

# Consolidated Cash Flow Statement

For the year ended 31 December, 2002

	2002 HK\$'000	2001 HK\$'000
<b>OPERATING ACTIVITIES</b>		
Loss before taxation	(160,195)	(37,738)
Adjustments for:		
Interest income	(2,080)	(4)
Interest expenses	12,216	11,118
Depreciation and amortisation	1,486	1,977
Deficit on revaluation of leasehold land and buildings	12,349	1,390
Deficit on revaluation of investment properties	43	302
Allowance for properties under development	107,309	–
Allowance for properties for sales	15,210	–
Allowance for bad and doubtful debts	–	8,580
Loss (gain) on disposal of property, plant and equipment	317	(451)
Loss on disposal of investment properties	–	390
Share of result of a jointly controlled entity	(3,101)	–
Gain on disposal of subsidiaries	(2,887)	–
Operating cash flows before movements in working capital	(19,333)	(14,436)
(Increase) decrease in properties under development/ properties for sale	(595)	35,433
(Increase) decrease in prepayments, deposits and other receivables	(975)	21,973
Decrease in trade receivables	855	30,426
Decrease in trade payables	(382)	(28,085)
Increase (decrease) in other payables and accruals	4,505	(6,060)
Cash (used in) from operations	(15,925)	39,251
Taxation paid	(101)	–
Interest received	2,080	4
Interest paid	(12,216)	(11,118)
<b>NET CASH (USED IN) FROM OPERATING ACTIVITIES</b>	<b>(26,162)</b>	<b>28,137</b>

# Consolidated Cash Flow Statement

For the year ended 31 December, 2002

	Notes	2002 HK\$'000	2001 HK\$'000
<b>INVESTING ACTIVITIES</b>			
Proceeds from disposal of property, plant and equipment		2,496	802
Proceeds from disposal of investment properties		–	7,400
Acquisition of subsidiaries (net of cash and cash equivalents acquired)	25	685	–
Loan to a jointly controlled entity		(76,316)	–
Investment in a jointly controlled entity		(70,250)	–
Purchases of property, plant and equipment		(55,531)	(272)
Purchases of investment properties		(2,572)	(238,625)
Disposal of subsidiaries (net of cash and cash equivalents disposed of)	26	(1,174)	–
<b>NET CASH USED IN INVESTING ACTIVITIES</b>		<b>(202,662)</b>	<b>(230,695)</b>
<b>FINANCING ACTIVITIES</b>			
New borrowings raised		45,000	161,000
Repayment of borrowings		(54,094)	(69,168)
Advances from ultimate holding company		–	79,569
Repayment of advances from ultimate holding company		(75,368)	–
Repayment of amounts due to related parties		(871)	–
Issue of shares		315,710	16,400
Exercise of share options		–	1,311
Exercise of warrants		7,631	3,772
Share issue expenses		(1,874)	(407)
<b>NET CASH FROM FINANCING ACTIVITIES</b>		<b>236,134</b>	<b>192,477</b>
<b>INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>		<b>7,310</b>	<b>(10,081)</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>		<b>3,609</b>	<b>13,690</b>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>		<b>10,919</b>	<b>3,609</b>
<b>ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS</b>			
Bank balances and cash		10,919	3,609