

## CONSOLIDATED CASH FLOW STATEMENT

For the year ended 31st December, 2003

	2003 HK\$'000	2002 HK\$'000
<b>OPERATING ACTIVITIES</b>		
Profit from operations	50,363	41,497
Adjustments for:		
Depreciation	5,810	3,867
Dividends income from an associate	98,117	88,305
Gain on disposal of associates	–	(679)
Impairment loss on investment securities	8,160	–
Loss on disposal of investment properties	111,539	10,104
Loss on disposal of property, plant and equipment	165	–
Surplus on revaluation of leasehold land and buildings	(85)	(84)
Unrealised holding (gain) loss on other investments	(69,581)	2,528
Operating cash flows before movements in working capital	204,488	145,538
(Increase) decrease in properties under development	(100,855)	34,590
Decrease in other investments	6,607	17,085
Increase in loans receivable	(700)	(29,467)
Decrease in inventories	3,300	3,227
Decrease in properties held for sale	254,734	–
(Increase) decrease in trade and other receivables	(17,105)	17,174
(Decrease) increase in trade and other payables	(150,318)	110,580
Cash generated from operations	200,151	298,727
Hong Kong Profits Tax paid	(18,743)	(15,342)
Hong Kong Profits Tax refunded	–	4,729
Dividends paid	(45,430)	(75,788)
<b>NET CASH FROM OPERATING ACTIVITIES</b>	<b>135,978</b>	<b>212,326</b>
<b>INVESTING ACTIVITIES</b>		
Proceeds from disposal of investment properties	229,107	62,400
Repayment from an investee company	152,047	83,540
Purchase of investments in securities	(49,152)	(7,904)
Purchase of property, plant and equipment	(6,698)	(2,432)
Repayment of advances to associates	–	517
<b>NET CASH FROM INVESTING ACTIVITIES</b>	<b>325,304</b>	<b>136,121</b>

	2003 HK\$'000	2002 HK\$'000
<b>FINANCING ACTIVITIES</b>		
Repayments of borrowings	(905,759)	(938,421)
Interest paid	(97,231)	(140,189)
New borrowings raised	612,655	784,447
Repurchase of own shares	–	(1,301)
<b>NET CASH USED IN FINANCING ACTIVITIES</b>	<b>(390,335)</b>	<b>(295,464)</b>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>70,947</b>	<b>52,983</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR</b>	<b>334,645</b>	<b>281,853</b>
<b>EFFECT OF FOREIGN EXCHANGE RATE CHANGES</b>	<b>(437)</b>	<b>(191)</b>
<b>CASH AND CASH EQUIVALENTS AT END OF THE YEAR</b>	<b>405,155</b>	<b>334,645</b>
<b>ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS</b>		
Bank balances and cash	405,155	335,512
Bank overdrafts	–	(867)
	<b>405,155</b>	<b>334,645</b>