

# CONSOLIDATED CASH FLOW STATEMENT

FOR THE YEAR ENDED 31 MARCH 2006

(Expressed in Hong Kong dollars)



	Note	2006 \$'000	2005 (restated) \$'000
<b>OPERATING ACTIVITIES</b>			
Profit before taxation		1,509,527	1,071,446
Adjustments for:			
– Depreciation and amortisation		37,432	36,760
– Finance costs		37,013	16,029
– Interest income		(7,984)	(3,168)
– Share of profits less losses of associates		(5,319)	(2,866)
– Loss/(gain) on disposal of investment properties		580	(2,524)
– Net loss on disposal of other fixed assets		198	32
– Reversal of impairment of interest in associates		(1,320)	(540)
– (Reversal of)/provision for impairment of properties held for resale		(97)	6,511
– Net increase in fair value of investment properties		(878,484)	(655,219)
<b>OPERATING PROFIT BEFORE CHANGES IN WORKING CAPITAL</b>		<b>691,546</b>	<b>466,461</b>
(Increase)/decrease in properties under development		(114,625)	34,819
Decrease in inventories		11,825	13,733
Decrease in trade and other receivables		60,394	31,182
Decrease/(increase) in restricted cash		278	(136)
Decrease in amounts due from associates		743	5,557
(Decrease)/increase in trade and other payables		(15,348)	4,921
Increase/(decrease) in sales and rental deposits received		10,085	(12,441)
Increase in deferred liabilities		19,498	1,705
Exchange adjustments		(2,880)	186
<b>CASH GENERATED FROM OPERATIONS</b>		<b>661,516</b>	<b>545,987</b>
Interest received		7,982	3,162
Interest and other borrowing costs paid		(34,005)	(18,647)
Dividends paid		(213,576)	(202,031)
Dividends received from associates		623	735
Tax paid			
– Hong Kong profits tax paid		(55,043)	(38,123)
– Hong Kong profits tax refund		608	–
– Overseas tax paid		(81,932)	(75,519)
<b>NET CASH GENERATED FROM OPERATING ACTIVITIES</b>		<b>286,173</b>	<b>215,564</b>

	Note	2006 \$'000	2005 (restated) \$'000
<b>INVESTING ACTIVITIES</b>			
Payment for purchase of investment properties		(179)	(1,070)
Payment for purchase of other fixed assets		(13,854)	(49,599)
Payment for purchase of available-for-sale securities		(2,565)	–
Proceeds from disposal of investment properties		5,588	61,239
Proceeds from disposal of other fixed assets		166	44
Loans repaid by associates		40	431
		<u>          </u>	<u>          </u>
<b>NET CASH (USED IN)/GENERATED FROM INVESTING ACTIVITIES</b>		<b><u>(10,804)</u></b>	<b><u>11,045</u></b>
<b>FINANCING ACTIVITIES</b>			
Release of pledged deposits		38,675	–
Proceeds from new bank loans		618,000	1,196,697
Repayment of bank loans		(768,673)	(1,284,415)
Repayment of advances from minority shareholders		(6,772)	(28,443)
		<u>          </u>	<u>          </u>
<b>NET CASH USED IN FINANCING ACTIVITIES</b>		<b><u>(118,770)</u></b>	<b><u>(116,161)</u></b>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>		<b>156,599</b>	<b>110,448</b>
<b>CASH AND CASH EQUIVALENTS AT 1 APRIL</b>		<b><u>294,269</u></b>	<b><u>183,821</u></b>
<b>CASH AND CASH EQUIVALENTS AT 31 MARCH</b>		<b><u>450,868</u></b>	<b><u>294,269</u></b>
<b>ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS</b>			
Cash and bank balances	22	451,225	294,367
Bank overdrafts	25	(357)	(98)
		<u>          </u>	<u>          </u>
		<b><u>450,868</u></b>	<b><u>294,269</u></b>

The notes on pages 40 to 106 form part of these financial statements.