



CONSOLIDATED CASH FLOW STATEMENT

Year ended 31 March 2004

	Notes	2004 HK\$'000	2003 HK\$'000 (Restated)
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before tax		37,751	10,239
Adjustments for:			
Finance costs	7	3,349	3,118
Share of profits and losses of:			
A jointly-controlled entity		25	–
Associates		6,201	(2,968)
Interest income	5	(1,561)	(2,054)
Gain on disposal of subsidiaries	5	(535)	(1,780)
Dividend income from listed long term investments	5	(156)	(123)
Loss on disposal of fixed assets	6	89	628
Depreciation	6	2,586	3,092
Impairment of deferred development costs	6	–	3,938
Impairment of goodwill	6	–	229
Amortisation of goodwill	6	676	–
Provision for foreseeable losses of construction contracts	6	288	1,388
Provision for inventories	6	419	–
Provision/(write-back of provision) for doubtful debts	6	(625)	1,826
Provision for other receivables	6	2,162	2,612
Operating profit before working capital changes		50,669	20,145
Decrease/(increase) in completed properties held for sale		32,760	(150,630)
Decrease in properties under development for sale		40,063	65,888
Decrease in gross amount due from contract customers		1,953	9,683
Decrease/(increase) in inventories		(1,011)	152
Decrease/(increase) in accounts receivable		32,912	(37,316)
Increase in prepayments, deposits and other receivables		(3,449)	(13,439)
Decrease in gross amount due to contract customers		(8,290)	(12,679)
Increase/(decrease) in accounts payable		(34,186)	53,684
Increase in other payables and accruals		19,612	61,661
Cash generated from/(used in) operations		131,033	(2,851)
Interest paid		(4,607)	(8,017)
Dividends received from associates		300	742
Hong Kong profits tax refunded/(paid)		(532)	594
Overseas taxes paid		(7,470)	(1,950)
Net cash inflow/(outflow) from operating activities		118,724	(11,482)



CONSOLIDATED CASH FLOW STATEMENT (CONTINUED)

Year ended 31 March 2004

	Notes	2004 HK\$'000	2003 HK\$'000 (Restated)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received		1,561	2,054
Dividends received from long term investments		156	123
Purchases of fixed assets	12	(319)	(1,776)
Proceeds from disposal of fixed assets		27	5
Additions to deferred development costs		–	(232)
Purchases of long term investments		–	(2,000)
Acquisition of subsidiaries	31(a)	274	149
Disposal of subsidiaries	31(b)	–	(3,473)
Capital contribution to a jointly-controlled entity		(500)	–
Advance to a jointly-controlled entity		(81)	–
Repayments from/(to) associates, net		(3,566)	494
Decrease/(Increase) in pledged time deposits with original maturity of more than three months when acquired		(37)	15,430
Net cash inflow/(outflow) from investing activities		<u>(2,485)</u>	<u>10,774</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Repurchase of the Company's shares	28	(19,166)	–
Share repurchase expenses	28	(1,281)	–
Exercise of share options	28	7,541	–
Exercise of warrants	28	3,311	–
New bank loans and other borrowings		12,221	46,050
Repayment of bank loans and other borrowings		(82,944)	(74,039)
Redemption of convertible notes	26	(7,256)	(780)
Capital contributions by minority interests		45	3
Repayments from/(to) minority interests		(3,001)	330
Dividends paid to minority interests		(402)	(427)
Net cash outflow from financing activities		<u>(90,932)</u>	<u>(28,863)</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS		25,307	(29,571)
Cash and cash equivalents at beginning of year		11,797	41,368
CASH AND CASH EQUIVALENTS AT END OF YEAR		<u><u>37,104</u></u>	<u><u>11,797</u></u>



CONSOLIDATED CASH FLOW STATEMENT (CONTINUED)

Year ended 31 March 2004

	Notes	2004 HK\$'000	2003 HK\$'000 (Restated)
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS			
Cash and bank balances	22	34,884	34,605
Non-pledged time deposits with original maturity of less than three months when acquired		–	6,974
Time deposits with original maturity of less than three months when acquired, pledged as security for bank overdraft facilities		29,574	24,686
Bank overdrafts, secured	25	(27,354)	(54,468)
		<u>37,104</u>	<u>11,797</u>