

Consolidated Cash Flow Statement

綜合現金流量報表

For the year ended 31 December 2005
截至二零零五年十二月三十一日止年度

	Note 附註	2005 二零零五年 HK\$'000 千港元	2004 二零零四年 HK\$'000 千港元 (restated) (經重列)
Operating activities	經營業務		
Profit before taxation	除稅前溢利	818,445	451,121
Adjustments for:	調整：		
Share of results of associates	攤佔聯營公司業績	(82,237)	(88,996)
Amortisation of goodwill	商譽攤銷	—	5,587
Release of negative goodwill	負商譽回撥	—	(3,711)
Repairs and maintenance fund expensed	維修及保養基金支出	1,371	1,371
Depreciation of property, plant and equipment	物業、廠房及設備折舊	7,159	5,668
Finance costs	財務費用	59,841	32,246
Interest income	利息收入	(53,395)	(11,948)
Gain on partial disposal of interest in distressed assets	出售部分不良資產權益產生之收益	—	(53,777)
Discount on acquisition of additional equity interest in a subsidiary	收購一間附屬公司額外股本權益之折讓	(73,476)	—
Gain on disposal of a subsidiary	出售一間附屬公司產生之收益	—	(46,696)
Gain on disposal of an associate	出售一間聯營公司產生之收益	—	(182)
Unrealised holding loss on investments in securities	證券投資未變現持有虧損	—	1,545
Change of fair value of held-for-trading investments	持作買賣投資之公平值變動	(44,880)	—
Loss (gain) on disposal of property, plant and equipment	出售物業、廠房及設備產生之虧損(收益)	100	(629)
Surplus on revaluation of leasehold properties	租賃物業之重估盈餘	(8,949)	(13,675)
Gain on disposal of investment properties	出售投資物業產生之收益	(209)	(3,785)
Increase in fair value of investment properties	投資物業之公平值增加	(148,687)	—
Gain on convertible note at fair value through profit or loss	於損益表按公平值處理的可換股票據之收益	(199,756)	—
Loss on redemption of convertible bonds	贖回可換股債券產生之虧損	—	632

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Operating cash flows before movements in working capital	營運資金變動前之經營業務現金流量	275,327	274,771
Deposit paid for acquisition of distressed assets	已付收購不良資產之按金	(527,446)	—
Net decrease (increase) in distressed assets	不良資產減少(增加)淨額	80,643	(530,585)
(Increase) decrease in inventories	存貨(增加)減少	(107)	809
Cost incurred in stock of properties	物業存貨產生之成本	(191,637)	(147,794)
Decrease (increase) in trade receivables	應收賬款減少(增加)	11,966	(8,269)
(Increase) decrease in deposits, prepayments and other receivables	按金、預付款及其他應收款(增加)減少	(15,221)	122,485
Increase in held-for-trading investments/investments in securities	持作買賣投資/證券投資增加	(263,023)	(48,167)
(Decrease) increase in trade payables	應付賬款(減少)增加	(35,861)	39,927
Increase in accruals for management fee to holding company of a shareholder	應付一名股東之控股公司應計管理費增加	47,344	18,537
Increase in restricted bank balance	監管戶口結餘增加	(84,231)	(185,369)
Increase (decrease) in accrued charges, rental deposits and other payables	應計費用、租務按金及其他應付款增加(減少)	161,567	(25,656)
Cash used in operations	經營業務所用現金	(540,679)	(489,311)
Interest paid	已付利息	(47,840)	(36,100)
PRC Enterprise income tax paid	已付中國企業所得稅	(772)	(6,913)
Net cash used in operating activities	經營業務所用現金淨額	(589,291)	(532,324)
Investing activities	投資業務		
Proceeds on disposal of investment properties	出售投資物業所得款項	10,700	34,376
Purchase of property, plant and equipments	購入物業、廠房及設備	(5,722)	(5,695)
Dividend received from associates	已收聯營公司股息	50,000	—
Interest received	已收利息	53,395	11,948
Deposit paid for acquisition of investments	已付收購投資之按金	(44,499)	—
Advance to an associate	墊支予聯營公司款	(206,478)	—
Advance of loan receivable	墊支應收貸款	(29,930)	—
Proceeds on disposal of property, plant and equipment	出售物業、廠房及設備所得款項	456	3,409

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Decrease in pledged bank deposits	抵押銀行存款減少	1,700	1,100
Purchase of club/other debentures	購入會所/其他債券	(730)	—
Proceeds on disposal of an associate	出售一間聯營公司 所得款項	5,000	421
Acquisition of investments in associate	收購聯營公司投資	(36,190)	(25,282)
Acquisition of additional equity interest in a subsidiary	收購一間附屬公司 額外股本權益	(13,438)	—
Proceeds on disposal of a subsidiary	出售一間附屬公司 所得款項	—	84,247
Net cash (used in) generated from investing activities	投資業務(所用)所得 現金淨額	(215,736)	104,524
Financing activities	融資業務		
Net proceeds on issue of convertible notes	發行可換股票據 所得款項淨額	—	840,093
(Repurchase of ordinary shares) net proceeds from issue of new shares	(回購普通股) 發行新股所得 款項淨額	(165,301)	836,310
Repayment of bank loans	償還銀行貸款	(753,531)	(615,169)
Consideration paid on redemption of convertible bonds	已付贖回可換股債券 之代價	—	(2,192)
Repayment of other loans	償還其他貸款	—	(5,140)
Dividend paid	已付股息	(87,934)	(61,689)
Bank loans raised	銀行貸款融資	733,333	593,458
Repayment of advance from associates	償還聯營公司墊款	(30,500)	(52,370)
Capital contribution made by minority interest of a subsidiary	一間附屬公司少數股東 之資本注資	—	6,729
Net cash (used in) generated from financing activities	融資業務(所用)所得現金淨額	(303,933)	1,540,030
Net cash and cash equivalent movement	現金及現金等值變動淨額	(1,108,960)	1,112,230
Cash and cash equivalent at the beginning of the year	年初之現金及現金等值	1,370,730	258,500
Effect of foreign currency rate changes	匯率變動之影響	529	—
Cash and cash equivalent at the end of the year	年末之現金及現金等值	262,299	1,370,730
ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS	現金及現金等值結餘分析		
Bank balances and cash	銀行結餘及現金	341,540	1,370,730
Bank overdraft	銀行透支	(79,241)	—
		262,299	1,370,730