

Consolidated Cash Flow Statement

For the year ended 31 December

	2006 (HK\$'000)	2005 (HK\$'000)
Operating activities		
Profit before taxation	938,808	644,259
Adjustments for:		
Depreciation and amortisation	136,758	132,634
Finance costs	47,866	33,725
Interest income	(166,810)	(117,004)
Dividend income from investments	(113,107)	(96,067)
Share of results of associates	(400,513)	(71,605)
Share of results of jointly controlled entities	17,598	1,438
(Profit)/loss on disposal of property, plant and equipment	(27,243)	1,472
Profit on disposal of interest in an associate	—	(242)
Excess of interest in fair value of net assets acquired over cost of acquisition of a subsidiary	(22,689)	—
Gain on investments and other financial instruments	(12,044)	(1,401)
Impairment loss on goodwill	2,275	—
Fair value changes on investment properties	(62,065)	(134,483)
Operating profit before working capital changes	338,834	392,726
(Increase)/decrease in properties under development and inventories of properties, excluding net finance costs capitalised	(17,636)	110,710
Increase in other inventories	(15,040)	(11,369)
Increase in debtors, deposits and prepayments	(359,475)	(59,101)
Decrease in creditors, deposits and accrued charges	(155,913)	(33,039)
(Decrease)/increase in provision for employee benefits	(568)	282
Cash (used in)/generated from operations	(209,798)	400,209
Total income taxes paid	(66,094)	(52,154)
Net cash (used in)/from operating activities	(275,892)	348,055

	Note	2006 (HK\$'000)	2005 (HK\$'000)
Investing activities			
Purchase of property, plant and equipment		(91,526)	(133,010)
Purchase of investment properties		—	(13,761)
Payment of lease premium for land		(10,100)	—
Purchase of intangible assets		(4,417)	—
Payment of costs and expenditure for properties under development, excluding net finance costs capitalised		(71,446)	—
Advances to associates		—	(35,000)
Repayments from associates		33,015	8,067
Capital contribution to jointly controlled entities		(11)	(1,800)
Capital refund from a jointly controlled entity		326	—
Advances to jointly controlled entities		(168,595)	(2,610)
Acquisition of investments and other financial instruments		(133,630)	(218,567)
Advances from an investee company		55,232	60,543
Advances to a company before the completion of acquisition by the Group of its interest as a subsidiary		(151,981)	—
Repayments of mortgage loans		218,270	697,579
Acquisition of interests in subsidiaries	34(a)	584	(2,200)
Acquisition of interest in an associate		(12)	(2,800)
Proceeds on deemed disposal of partial interest in a subsidiary		3	1
Proceeds on disposal of an associate		—	560
Proceeds on disposal or redemption of investments and other financial instruments		91,208	52,500
Proceeds on disposal of property, plant and equipment		31,520	55
Increase in bank deposit with embedded derivative and a maturity over a year		(77,790)	—
Decrease in bank deposits with a maturity over three months		—	750
Interest received		197,399	129,563
Dividends received from investments		53,168	35,524
Dividends received from associates		369,393	21,977
Net cash from investing activities		340,610	597,371
Financing activities			
New loans		197,758	527,856
Repayments of loans		(419,563)	(1,114,674)
Proceeds from issue of shares		37,498	15,750
Expenses paid on issue of shares		(71)	(26)
Repurchase of shares		(6,236)	(19,578)
Expenses paid on repurchase of shares		(23)	(76)
Interest paid		(56,860)	(176,902)
Dividends paid to shareholders		(196,777)	(187,571)
Dividends paid to minority shareholders		(46,091)	(42,630)
Net cash used in financing activities		(490,365)	(997,851)
Net decrease in cash and cash equivalents		(425,647)	(52,425)
Effect of foreign exchange rates changes		590	455
Cash and cash equivalents at 1 January		3,877,831	3,929,801
Cash and cash equivalents at 31 December	34(b)	3,452,774	3,877,831