

# CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2005

Notes	2005 HK\$'000	2004 HK\$'000 (restated)
<b>OPERATING ACTIVITIES</b>		
Profit before taxation	<b>183,691</b>	133,255
Adjustments for:		
Impairment of advance to an investee company	<b>1,350</b>	–
Impairment of bad and doubtful debts	<b>15,418</b>	–
Write-down of properties held for sale to net realisable value	<b>10,000</b>	10,000
Deficit on revaluation of leasehold land and buildings	<b>38,673</b>	19,912
Depreciation and amortisation	<b>13,069</b>	7,091
Fair value gain on investment properties	<b>(53,802)</b>	–
Gain on disposal of interest in a subsidiary	<b>(61,352)</b>	–
Finance costs	<b>60,694</b>	22,176
Impairment loss recognised in respect of available-for-sale investments	<b>37,005</b>	–
Impairment loss recognised in respect of investment securities	–	20,000
Imputed interest income on non-current interest-free loans to investee companies	<b>(3,193)</b>	–
Interest income	<b>(15,207)</b>	(12,700)
Loss on disposal of available-for-sale investments	<b>1,730</b>	–
Loss on disposal of property, plant and equipment	<b>5,195</b>	35
Share of results of associates	<b>(184,113)</b>	(163,280)
Unrealised holding gain on other investments	–	(34,606)
Unrealised holding loss on investments held for trading	<b>829</b>	–
Operating cash flows before movements in working capital	<b>49,987</b>	1,883
Increase in properties under development	<b>(167,705)</b>	(61,816)
Decrease in other investments	–	13,006
(Increase) decrease in loans receivable	<b>(13,431)</b>	20,540
Increase in inventories	<b>(1,208)</b>	(2,665)
Decrease in properties held for sale	<b>238,928</b>	170,024
Decrease (increase) in trade and other receivables	<b>19,371</b>	(5,458)
Increase in trade and other payables	<b>21,860</b>	7,042

	Notes	2005 HK\$'000	2004 HK\$'000 (restated)
Cash generated from operations		147,802	142,556
Hong Kong Profits Tax paid		(12,495)	(17,384)
Hong Kong Profits Tax refunded		1,440	395
Interest received		15,207	12,700
Dividend paid		(68,145)	(64,359)
<b>NET CASH FROM OPERATING ACTIVITIES</b>		<b>83,809</b>	<b>73,908</b>
<b>INVESTING ACTIVITIES</b>			
Proceeds from disposal of interest in a subsidiary	37	121,590	–
Dividend received from an associate		114,952	103,241
Repayment from investee companies		87,167	189,870
Proceeds from disposal of available-for-sale investments		81,619	–
Increase in bank deposits with more than three months to maturity when raised		(124,964)	–
Purchase of available-for-sale investments		(25,485)	–
Purchase of property, plant and equipment		(23,245)	(3,589)
Acquisition of additional interest in an associate		(16,576)	(11,985)
Purchase of investments in securities		–	(14,894)
Acquisition of additional interest in a subsidiary		–	(5)
<b>NET CASH FROM INVESTING ACTIVITIES</b>		<b>215,058</b>	<b>262,638</b>
<b>FINANCING ACTIVITIES</b>			
Repayments of borrowings		(498,991)	(1,734,071)
Interest paid		(77,449)	(41,918)
New borrowings raised		569,909	1,283,009
<b>NET CASH USED IN FINANCING ACTIVITIES</b>		<b>(6,531)</b>	<b>(492,980)</b>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>		<b>292,336</b>	<b>(156,434)</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR</b>		<b>253,888</b>	<b>405,155</b>
<b>EFFECT OF FOREIGN EXCHANGE RATE CHANGES</b>		<b>7,120</b>	<b>5,167</b>
<b>CASH AND CASH EQUIVALENTS AT END OF THE YEAR</b>		<b>553,344</b>	<b>253,888</b>
Cash and cash equivalents at end of the year, represented by:			
Bank balances and cash		678,308	253,888
Less: Bank deposits with more than three months to maturity when raised		124,964	–
		<b>553,344</b>	<b>253,888</b>