

Consolidated Cash Flow Statement

For the Year Ended 31st December, 2005

	2005 HK\$'000	2004 HK\$'000
OPERATING ACTIVITIES		
Profit before taxation	62,087	306,008
Adjustments for:		
Finance costs	6,780	2,756
Share of losses (profits) of associates	222	(51,281)
Loss (gain) on investments in securities	1,814	(829)
Negative goodwill released to income	–	(13,247)
Increase in fair value of investment properties	(13,800)	(215,354)
Loss on disposal of property, plant and equipment	586	–
Depreciation of property, plant and equipment	13,922	5,708
Amortisation of prepaid lease payments for land	12,194	10,818
Discount on acquisition of subsidiaries	(13,505)	–
Interest on bank deposits	(1,425)	(24)
Operating cash flows before movements in working capital	68,875	44,555
(Increase) decrease in inventories	(345)	9
Decrease in properties for sale	67,657	66,142
Decrease in investments in securities	–	1,122
Decrease (increase) in trade and other receivables	87,878	(98,614)
Increase in deposits and prepayments	(1,315)	(601)
Increase in trade balance due from an associate	(8)	(6)
Increase (decrease) in trade and other payables	5,785	(1,412)
Increase (decrease) in rental and other deposits received	20	(567)
Cash generated from operations	228,547	10,628
Hong Kong Profits Tax paid	(14,132)	(1,581)
Hong Kong Profits Tax refunded	1,179	784
Interest received	1,425	24
NET CASH FROM OPERATING ACTIVITIES	217,019	9,855
INVESTING ACTIVITIES		
Additions to property, plant and equipment	(22,716)	(147,505)
Additions to investment properties	–	(35,080)
Additions to prepaid lease payments for land	–	(214,752)
Acquisition of subsidiaries (<i>note 32</i>)	(221,654)	–
Deposit for acquisition of assets	–	(20,000)
Proceeds from disposal of investment properties	180,000	282,434
Proceeds from disposal of property, plant and equipment	–	109
Expenditure on property under development	(9,438)	(17,273)
Partial disposal of interest in a subsidiary	–	260
Dividend received from an associate	–	56,800
Repayment from an associate	–	87,055
Decrease (increase) in pledged bank deposits	22	(19)
NET CASH USED IN INVESTING ACTIVITIES	(73,786)	(7,971)

Consolidated Cash Flow Statement (Continued)

For the Year Ended 31st December, 2005

	2005 <i>HK\$'000</i>	2004 <i>HK\$'000</i>
FINANCING ACTIVITIES		
New bank loans raised	114,640	304,000
Repayment of bank loans	(276,920)	(178,599)
Interest paid	(10,964)	(5,421)
Dividends paid to minority shareholders	(3,766)	–
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NET CASH (USED IN) FROM FINANCING ACTIVITIES	(177,010)	119,980
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NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	(33,777)	121,864
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CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR	134,073	12,209
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CASH AND CASH EQUIVALENTS AT END OF THE YEAR	100,296	134,073
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ANALYSIS OF CASH AND CASH EQUIVALENTS		
Bank balances and cash	100,419	134,218
Less: Pledged bank deposits	(123)	(145)
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	100,296	134,073
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