

CONSOLIDATED CASH FLOW STATEMENT

Year ended 31 March 2005

Notes	2005 HK\$'000	2004 HK\$'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	146,791	91,406
Adjustments for:		
Finance costs	7 19,716	13,196
Share of profits and losses of jointly-controlled entities and associate	3,426	21,924
Interest income	6 (180)	(223)
Depreciation	6 9,059	6,725
Goodwill amortisation	2,037	5,333
Loss on disposal of fixed assets	6 666	93
Gain on disposal of investment properties	6 (53,903)	–
Reversal of business tax provision	6 (10,655)	–
Waiver of loan and interest payables	6 (13,685)	–
Gain on disposal of subsidiaries	6 (47,966)	–
Revaluation surplus on leasehold land and buildings	6 (1,440)	(410)
Provision for impairment of properties under development	6 –	3,668
Provision for long service payments	6 57	175
Provision for prepayment	6 14,000	–
Operating profit before working capital changes	67,923	141,887
Increase in properties under development	(256,145)	(455,683)
Decrease/(increase) in properties held for development	22,140	(10,527)
Decrease in completed properties for sale	334,577	556,309
Decrease in trade receivables	8,667	10,847
Decrease/(increase) in prepayments, deposits and other receivables	6,465	(33,263)
Decrease in trade payables	(62,254)	(53,567)
Increase/(decrease) in other payables and accruals	11,883	(18,332)
Increase/(decrease) in deposits received	36,133	(14,959)
Increase in long term payables	303	–
Cash generated from operations	169,692	122,712
Interest received	180	223
Interest paid	(77,968)	(35,580)
Overseas taxes paid	(27,836)	(16,668)
Net cash inflow from operating activities	64,068	70,687

CONSOLIDATED CASH FLOW STATEMENT (Continued)

Year ended 31 March 2005

	Notes	2005 HK\$'000	2004 HK\$'000
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchases of fixed assets	14	(10,894)	(6,699)
Proceeds from disposal of fixed assets		208,645	2,202
Increase in net amounts due to jointly-controlled entities		7,970	9,587
Investment in a jointly-controlled entity		(301,852)	(19,516)
Increase in short term investment		(61,604)	–
(Increase)/decrease in pledged deposits		(59,076)	23,766
Decrease in time deposits		–	571
Prepayments paid for the acquisition of non-current assets		(24,995)	(152,373)
Acquisition of subsidiaries	35(b)	(64,985)	–
Disposal of subsidiaries	35(c)	101,193	–
Disposal of interest in an associate		19,714	–
Net cash outflow from investing activities		(185,884)	(142,462)
CASH FLOWS FROM FINANCING ACTIVITIES			
Capital contribution from minority shareholder of a subsidiary		–	29,390
Share issue expenses		–	(900)
New bank borrowings and other loans		608,789	533,116
Repayment of bank borrowings and other loans		(598,263)	(366,913)
Increase/(decrease) of bank overdraft		(397)	830
Increase/(decrease) in an amount due to the ultimate holding company		(60,966)	46,088
Decrease in an amount due to a minority shareholder		6	(325)
Advance from a jointly-controlled entity		139,405	–
Net cash inflow from financing activities		88,574	241,286
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS		(33,242)	169,511
Cash and cash equivalents at beginning of year		269,925	100,414
CASH AND CASH EQUIVALENTS AT END OF YEAR		236,683	269,925
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS			
Cash and bank balances		236,683	269,925