from operating activities	<b>(72,159)</b>	2,336
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Investing activities		
Interest received	<b>693</b>	445
Purchase of property, plant and equipment	<b>(851)</b>	(236)
Proceed from disposal of investment in a property development project received	<b>7,642</b>	15,929
Repayment from amounts due from minority shareholders	<b>—</b>	521
Repayment from amounts due from related companies	<b>—</b>	9,701
Repayment from amounts due from directors	<b>—</b>	99
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Net cash from investing activities	<b>7,484</b>	26,459
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**CONSOLIDATED CASH FLOW STATEMENT***For the year ended 31st December, 2002*

	<i>Notes</i>	<b>2002</b> <b>HK\$'000</b>	2001 <i>HK\$'000</i>
Financing activities	27		
Proceeds from issue of new shares to the public		<b>82,600</b>	—
Share issue expenses		<b>(20,001)</b>	—
Advances from minority shareholders		<b>7,531</b>	133
Advances from (repayment to) holding companies		<b>7,464</b>	(13,294)
Advances from a director		<b>—</b>	1,885
New bank loans raised		<b>3,585</b>	18,692
Cash (outflow) inflow from amounts due to related companies		<b>(2,062)</b>	1,032
Net cash from financing activities		<b>79,117</b>	8,448
Net increase in cash and cash equivalents		<b>14,442</b>	37,243
Cash and cash equivalents at 1st January		<b>54,215</b>	16,497
Effect of foreign exchange rate changes		<b>—</b>	475
Cash and cash equivalents at 31st December			
Bank balances and cash		<b>68,657</b>	54,215