

# 綜合現金流量表

## Consolidated Cash Flow Statement

截至二零零五年十二月三十一日止年度

For the year ended 31st December, 2005

		附註 Notes	2005	2004
			港幣千元 HK\$'000	港幣千元 HK\$'000 (重列) (restated)
營運業務	OPERATING ACTIVITIES			
除稅前溢利	Profit before taxation		485,260	79,622
調整：	Adjustments for:			
股息收入	Dividend income		(7,242)	(1,609)
財務費用	Finance cost		67,290	28,636
利息收入	Interest income		(28,143)	(15,719)
投資物業公平值變動收益	Gain on changes in fair value of investment properties		(49,084)	(68)
持作買賣投資公平值變動收益	Gain on changes in fair value of investments held for trading		(96,679)	(58,733)
衍生金融工具公平值變動收益	Gain on changes in fair value on derivative financial instruments		(13,742)	-
物業、廠房及設備之折舊及攤銷	Depreciation and amortisation of property, plant and equipment		19,702	20,633
出售物業、廠房及設備之虧損(收益)	Loss (gain) on disposal of property, plant and equipment		194	(68)
預付租賃款項之攤銷	Amortisation of prepaid lease payments		923	923
呆壞賬抵備	Allowance for bad and doubtful debts		103,819	116,671
物業存貨抵備	Allowance against inventory of properties		-	10,441
可售投資減值虧損	Impairment loss on available for sale investments		7,299	4,450
確認股本結算付款	Recognition of equity-settled share based payment		4,918	3,593
應佔聯營公司業績	Share of results of associates		(15,892)	(16,204)
營運資金變動前之營運現金流量	Operating cash flows before movements in working capital		478,623	172,568
增加物業存貨	Increase in inventory of properties		(1,002,830)	(416,101)
減少其他存貨	Decrease in other inventories		6,025	10,374
減少(增加)應收賬款及其他應收賬項	Decrease (increase) in trade and other receivables		74,391	(44,095)
增加應付賬款、其他應付賬項及已收訂金	Increase in trade payable, other payables and deposits received		128,129	278,237
增加應收同系附屬公司款項	Increase in amounts due from fellow subsidiaries		(535)	-
增加應付同系附屬公司款項	Increase in amounts due to fellow subsidiaries		10,649	-
營運業務(所用)所得現金	Cash (used in) generated from operations		(305,548)	983
已付中國內地企業所得稅	Chinese Mainland enterprise income tax paid		(65,838)	(36,299)
已付利息	Interest paid		(186,413)	(101,950)
已付其他財務費用	Other finance costs paid		-	(1,825)
營運業務所用現金淨額	NET CASH USED IN OPERATING ACTIVITIES		(557,799)	(139,091)

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<b>投資業務</b>	<b>INVESTING ACTIVITIES</b>			
收購附屬公司 (已扣除所購入現金及現金等值)	Acquisition of subsidiaries (net of cash and cash equivalents acquired)	33	156,009	–
已收利息	Interest received		28,143	15,719
已收證券投資股息	Dividends received from investments in securities		7,242	1,609
已收一間聯營公司股息	Dividends received from an associate		25,452	–
出售物業、廠房及設備收入	Proceeds on disposal of property, plant and equipment		–	83
給予一間聯營公司墊款	Advance to an associate		3,380	(27,028)
購入物業、廠房及設備	Purchases of property, plant and equipment		(113,686)	(2,311)
購入投資物業	Purchase of investment properties		(3,759)	–
購入可售投資	Purchase of available for sale investments		(51,218)	–
<b>投資業務所得 (所用) 現金淨額</b>	<b>NET CASH GENERATED FROM (USED IN) INVESTING ACTIVITIES</b>		<b>51,563</b>	<b>(11,928)</b>
<b>融資業務</b>	<b>FINANCING ACTIVITIES</b>			
新增銀行貸款	New bank loans raised		4,233,559	2,462,322
償還銀行借貸	Repayments of bank borrowings		(3,681,694)	(2,119,951)
已付股息	Dividends paid		(45,280)	(40,572)
贖回可換股債券	Redemption of convertible bonds		–	(4,134)
發行股份所得款項	Proceeds of issue of shares		17,010	–
控股公司給予墊款	Advance from a holding company		411,913	–
<b>融資業務所得現金淨額</b>	<b>NET CASH FROM FINANCING ACTIVITIES</b>		<b>935,508</b>	<b>297,665</b>
<b>現金及現金等值增加淨額</b>	<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>		<b>429,272</b>	<b>146,646</b>
<b>外幣匯率變動影響</b>	<b>EFFECT OF FOREIGN EXCHANGE RATE CHANGE</b>		<b>32,017</b>	<b>(245)</b>
於一月一日現金及現金等值	CASH AND CASH EQUIVALENTS AT 1 JANUARY		1,535,592	1,389,191
於十二月三十一日現金及現金等值	CASH AND CASH EQUIVALENTS AT 31 DECEMBER		1,996,881	1,535,592
<b>現金及現金等值結餘之分析</b>	<b>ANALYSIS OF THE BALANCE OF CASH AND CASH EQUIVALENTS</b>			
現金及銀行結存	Cash and bank balances		1,996,881	1,535,592