

Consolidated Cash Flow Statement

綜合現金流量表

For the year ended 31 December 2006
截至二零零六年十二月三十一日止年度

	Notes 附註	2006 HK\$'000 千港元	2005 HK\$'000 千港元
Cash flows from operating activities	經營活動的現金流量		
Profit before taxation	除稅前盈利	111,902	84,998
Adjustments for :	調整項目：		
Depreciation	折舊	735	611
Loss on disposal of property, plant and equipment	出售物業、廠房 及設備的虧損	1,425	116
Gain on fair value adjustments on investment properties	投資物業公允值調整 的收益	(50,620)	(21,105)
Share of result of associates	應佔聯營公司業績	(19,147)	(8,018)
Write off of an investment property upon re-development	於重新發展時撇銷 一項投資物業	—	3,774
Write back of accounts payable	撥回應付賬款	—	(5,147)
Employee share-based payment expenses	以股份支付的僱員開支	7,628	—
Interest income	利息收入	(3,322)	(704)
Interest expenses	利息開支	5,180	3,219
Operating profit before working capital changes	未計營運資金變動前經營盈利	53,781	57,744
Increase in properties held under development	發展中 物業增加	(158,396)	(58,700)
Decrease in properties held for sale	待售物業減少	104,027	68,985
Decrease in inventories	存貨減少	167	120
Decrease/(Increase) in deposits paid, prepayments and other receivables	已付按金、預付款項及 其他應收款項減少/(增加)	26,700	(20,784)
Decrease in amounts due from a director	一名董事欠款減少	2,725	24,149
Increase/(Decrease) in accounts payable, accruals, deposits received and other payables	應付賬款、應計費用、已收 按金及其他應付賬款 增加/(減少)	12,237	(84,620)
Decrease in amounts due to related parties	結欠關連人士款項減少	—	(8,469)
Increase in amounts due (from)/to associates	(應收)/應付聯營公司款項增加	(545)	3
Decrease/(Increase) in pledged bank deposits	已抵押銀行存款 減少/(增加)	19,177	(24,706)
Cash generated from/(used in) operations	經營活動產生/(所用)現金	59,873	(46,278)
Interest paid	已付利息	(5,180)	(3,219)
Income taxes paid	已付所得稅	(10,816)	(11,205)
Net cash from/(used in) operating activities	經營活動產生/(所用)現金淨額	43,877	(60,702)
Cash flows from investing activities	投資活動的現金流量		
Purchase of property, plant and equipment	購置物業、廠房及設備	(3,674)	(2,455)
Proceeds from sale of property, plant and equipment	出售物業、廠房及設備 所得款項	6	244
Additions to investment properties	添置投資物業	(6,783)	—
Capital injection to an associate	注資於一家聯營公司	(180)	—
Dividends received from an associate	收自一家聯營公司的股息	14,210	—
Proceeds from disposal of investment in securities	出售證券投資 所得款項	—	156
Acquisition of subsidiaries, net of cash acquired	收購附屬公司(扣除 購入現金)	—	(6,982)
Interest received	已收利息	3,322	704
Net cash generated from/(used in) investing activities	投資活動產生/ (所用)現金淨額	6,901	(8,333)
Cash flows from financing activities	融資活動的現金流量		
Proceeds from issuance of share capital	發行股份所得款項	39,000	97,446
Share issue expenses	發行股份開支	(1,446)	(15,536)
Bank borrowings raised	籌集銀行貸款	30,000	50,741
Repayment of bank borrowings	償還銀行貸款	(66,306)	—
Dividends paid to Company's equity holders	已付本公司權益持有人股息	(6,411)	—
Dividends paid to minority shareholders	已付少數股東股息	(1,346)	—
Net cash (used in)/generated from financing activities	融資活動(所用)/產生 的現金淨額	(6,509)	132,651
Net increase in cash and cash equivalents	現金及現金等價物增加淨額	44,269	63,616
Effect of foreign exchange difference	匯兌差額的影響	3,019	(693)
Cash and cash equivalents at 1 January	於一月一日的現金及現金等價物	84,832	21,909
Cash and cash equivalents at 31 December	於十二月三十一日的現金及現金等價物	132,120	84,832