

WINFAIR INVESTMENT COMPANY LIMITED

Consolidated Cash Flow Statement

For The Year Ended 31 March 2003

	2003 HK\$	2002 HK\$
Operating activities		
Loss before taxation	(11,363,927)	(1,970,711)
Adjustments for:		
Loss on disposal of property, plant and equipment	2,622	—
Provision for diminution in value of investment securities	7,979,000	3,800,000
Provision for impairment loss of properties held for or under development	8,850,000	4,975,000
Net unrealised holding loss on trading and other securities	3,018,066	102,910
Interest income	(576,407)	(1,056,159)
Provision for long service payments	530,000	80,000
Depreciation	123,920	128,356
Operating profit before working capital changes	8,563,274	6,059,396
Decrease in trading securities	1,047,635	—
(Increase)/decrease of debtors, deposits and prepayments	(146,339)	43,301
(Decrease)/increase in creditors and accruals	(27,138)	346,148
(Decrease)/increase in deposits received	(13,010)	198,600
Increase/(decrease) in income received in advance	18,379	(19,807)
Cash generated from operations	9,442,801	6,627,638
Dividend paid	(3,600,000)	(4,000,000)
Profits tax paid	(769,225)	(1,160,871)
Net cash from operating activities	5,073,576	1,466,767
Investing activities		
Purchase of property, plant and equipment	(798)	(5,780)
Increase in properties held for or under development	(1,709,165)	(1,035,905)
Purchase of investment securities and other securities	(984,484)	(329,651)
Interest received	576,407	1,056,159
Net cash used in investing activities	(2,118,040)	(315,177)
Cash flows from financing activities	—	—
Net increase in cash and cash equivalents	2,955,536	1,151,590
Cash and cash equivalents at beginning of year	36,072,536	34,920,946
Cash and cash equivalents at end of year, representing cash at banks	39,028,072	36,072,536