

Consolidated Cash Flow Statement

綜合現金流量表

	Notes	2003	2002
	附註	RMB'000	RMB'000
		人民幣千元	人民幣千元
Cash flows from operating activities	經營業務現金流量		
Profit before income tax and minority interests	除所得稅及少數股東權益前之溢利	654,596	486,579
Adjustments for:	調整項目：		
Depreciation	折舊	2,958	1,774
Amortisation of prepaid lease rental	預付租金攤銷	—	11
Gain on disposal of prepaid lease rental	處置預付租金收益	—	(93)
Amortisation of goodwill	商譽攤銷	235	99
Write back of provision for bad and doubtful debts	呆壞賬準備轉回	—	(703)
Share of profits less losses of associates	應佔聯營公司的溢利減虧損	(91,956)	(47,547)
Interest expense, net	利息支出，淨額	14,522	—
Interest income	利息收入	(1,809)	(421)
Loss on disposal of property and equipment	處置固定資產虧損	291	—
Negative goodwill realised as income	負商譽確認為收入	(344)	(301)
Cash inflow before working capital changes	營運資金變動前之現金流入	578,493	439,398
Increase in trade receivables	應收賬款增加	(34,851)	(4,485)
Decrease/(increase) in properties under development	開發中物業減少／(增加)	(970,157)	166,265
Increase in completed properties for sale	待售已落成物業增加	(58,389)	(34,747)
Increase in prepayments, deposits and other receivables	預付款項、按金及其他應收款項增加	(175,844)	(4,856)
Decrease/(increase) in an amount due from the holding company	應收控股公司款項減少／(增加)	4,125	(4,125)
Decrease in amounts due from related companies	應收關聯公司款項減少	9,913	23,728
Increase in an amount due from a jointly controlled entity	應收合營公司款項增加	(76,176)	(16,023)
Decrease in notes payable	應付票據減少	—	(13,330)
Increase in trade payables	應付賬款增加	34,935	43,632
Increase/(decrease) in accrued liabilities and other payables	應計負債及其他應付款項增加／(減少)	24,242	(43,087)
Decrease in an amount due to the holding company	應付控股公司款項減少	—	(184,704)
Increase/(decrease) in amounts due to related companies	應付關聯公司款項增加／(減少)	85,085	(10,155)

			2003	2002
		Notes	RMB'000	RMB'000
		附註	人民幣千元	人民幣千元
Cash inflow/(outflow) from operations	經營業務現金流入			
	(流出)		(578,624)	357,511
Interest expenses paid	利息支出		(38,977)	(32,013)
Amounts received from the finance bureau based on certain percentages of income tax paid	根據已付所得稅的若干百分比獲得財政局返還的款額		1,932	1,613
Income tax paid	支付所得稅		(49,808)	(43,529)
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Net cash inflow/(outflow) from operating activities	經營業務現金流入/		(665,477)	283,582
	(流出) 淨額		<hr/>	<hr/>
Cash flows from investing activities	投資活動現金流量			
Purchases of property and equipment	購買固定資產	11	(5,558)	(5,182)
Proceeds from disposal of prepaid lease rental	處置預付租金所得款項		—	297
Proceeds from disposal of property and equipment	出售固定資產所得款項		68	—
Investments in associates	於聯營公司之投資		(62,000)	(3,215)
Interest income received	利息收入		1,809	421
Dividend income received from an associate	收到一間聯營公司之股息		—	9,900
Acquisition of subsidiaries	收購子公司	28	(2,813)	(6,215)
Acquisition of minority interests	收購少數股東權益		—	(450)
Decrease/(increase) in amounts due from associates	應收聯營公司款項減少/		83,179	(83,047)
	(增加)			
Increase/(decrease) in amounts due to associates	應付聯營公司款項增加/		(2,891)	2,891
	(減少)			
Proceeds from disposal of an available-for-sale long term investment	處置可供出售的長期投資所得款項		—	50
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Net cash generated from/(used in) investing activities	投資活動產生/ (運用) 的現金淨額		11,794	(84,550)
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	Notes 附註	2003 RMB'000 人民幣千元	2002 RMB'000 人民幣千元
Net cash inflow/(outflow) before financing activities	未計融資活動前的現金流入／（流出）淨額	(653,683)	199,032
Cash flows from financing activities	融資活動現金流量		
New bank loans	新增銀行貸款	1,301,800	805,000
Investments from minority shareholders	子公司少數股東資本投入	16,750	24,050
Repayment of bank loans	償還銀行貸款	(605,000)	(630,000)
Dividends paid	支付本公司股東之股息	—	(23,264)
Dividends paid to minority shareholders	支付子公司少數股東之股息	(23,220)	(6,126)
Net cash inflow from financing activities	融資活動現金流入淨額	690,330	169,660
Increase in cash and cash equivalents	現金及現金等價物之增加	36,647	368,692
Cash and cash equivalents at beginning of year	現金及現金等價物之年初餘額	431,298	62,606
Cash and cash equivalents at end of year	現金及現金等價物之年末餘額	467,945	431,298
Analysis of balances of cash and cash equivalents	現金及現金等價物結餘額分析		
Cash and bank balances	現金及銀行存款	467,945	431,298

The accompanying notes form an integral part of the financial statements.
所附附註為本財務報表的組成部分。