

Consolidated Cash Flow Statement

For the Year Ended 31st December, 2003

	2003 HK\$'000	2002 HK\$'000
OPERATING ACTIVITIES		
Profit from operations	12,333	22,111
Adjustments for:		
Unrealised (gain) loss on trading securities	(1,106)	1,424
Realised gain on other securities	(3,001)	–
Unrealised loss on other securities	–	782
(Increase) decrease on revaluation of investment properties	(19,023)	26,900
Loss on disposal of an investment property	26,598	–
Depreciation of property, plant and equipment	737	2,280
Interest income	(3,579)	(4,179)
Dividend income	(279)	(744)
Operating cash flows before movements in working capital	12,680	48,574
Decrease (increase) in inventories	74	(76)
Decrease in properties for sale	–	70,653
Decrease (increase) in investments in trading securities	7,846	(3,526)
Decrease (increase) in trade and other receivables	1,514	(12)
(Increase) decrease in deposits and prepayments	(581)	441
Increase in trade balances due from shareholders	(536)	(265)
Increase in trade balance due from an associate	(291)	(7)
Increase in trade and other payables	138	8,541
(Decrease) increase in rental and other deposits received	(2,008)	215
Decrease in trade balance due to an associate	–	(138)
Cash generated from operations	18,836	124,400
Hong Kong Profits Tax paid	(6,166)	(880)
Interest received	3,579	4,179
Dividends received	279	744
NET CASH FROM OPERATING ACTIVITIES	16,528	128,443
INVESTING ACTIVITIES		
Additions to property, plant and equipment	(719)	(12,601)
Additions to investment properties	(3,477)	–
Proceeds from disposal of an investment property	51,402	–
Proceeds from disposal of other securities	9,198	–
Expenditure on properties under development	(269,368)	(15,602)
Dividend received from an associate	1,100	–
Repayment from associates	2,800	6,300
Decrease in pledged bank deposits	2,734	2,757
NET CASH USED IN INVESTING ACTIVITIES	(206,330)	(19,146)

Consolidated Cash Flow Statement (Continued)

For the Year Ended 31st December, 2003

	2003 <i>HK\$'000</i>	2002 <i>HK\$'000</i>
FINANCING ACTIVITIES		
New bank loans raised	194,624	65,490
Repayment of bank loans	(943)	(112,000)
Repayment to a related party	–	(23,158)
Repayment to a shareholder	(19,361)	(22,990)
Finance costs paid	(4,400)	(11,884)
Proceeds from issue of shares	22,028	–
Share issue expenses	(46)	–
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NET CASH FROM (USED IN) FINANCING ACTIVITIES	191,902	(104,542)
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NET INCREASE IN CASH AND CASH EQUIVALENTS	2,100	4,755
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CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR	8,819	4,064
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CASH AND CASH EQUIVALENTS AT END OF THE YEAR	10,919	8,819
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ANALYSIS OF CASH AND CASH EQUIVALENTS		
Bank balances and cash	10,919	8,819
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