

CONSOLIDATED CASH FLOW STATEMENT For the year ended 31st March, 2005

	Note	2005 HK\$'000	2004 HK\$'000
Cash flows from operating activities			
Profit before taxation		483,896	350,299
Adjustments for:			
Interest income		(1,176)	(1,327)
Interest on finance leases		17	26
Interest expenses on bank and other borrowings		18,204	19,300
Depreciation and amortisation		52,006	54,778
Share of results of associates		(6,329)	(30,775)
Gain on deemed partial disposal of interest in an associate		(3,632)	–
Gain on disposal of investment properties		(26,636)	–
Loss on disposal of property, plant and equipment		241	798
Loss on disposal of properties under development		–	1,880
Impairment losses (reversed) recognised		(11,140)	39,787
Gain on disposal of non-trading securities		(490)	(79)
Gain on disposal of intangible assets		–	(2,988)
Unrealised holding loss (gain) on trading securities		493	(2,445)
Surplus on revaluation of investment properties		(351,740)	(273,253)
Allowance for doubtful debts of margin financing and other receivables (written back) made – net		(7,844)	7,122
Negative goodwill released		–	(878)
(Gain) loss on winding up of subsidiaries	41	(275)	259
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Operating cash flows before movements in working capital		145,595	162,504
(Increase) decrease in inventories		(8,089)	10,529
Decrease in properties held for sale		498	458,803
Decrease (increase) in debtors, deposits and prepayments		51,674	(135,592)
(Increase) decrease in trading securities		(1,344)	5,690
Increase (decrease) in creditors, customers' deposits and accrued charges		5,623	(22,869)
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Net cash generated from operations		193,957	479,065
Interest received from bank deposits and other receivables		667	648
Hong Kong Profits Tax refunded		1,809	564
Hong Kong Profits Tax paid		(9,564)	(6,380)
PRC enterprise income tax paid		(214)	(229)
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Net cash generated from operating activities		186,655	473,668

CONSOLIDATED CASH FLOW STATEMENT For the year ended 31st March, 2005

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Cash flows from investing activities			
Dividend received from an associate		3,089	–
Interest received from loans receivable from associates		509	679
Purchase of investment properties		(743,190)	(83,252)
Purchase of property, plant and equipment		(15,085)	(23,713)
Deposits made on acquisition of investment properties		(31,800)	–
Additional costs incurred on properties under development		(55,299)	(76,797)
Decrease (increase) in loans receivable		4,635	(24,705)
Purchase of subsidiaries (net of cash and cash equivalents acquired)	40	–	1,778
Proceeds from disposal of investment properties		141,480	–
Proceeds from disposal of property, plant and equipment		255	36,385
Proceeds from disposal of properties under development		–	48,756
Proceeds from disposal of intangible assets		–	6,000
Proceeds from disposal of other assets		–	100
Proceeds from disposal of non-trading securities		744	194
Decrease in pledged bank deposits		13,938	49,610
(Increase) decrease in bank balances – trust accounts		(36,030)	3,327
Repayment from associates		35,686	11,278
Advance to associates		(23,864)	(3,455)
Decrease (increase) in other assets		196	(4,410)
Acquisition of additional interests in subsidiaries		–	(15,500)
Acquisition of additional interests in an associate		(117,924)	–
Net cash used in investing activities		(822,660)	(73,725)

CONSOLIDATED CASH FLOW STATEMENT For the year ended 31st March, 2005

	2005 <i>HK\$'000</i>	2004 <i>HK\$'000</i>
Cash flows from financing activities		
Interest on bank and other borrowings paid	(18,204)	(19,300)
Interest on finance leases paid	(17)	(26)
Dividends paid	(61,294)	–
Dividend paid to a minority shareholder	–	(63)
New bank loans raised	1,695,300	597,880
Repayment of bank loans	(1,386,067)	(904,803)
New trust receipts and import loans raised	79,973	9,297
Repayment of trust receipts and import loans	(77,669)	–
New loans raised from minority shareholders of subsidiaries	–	3,084
Repayment to minority shareholders of subsidiaries	(2,049)	(15,485)
Repayment of obligations under finance leases	(48)	(194)
Advance from a shareholder	208,598	–
Repayment of advances from a shareholder	–	(41,164)
Proceeds from issue of shares	233,082	–
Expenses incurred in connection with the issue of shares	(5,558)	–
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Net cash generated from (used in) financing activities	666,047	(370,774)
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Net increase in cash and cash equivalents	30,042	29,169
Cash and cash equivalents at the beginning of the year	93,996	64,827
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Cash and cash equivalents at the end of the year	<u>124,038</u>	<u>93,996</u>
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Analysis of balance of cash and cash equivalents		
Bank balances (general accounts) and cash	125,375	132,080
Bank overdrafts	(1,337)	(38,084)
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	<u>124,038</u>	<u>93,996</u>