

Consolidated Cash Flow Statement

For the year ended 31st March, 2005

	Notes	2005 HK\$'000	2004 HK\$'000
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before tax		232,202	137,624
Adjustments for:			
Finance costs	8	18,386	29,285
Share of profits and losses of jointly-controlled entities	19	(4,267)	(86,306)
Write off of debts due from jointly-controlled entities		3,873	84,488
Depreciation	7, 15	1,076	1,522
Interest income	5	(2,388)	(2,595)
Loss/(gain) on disposal of fixed assets	7	(40)	33
Negative goodwill on acquisitions of subsidiaries		-	(1,852)
Surplus on revaluation of investment properties	17	-	(184,155)
Gain on disposal of subsidiaries	31	(233,662)	-
Reversal of impairment of properties under development		-	(11,427)
Provision for bad debts	7	-	299
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Operating profit/(loss) before working capital changes		15,180	(33,084)
Increase in properties under development		(457,353)	(127,812)
Decrease/(increase) in properties held for sale		(211,647)	23,082
Decrease/(increase) in prepayments, deposits and other receivables		41,307	(51,021)
Increase/(decrease) in accounts payable and accrued liabilities		30,220	(30,790)
Increase in customer deposits		235,934	55,599
Increase/(decrease) in amounts due to fellow subsidiaries		(2,829)	935
Increase in amounts due to related companies		1,169	801
Exchange differences		6,184	(816)
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Cash used in operations		(341,835)	(163,106)
Hong Kong profits tax paid		(66)	(140)
Hong Kong profits tax refunded		-	2
Overseas taxes paid		(674)	(12,307)
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Net cash outflow from operating activities – page 29		(342,575)	(175,551)

Consolidated Cash Flow Statement *(Continued)*

For the year ended 31st March, 2005

	<i>Notes</i>	2005 HK\$'000	2004 <i>HK\$'000</i>
Net cash outflow from operating activities – page 28		(342,575)	(175,551)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received		2,388	2,595
Purchases of fixed assets	15	(542)	(1,866)
Proceeds from disposal of fixed assets		40	–
Additions to investment properties	17	(3,212)	(5,498)
Decrease/(increase) in pledged time deposits		49,297	(112,097)
Repayment from jointly-controlled entities		3,259	560
Acquisitions of subsidiaries		–	(27,283)
Disposal of subsidiaries	31	400,171	989
Purchase of investments		(50,563)	–
Increase in loans to minority interests		(39,747)	–
Net cash inflow/(outflow) from investing activities		361,091	(142,600)
CASH FLOWS FROM FINANCING ACTIVITIES			
Interest paid		(43,428)	(59,145)
Increase in bank loans		442,873	696,747
Repayment of bank loans		(429,236)	(209,715)
Dividend paid		(24,014)	–
Net proceeds from rights issue		–	194,740
Net proceeds from share placement		–	106,866
Capital injection from minority shareholders		123,112	3,743
Increase in/(repayment of) loans from minority interests		10,800	(18,331)
Redemption of convertible guaranteed bonds		–	(300,000)
Net cash inflow from financing activities		80,107	414,905
NET INCREASE IN CASH AND CASH EQUIVALENTS		98,623	96,754
Cash and cash equivalents at beginning of year		192,451	95,697
CASH AND CASH EQUIVALENTS AT END OF YEAR		291,074	192,451
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS			
Time deposits with original maturity of less than three months when acquired		100,177	80,000
Cash and bank balances		190,897	121,540
Bank overdrafts	25	–	(9,089)
		291,074	192,451