

CONSOLIDATED CASH FLOW STATEMENT

For the year ended 31st March, 2006

	NOTE	2006 HK\$'000	2005 HK\$'000 (Restated)
Cash flows from operating activities			
Profit before taxation		625,099	478,845
Adjustments for:			
Gain on disposal of discontinued operations		(7)	–
Gain on disposal of intangible assets		(238)	–
Loss on disposal of subsidiaries		107	–
Interest income		(2,716)	(1,176)
Interest on obligations under finance leases		–	17
Interest expenses on bank and other borrowings		79,488	18,204
Release of prepaid lease payments		5,962	5,962
Share option expense		4,654	–
Depreciation and amortisation		47,673	50,911
Share of results of associates		(58,628)	(6,145)
Gain on deemed partial disposal of interest in an associate		–	(3,632)
Gain on disposal of investment properties		–	(26,636)
Loss on disposal of property, plant and equipment		2,626	241
Reversal of impairment losses – net		(103,026)	(8,467)
Allowance for (reversal of) allowance for properties held for sale		1,761	(2,673)
Gain on disposal of non-trading securities		(315)	(490)
Unrealised holding loss on trading securities		507	493
Change in fair value in investment properties		(370,669)	–
Surplus on revaluation of investment properties		–	(351,740)
Allowance for doubtful debts of margin financing and other receivables written back – net		(808)	(7,844)
Gain on winding up of subsidiaries	43	–	(275)
Operating cash flows before movements in working capital		231,470	145,595
Increase in inventories		(4,853)	(8,089)
Decrease in properties held for sale		1,975	498
(Increase) decrease in debtors, deposits and prepayments		(79,533)	51,674
Decrease (increase) in trading securities		2,227	(1,344)
Increase in creditors, customers' deposits and accrued charges		27,197	5,623

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For the year ended 31st March, 2006

	<i>NOTES</i>	2006 HK\$'000	2005 <i>HK\$'000</i>
Net cash generated from operations		178,483	193,957
Interest received from bank deposits and other receivables		1,700	667
Hong Kong Profits Tax refunded		302	1,809
Hong Kong Profits Tax paid		(11,347)	(9,564)
PRC enterprise income tax paid		–	(214)
PRC enterprise income tax refunded		11	–
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Net cash generated from operating activities		169,149	186,655
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Cash flows from investing activities			
Purchase of investment properties		(356,314)	(743,190)
Advance to associates		(74,180)	(23,864)
Deposits paid for acquisition of properties		(40,410)	(31,800)
Acquisition of additional interests in an associate		(21,604)	(117,924)
Purchase of property, plant and equipment		(17,918)	(15,085)
Additional costs incurred on properties under development		(17,104)	(55,299)
Increase in bank balances – trust accounts		(14,413)	(36,030)
Intangible additions		(696)	–
Proceeds from disposal of subsidiaries (net of cash and cash equivalent disposed of)	44	(645)	–
Proceeds from disposal of discontinued operations (net of cash and cash equivalent disposed of)	45	68,714	–
Decrease in loans receivable		10,660	4,635
Repayment from associates		10,099	35,686
Decrease in pledged bank deposits		8,720	13,938
Dividend received from an associate		3,503	3,089
Interest received from loans receivable from associates		1,016	509
Proceeds from disposal of intangible assets		969	–
Decrease in other assets		699	196
Proceeds from disposal of non-trading securities		459	744
Proceeds from disposal of property, plant and equipment		403	255
Proceeds from disposal of investment properties		–	141,480
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Net cash used in investing activities		(438,042)	(822,660)
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CONSOLIDATED CASH FLOW STATEMENT

For the year ended 31st March, 2006

	2006 HK\$'000	2005 <i>HK\$'000</i>
Cash flows from financing activities		
New bank loans raised	2,377,380	1,695,300
Advance from a shareholder	275,149	208,598
New trust receipts and import loans raised	96,129	79,973
Repayment of bank loans	(2,183,760)	(1,386,067)
Dividends paid	(132,476)	(61,294)
Repayment of trust receipts and import loans	(118,148)	(77,669)
Interest on bank and other borrowings paid	(79,488)	(18,204)
Repayment to minority shareholders of subsidiaries	(523)	(2,049)
Repayment of obligations under finance leases	(48)	(48)
Interest on finance leases paid	–	(17)
Proceeds from issue of shares	–	233,082
Expenses incurred in connection with the issue of shares	–	(5,558)
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Net cash generated from financing activities	234,215	666,047
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Net (decrease) increase in cash and cash equivalents	(34,678)	30,042
Cash and cash equivalents at beginning of the year	124,038	93,996
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Cash and cash equivalents at end of the year	89,360	124,038
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Analysis of balance of cash and cash equivalents		
Bank balances (general accounts) and cash	89,556	125,375
Bank overdrafts	(196)	(1,337)
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	89,360	124,038
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