

Consolidated Cash Flow Statement for the year ended 31st March, 2004

	2004 HK\$'000	2003 HK\$'000
OPERATING ACTIVITIES		
Loss before taxation	(189,465)	(1,016,082)
Adjustments for:		
Share of results of associates	–	727
Interest income	(981)	(166)
Interest expenses	65,762	68,882
Allowances for arbitration	2,192	105,343
Allowances for amounts due from associates	6,070	32,448
Allowances for bad and doubtful debts	36,700	99,423
Deficit on revaluation of leasehold land and buildings	611	3,597
Deficit on revaluation of investment properties	6,470	–
Depreciation and amortisation	1,703	5,690
Impairment loss recognised in respect of property, plant and equipment	–	14,920
(Write back of impairment loss)/impairment loss recognised in respect of properties under development	(61,216)	439,615
Impairment loss recognised in respect of properties held for future development	11,488	54,634
Impairment loss recognised in respect of investments in securities	1,425	600
Impairment loss recognised in respect of properties held for sale	3,010	66,076
Write off of long outstanding payable	–	(4,940)
Loss on disposal of investment properties	78,089	–
Gain on disposal of properties held for future development	–	(632)
(Gain)/loss on disposal of property, plant and equipment	(1,527)	4,308
Property, plant and equipment written off	2,824	–
Unrealised holding gain on investments in securities	–	(651)
Loss on disposal of investments in associates	797	–
Loss on disposal of investments in subsidiaries	39,289	–
Gain on disposal of investments in securities	(80)	–
Operating cash flows before movements in working capital	3,161	(126,208)
Decrease/(increase) in properties held for sale	13,389	(7,820)
Decrease in properties held for future development	40,255	–
Decrease in properties under development	13,812	–
Decrease/(increase) in loans receivable	5,896	(90,789)
(Increase)/decrease in trade, other receivables and prepayments	(46,226)	46,343
Increase in amount due to a shareholder	4,492	–
(Decrease)/increase in amount due to a former director	(7,791)	7,791
(Decrease)/increase in trade and other payables	(29,657)	92,092
(Decrease)/increase in advance from an associate	(6,000)	15,000
Cash used in operations	(8,669)	(63,591)
Hong Kong profits tax refund/(paid)	2,594	(223)
Overseas tax paid	–	(470)
NET CASH USED IN OPERATING ACTIVITIES	(6,075)	(64,284)

Consolidated Cash Flow Statement (continued) *for the year ended 31st March, 2004*

Note	2004 HK\$'000	2003 HK\$'000
INVESTMENT ACTIVITIES		
	(1,758)	(16,598)
Advances to associates		
Purchase of subsidiaries (net of cash and cash equivalents acquired)	31	(1,959)
Purchase of property, plant and equipment	(159)	(2,829)
Purchase of properties held for future development	-	(230)
Decrease in properties under development	-	157,831
Proceeds from disposals of properties held for future development	-	651
Interest received from bank deposits	981	166
Proceeds from disposal of property, plant and equipment	23,816	95
Repayment of advances to associates	10,252	-
Proceeds from disposal of investment properties	499,484	-
Proceeds from disposal of investments in securities	1,411	-
Disposal of subsidiaries (net of cash and cash equivalents disposed of)	32	-
	535,143	137,127
NET CASH FROM INVESTING ACTIVITIES		
FINANCING ACTIVITIES		
Repayment of bank and other borrowings	(355,293)	(363,801)
Interest paid	(56,508)	(80,182)
Redemption of convertible debentures	-	(11,107)
Repurchase and cancellation of shares	-	(2,131)
Repayment to minority shareholders	(901)	(666)
Share issue expenses	-	(4)
New bank and other borrowings obtained	4,501	414,063
Increase in other creditors	773	-
	(407,428)	(43,828)
NET CASH USED IN FINANCING ACTIVITIES		
NET INCREASE IN CASH AND CASH EQUIVALENTS		
	121,640	29,015
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR		
	(90,097)	(90,562)
EFFECT OF FOREIGN EXCHANGE RATE CHANGES		
	(34,080)	(28,550)
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR		
	(2,537)	(90,097)
ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS		
Bank balances and cash	16,523	10,864
Bank overdrafts	(19,060)	(100,961)
	(2,537)	(90,097)