

Consolidated Cash Flow Statement

for the year ended 31 December 2004

	Note	2004		2003	
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
Operating activities					
Profit from ordinary activities before taxation			403,691		277,018
Adjustments for:					
Depreciation		10,192		10,047	
Impairment loss of fixed assets		1,342		19,032	
Profit on disposal of investment properties and other fixed assets		(2,041)		(7,655)	
(Surplus)/deficit on revaluation of investment properties		(75,186)		2,499	
Interest income		(8,148)		(10,285)	
Dividend income		(1,386)		(1,329)	
Share of results of associates		(2,576)		(894)	
Realisation of inter-company loss/(profits)	24	8		(18)	
Realisation of revaluation reserve	24	(70,655)		(106,052)	
Profit on disposal of investments		(18,000)		(978)	
			(166,450)		(95,633)
Operating profit before changes in working capital			237,241		181,385
Decrease/(increase) in completed properties for sale		402,005		(512,820)	
(Increase)/decrease in properties under development – held for sale		(7,049)		800,295	
Increase in properties held for development		(540,688)		–	
(Increase)/decrease in employee benefits surplus		(727)		287	
Decrease in inventories		3,153		5,612	
Decrease in debtors and prepayments		67,469		106,845	
Decrease in creditors and accrued charges		(102,184)		(149,795)	
Decrease in deposits received		–		(189,888)	
			(178,021)		60,536
Cash generated from operations			59,220		241,921
Profits tax paid		(540)		(820)	
Profits tax refunded		340		548	
			(200)		(272)
Net cash from operating activities			59,020		241,649

Consolidated Cash Flow Statement *(Continued)*

for the year ended 31 December 2004

	Note	2004		2003	
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
Investing activities					
Interest received		8,048		11,058	
Purchase of fixed assets		(11,928)		(3,008)	
Payment for purchase of investments		–		(72,544)	
Payment for properties under development – held for investment		(1,702)		(87,191)	
Repayment from/(advances to) investee companies		10,676		(41,933)	
Proceeds from disposal of investment properties and other fixed assets		3,299		13,206	
Proceeds from disposal of investments		58,000		39,983	
Dividends received from associates		150		–	
Dividends received from investments		1,386		1,329	
Net cash generated from/(used in) investing activities			67,929		(139,100)
Financing activities					
Dividends paid		(103,319)		(99,757)	
Net cash used in financing activities			(103,319)		(99,757)
Increase in cash and cash equivalents			23,630		2,792
Cash and cash equivalents at 1 January			897,938		895,146
Cash and cash equivalents at 31 December	19		921,568		897,938

The notes on pages 33 to 76 form part of these accounts.