

Consolidated Cash Flow Statement

For the year ended 31st March, 2005

	2005 HK\$'000	2004 HK\$'000
OPERATING ACTIVITIES		
Profit before taxation	274,936	62,356
Adjustments for:		
Share of results of associates and jointly-controlled entities	(14,753)	(81,375)
Interest income	(2,832)	(5,168)
Interest expenses	32,258	34,168
Dividend income from unlisted investments in securities	-	(361)
Depreciation and amortisation	42,181	45,030
Release of negative goodwill of subsidiaries	(59,507)	(58,511)
Write back of allowance for properties under development	-	(9,345)
Gain on disposals of subsidiaries	(233,662)	(1,394)
Write off of goodwill/(negative goodwill) arising from acquisitions of subsidiaries	2,463	(820)
Loss on deemed disposal of partial interests in a subsidiary	-	56,242
Write off of debt from a jointly-controlled entity	3,873	-
Write off of loans to jointly-controlled entities	-	84,488
Loss/(gain) on disposals of property, plant and equipment	466	(1,798)
Unrealised loss/(gain) on investments in securities	127	(123)
Surplus arising on revaluation of investment properties	-	(184,355)
Operating cash flows before movements in working capital	45,550	(60,966)
Increase in properties under development	(457,357)	(124,967)
Decrease in inventories	3,050	38,892
(Increase)/decrease in properties held for sale	(213,870)	77,212
(Increase)/decrease in amounts due from customers for contract work	(153)	5,436
Decrease in retention monies receivable	4,160	10,254
Decrease/(increase) in debtors and prepayments	57,021	(36,142)
Increase/(decrease) in creditors and accrued charges	26,604	(112,731)
Decrease in amounts due to customers for contract work	(53,858)	(30,183)
(Decrease)/increase in customers' deposits	(369)	2,141
Increase in sales deposits received	241,968	53,819
Exchange differences	(1,939)	(348)
Cash used in operations	(349,193)	(177,583)
Hong Kong Profits Tax paid	(1,980)	(17,561)
Overseas taxes paid	(2,232)	(2,772)
NET CASH USED IN OPERATING ACTIVITIES	(353,405)	(197,916)

Consolidated Cash Flow Statement *(Continued)*

For the year ended 31st March, 2005

	<i>Notes</i>	2005 HK\$'000	2004 <i>HK\$'000</i>
INVESTING ACTIVITIES			
Interest received		2,832	5,168
Dividends received from jointly-controlled entities		–	5,913
Dividends received from unlisted investments in securities		–	361
Proceeds from disposals of property, plant and equipment		2,023	3,109
Purchases of property, plant and equipment		(21,204)	(16,913)
Purchases of investment properties		(3,212)	(5,498)
Acquisitions of subsidiaries – net of cash and cash equivalents acquired	35	–	123,571
Net cash inflow from disposals of subsidiaries	36	400,171	989
Investments in associates		–	(3,950)
Repayment from/(advances to) associates		3,746	(3,784)
(Advances to)/repayments from jointly-controlled entities		(5,414)	23,057
Capital (injection)/repatriation of investments in securities		(942)	2,000
Purchase of investments		(50,563)	–
Increase in loans to minority shareholders of subsidiaries		(39,747)	–
NET CASH FROM INVESTING ACTIVITIES		287,690	134,023
FINANCING ACTIVITIES			
Interest paid		(56,882)	(49,192)
Dividend paid		(11,027)	(11,027)
Dividends paid to minority shareholders of a subsidiary		(10,128)	(977)
New bank borrowings raised		860,114	1,202,697
Repayments of bank borrowings		(857,741)	(936,174)
Repayments of obligations under finance leases		(1,622)	(4,104)
Capital contributions from minority shareholders		131,080	107,303
Advances from/(repayment to) minority shareholders of subsidiaries		6,499	(9,167)
Decrease/(increase) in pledged bank balances		59,274	(116,722)
NET CASH FROM FINANCING ACTIVITIES		119,567	182,637
NET INCREASE IN CASH AND CASH EQUIVALENTS		53,852	118,744
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR		287,913	169,169
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR		341,765	287,913
ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS			
Bank balances and cash		376,597	328,508
Bank overdrafts		(34,832)	(40,595)
		341,765	287,913