



## CONSOLIDATED CASH FLOW STATEMENT

For the year ended 31 December 2004

	Notes	2004 HK\$'000	2003 HK\$'000
<b>OPERATING ACTIVITIES</b>			
Profit/(loss) before taxation		<b>133,082</b>	(65,150)
Adjustment for:			
Surplus arising from revaluation of investment properties		—	(662)
Depreciation of property, plant and equipment		<b>2,133</b>	2,509
Loss on disposal of property, plant and equipment		<b>2,222</b>	—
Gain on disposal of subsidiaries	34	<b>(171,978)</b>	—
Interest income		<b>(20)</b>	(62)
Interest expenses		<b>7,491</b>	27,241
Operating cash flows before movement in working capital		<b>(27,070)</b>	(36,124)
Increase in property under development for sale		<b>(185,904)</b>	(31,691)
(Increase)/decrease in accounts receivables		<b>(1,409)</b>	233
Increase in prepayments and other receivables		<b>(320,519)</b>	(2,942)
Decrease/(increase) in amount due from a former director		<b>1,301</b>	(2,775)
Decrease in amounts due from former related companies		<b>6,473</b>	536
Decrease in restricted bank balances		—	23,434
Increase in accounts payables		<b>69,220</b>	6,495
Increase/(decrease) in accruals and other payables		<b>220,096</b>	(20,986)
Increase in advances from customers		<b>488,568</b>	16,589
Decrease in land development cost payable		<b>(177,570)</b>	(72,967)
Decrease in amounts due to a former related company		<b>(179)</b>	—
Decrease in taxation		—	(4,631)
Decrease in long-term payables		<b>(46,642)</b>	—
Exchange rate adjustment		—	127
Cash generated from/(used in) operations		<b>26,365</b>	(124,702)
Tax refund		<b>1,070</b>	—
Interest paid		<b>(24,976)</b>	(29,643)
<b>NET CASH GENERATED FROM/(USED IN) OPERATING ACTIVITIES</b>		<b>2,459</b>	(154,345)



## CONSOLIDATED CASH FLOW STATEMENT

For the year ended 31 December 2004

	<i>Notes</i>	<b>2004</b> <b>HK\$'000</b>	2003 HK\$'000
<b>INVESTING ACTIVITIES</b>			
Interest received		<b>20</b>	62
Disposal of subsidiaries	34	<b>(594)</b>	—
Purchase of property, plant and equipment		<b>(1,059)</b>	(124)
Proceeds from disposal of property, plant and equipment		<b>8,221</b>	16
(Increase)/decrease in restricted cash		<b>(43)</b>	403
<b>NET CASH FROM INVESTING ACTIVITIES</b>		<b>6,545</b>	357
<b>FINANCING ACTIVITIES</b>			
Repayment of obligations under finance leases		<b>(1,171)</b>	(108)
Drawdown of bank borrowings		—	34,398
Drawdown of other borrowings		<b>23,000</b>	187,000
<b>NET CASH FROM FINANCING ACTIVITIES</b>		<b>21,829</b>	221,290
<b>INCREASE IN CASH AND CASH EQUIVALENTS</b>		<b>30,833</b>	67,302
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>		<b>69,181</b>	1,879
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>			
Bank balances and cash		<b>100,014</b>	69,181