Consolidated Cash Flow Statement Year ended 31 December 2001

Note	2001 HK\$	2000 HK\$
NET CASH OUTFLOW FROM OPERATING ACTIVITIES 29	(25,457,841)	(11,949,225)
RETURNS ON INVESTMENTS AND SERVICING OF FINANCE		
Interest received	8,003,722	13,565,597
Net cash inflow from returns on investments and servicing of finance	8,003,722	13,565,597
TAX Hong Kong profits tax refunded/(paid)	48,995	(57,037)
INVESTING ACTIVITIES Additions to investment properties Additions to property, plant and equipment Proceeds from disposal of vessels, net of relocation costs Proceeds from disposal of property, plant and equipment	- (1,220,974) - 23,000	(3,139,143) (11,145,021) 26,186,875 367,952
Net cash inflow/(outflow) from investing activities	(1,197,974)	12,270,663
NET CASH INFLOW/(OUTFLOW) BEFORE FINANCING ACTIVITIES	(18,603,098)	13,829,998
FINANCING ACTIVITIES Net cash flow from financing activities	_	_
INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(18,603,098)	13,829,998
Cash and cash equivalents at beginning of year	231,146,321	217,316,323
CASH AND CASH EQUIVALENTS AT END OF YEAR	212,543,223	231,146,321
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS Cash and bank balances Short term bank deposits with original maturity of less	4,990,332	4,435,030
than three months when acquired	207,552,891	226,711,291
	212,543,223	231,146,321