

CONSOLIDATED CASH FLOW STATEMENT For the year ended March 31 2004

	2004 HK\$'000	2003 HK\$'000
Cash flows from operating activities		
Profit (loss) before taxation	350,299	(712,390)
Adjustments for:		
Interest income	(1,327)	(11,305)
Interest on finance leases	26	19
Interest expenses on bank and other borrowings	19,300	24,980
Depreciation and amortisation	54,778	49,469
Share of results of associates	(30,775)	309,932
Loss on disposal of investment properties	–	120
Loss on disposal of property, plant and equipment	798	2,743
Loss on disposal of properties under development	1,880	–
Impairment losses	39,787	219,216
Gain on disposal of non-trading securities	(79)	–
Gain on disposal of intangible assets	(2,988)	–
Unrealised holding (gain) loss on trading securities	(2,445)	4,192
Revaluation reserve realised upon disposal of properties	–	(31,065)
(Surplus) deficit on revaluation of investment properties	(273,253)	204,475
Allowance for doubtful debts of margin financing and other receivables made (written back) - net	7,122	(4,792)
Negative goodwill released	(878)	(73)
Loss (gain) on winding up of subsidiaries	259	(446)
Loss on disposal of associates	–	39,950
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Operating cash flows before movements in working capital	162,504	95,025
Decrease (increase) in inventories	10,529	(10,113)
Decrease in properties held for sale	458,803	77,821
(Increase) decrease in debtors, deposits and prepayments	(135,592)	106,038
Decrease in trading securities	5,690	6,907
(Decrease) increase in creditors, customers' deposits and accrued charges	(22,869)	72,360
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Cash generated from operations	479,065	348,038
Interest received from bank deposits and other receivables	648	837
Hong Kong Profits Tax refunded	564	6
Hong Kong Profits Tax paid	(6,380)	(7,796)
PRC enterprise income tax paid	(229)	–
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Net cash from operating activities	473,668	341,085
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CONSOLIDATED CASH FLOW STATEMENT For the year ended March 31, 2004

	Notes	2004 HK\$'000	2003 HK\$'000
Cash flows from investing activities			
Interest received from loans receivable from associates		679	10,468
Purchase of property, plant and equipment		(23,713)	(24,406)
Purchase of investment properties		(83,252)	–
Additional costs incurred on properties under development		(76,797)	(196,875)
Increase in loans receivable		(24,705)	–
Purchase of subsidiaries (net of cash and cash equivalents acquired)	38	1,778	(159,340)
Proceeds from disposal of investment properties		–	1,680
Proceeds from disposal of property, plant and equipment		36,385	2,546
Proceeds from disposal of properties under development		48,756	–
Proceeds from disposal of intangible assets		6,000	–
Proceeds from disposal of other assets		100	–
Proceeds from disposal of non-trading securities		194	135
Decrease (increase) in pledged bank deposits		49,610	(45,995)
Repayment from associates		11,278	262,371
Advance to associates		(3,455)	(95,047)
Increase in other assets		(4,410)	(97)
Acquisition of additional interests in subsidiaries		(15,500)	–
Proceeds from disposal of associates		–	54,665
Expenses in respect of disposal of an associate paid		–	(1,800)
		<u>(77,052)</u>	<u>(191,695)</u>
Net cash used in investing activities			
Cash flows from financing activities			
Interest on bank and other borrowings paid		(19,300)	(28,738)
Interest on finance leases paid		(26)	(19)
Dividend paid to a minority shareholder		(63)	–
New bank loans raised		597,880	551,581
Repayment of bank loans		(904,803)	(535,183)
New trust receipts and import loans raised		9,297	64,570
Repayment of trust receipts and import loans		–	(66,769)
New loans raised from minority shareholders of subsidiaries		3,084	2,183
Repayment to minority shareholders of subsidiaries		(15,485)	(2,399)
Repayment of obligations under finance leases		(194)	(63)
Advance from a shareholder		–	1,750
Repayment of advances from a shareholder		(41,164)	(9,315)
Repayment of advances from related parties		–	(1,534)
		<u>(370,774)</u>	<u>(23,936)</u>
Net cash used in financing activities			
Net increase in cash and cash equivalents		25,842	125,454
Cash and cash equivalents at the beginning of the year		119,557	(5,897)
		<u>145,399</u>	<u>119,557</u>
Cash and cash equivalents at the end of the year			
Analysis of balance of cash and cash equivalents			
Bank balances and cash		183,483	152,676
Bank overdrafts		(38,084)	(33,119)
		<u>145,399</u>	<u>119,557</u>