

CONSOLIDATED CASH FLOW STATEMENT

For the year ended 31st March, 2004

	Notes	2004 HK\$'000	2003 HK\$'000
OPERATING ACTIVITIES			
Profit from operations		40,274	16,764
Adjustments for:			
Dividend income		(1,251)	(496)
Interest income		(4,692)	(7,264)
Depreciation of property, plant and equipment		2,166	1,126
Gain on disposal of property, plant and equipment		—	(10)
Loss on disposal of investment properties		1,449	—
Gain on disposal of property held for development		(530)	—
Revaluation (increase) decrease of investment properties		(4,194)	2,300
Unrealised holding gain on investments in securities		(2,250)	—
Unrealised holding loss on investments in securities		3,000	1,365
Amortisation and impairment loss of goodwill of subsidiaries		130	8,678
Allowance for bad and doubtful debts		—	736
Operating cash flow before movements in working capital		34,102	23,199
Decrease (increase) in investments in securities		147,574	(70,203)
Increase in trade and other receivables		(17,841)	(2,618)
Increase in deposit held in stakeholders		(5,807)	—
Increase in properties held for sale		(42,226)	—
Increase in trade and other payables		11,719	771
Net cash generated from (used in) operations		127,521	(48,851)
Interest paid		(1,911)	(718)
Dividends received from investments		1,251	496
Hong Kong Profits paid		(379)	(17)
Hong Kong Profits Tax refunded		100	—
NET CASH FROM (USED IN) OPERATIONS		126,582	(49,090)
INVESTING ACTIVITIES			
Interest received		3,509	7,264
Proceeds from disposal of subsidiaries (net of cash and cash equivalents disposed of)	30	66,898	5,350
Proceeds from disposal of property, plant and equipment		—	207
Proceeds from disposal of investment properties		2,451	—
Proceeds from disposal of property held for development		4,530	—
Purchase of property, plant and equipment		(301)	(6,654)
Increase in pledged bank deposits		(41)	(178)
Deposits paid for acquisition of investment properties		—	(5,000)
Deposits paid for acquisition of property, plant and equipment		(2,596)	—
Purchase of investment properties		(202,453)	—
Purchase of subsidiary (net of cash and cash equivalents acquired)	31	(5,000)	—
Advance to associates		(40,197)	—
Investment in associates		(4,584)	(94,582)
NET CASH USED IN INVESTING ACTIVITIES		(177,784)	(93,593)

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For the year ended 31st March, 2004

	2004 HK\$'000	2003 HK\$'000
FINANCING ACTIVITIES		
New bank borrowings raised	152,600	—
Proceeds from issue of shares	—	26,250
Expenses of issue of shares	—	(525)
Repayment of bank borrowings	(5,970)	(1,560)
	<u>146,630</u>	<u>24,165</u>
NET CASH FROM FINANCING ACTIVITIES		
	146,630	24,165
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	95,428	(118,518)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	32,864	151,382
	<u>128,292</u>	<u>32,864</u>
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR		
	128,292	32,864
ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS		
Bank balances and cash	133,290	36,554
Bank overdrafts	(4,998)	(3,690)
	<u>128,292</u>	<u>32,864</u>