

綜合現金流動表 截至二零零二年十二月三十一日止年度

CONSOLIDATED CASH FLOW STATEMENT

FOR THE YEAR ENDED 31ST DECEMBER, 2002

		2002	2001
		港幣千元	港幣千元
		HK\$'000	HK\$'000
營運業務	OPERATING ACTIVITIES		
除稅前溢利	Profit before taxation	199,740	119,711
調整：	Adjustments for:		
其他營運收入	Other operating income		
– 股息收入	– Dividend income	(494)	(1,714)
– 銀行存款及應收 貸款利息收入	– Interest income on bank deposits and loans receivable	(5,586)	(5,700)
– 出售投資物業之 已實現淨收益	– Net realised gain on disposal of investment properties	(341)	–
– 出售共同控制公司之 已實現淨收益	– Net realised gain on disposal of jointly controlled entities	(5,125)	–
– 出售一間聯營公司之 已實現淨收益	– Net realised gain on disposal of an associate	(350)	–
– 出售持作買賣證券之 已實現淨收益	– Net realised gain on disposal of trading securities	(5,102)	–
– 出售非持作買賣證券之 已實現淨收益	– Net realised gain on disposal of non-trading securities	(1,253)	–
– 持作買賣證券之 未實現淨虧損 (收益)	– Net unrealised loss (gain) on trading securities	100	(5,433)
出售一間附屬公司部份 權益之已實現淨收益	Net realised gain on disposal of certain interest in a subsidiary	–	(203,016)
已竣工物業之存貨 減值撥備	Write-down of inventories of completed properties	15,180	27,402
應佔業績	Share of results of		
– 聯營公司	– associates	(2,595)	(2,041)
– 共同控制公司	– jointly controlled entities	(118,309)	(116,809)
共同控制公司及一間聯營公司 權益減值準備	Impairment loss in interests in jointly controlled entities and an associate	5,541	57,467
折舊及攤銷	Depreciation and amortisation	16,854	10,785
利息費用	Interest expenses	56,317	39,161
呆壞賬準備	Allowance for doubtful debts	24,102	20,100
物業、廠房及設備之減值虧損	Impairment loss in property, plant and equipment	–	2,204
出售及註銷物業、廠房 及設備之虧損	Loss on disposal and write-off of property, plant and equipment	755	886
營運資金變動前之營運 現金流入 (流出)	Operating cash inflows (outflows) before movements in working capital	179,434	(56,997)

綜合現金流動表 (續) 截至二零零二年十二月三十一日止年度

CONSOLIDATED CASH FLOW STATEMENT (continued)

FOR THE YEAR ENDED 31ST DECEMBER, 2002

		2002	2001
	附註 NOTES	港幣千元 HK\$'000	港幣千元 HK\$'000
於中國物業存貨之增加	Increase in inventories of properties in the PRC	(308,824)	(161,855)
待發展物業之減少 (增加)	Decrease (increase) in properties for development	57,798	(430,503)
其他存貨之增加	Increase in other inventories	(259)	(3,764)
貿易及其他應收賬款、按金及預付款之 (增加) 減少	(Increase) decrease in trade and other receivables, deposits and prepayments	(289,553)	61,313
應收分期付款之減少 (增加)	Decrease (increase) in instalments receivable	4,815	(16,151)
貿易及其他應付賬款之增加	Increase in trade and other payables	34,843	116,301
預售樓宇定金之增加	Increase in pre-sale deposits	72,703	65,727
營運業務所耗用之現金	Cash used in operations	(249,043)	(425,929)
已付中國所得稅	PRC income tax paid	(26,718)	(12,420)
中國所得稅退稅	PRC income tax refunded	12,817	3,969
香港利得稅退稅	Hong Kong Profits tax refunded	-	48
營運業務所耗用之現金淨值	NET CASH USED IN OPERATING ACTIVITIES	(262,944)	(434,332)
投資業務	INVESTING ACTIVITIES		
已收利息	Interest received	4,393	5,996
已收股息來自	Dividends received from:		
— 聯營公司	— associates	115	9,883
— 共同控制公司	— jointly controlled entities	67,915	35,718
— 其他投資及持作買賣之證券	— other investments and trading securities	494	1,714
購買物業、廠房及設備	Purchase of property, plant and equipment	(10,349)	(9,963)
出售物業、廠房及設備所得	Proceeds from disposals of property, plant and equipment	377	1,274
出售投資物業所得	Proceeds from disposals of investment properties	27,619	-
因綜合一前共同控制公司所得之現金流入淨值	Net cash inflow arising from consolidation of a former jointly controlled entity	30	-
購買附屬公司 (計入被購入之現金及現金等值項目)	Purchase of subsidiaries (net of cash and cash equivalents acquired)	31	(166,692)
支付於前年度購買附屬公司之現金作價欠款	Payment of outstanding cash consideration for acquisition of subsidiaries in prior year	-	(27,565)

綜合現金流動表 (續) 截至二零零二年十二月三十一日止年度

CONSOLIDATED CASH FLOW STATEMENT (continued)

FOR THE YEAR ENDED 31ST DECEMBER, 2002

		2002	2001
		港幣千元	港幣千元
		HK\$'000	HK\$'000
出售一間附屬公司部份權益所得	Proceeds from disposal of certain interest in a subsidiary	–	138,995
股本投入於一聯營公司	Capital contribution to an associate	–	(24,160)
增持一聯營公司之權益	Purchase of additional interest in an associate	(12,286)	–
出售一聯營公司所得	Proceeds from disposal of an associate	350	–
購買共同控制公司	Purchase of interests in jointly controlled entities	(12,139)	(468)
出售共同控制公司所得	Proceeds from disposal of jointly controlled entities	23,876	–
收回一間共同控制公司之投資成本	Recovery of cost of investment in a jointly controlled entity	–	14,022
聯營公司歸還借款	Repayment from associates	3,449	10,719
借款予共同控制公司	Advances to jointly controlled entities	(447)	–
共同控制公司歸還借款	Repayment from jointly controlled entities	–	20,763
借款予少數股東	Advances to minority shareholders	(3,474)	(3,861)
購買持作買賣之證券	Purchase of trading securities	(472)	(7,851)
出售非持作買賣之證券所得	Proceeds on disposal of non-trading securities	1,253	47
出售持作買賣之證券所得	Proceeds on disposal of trading securities	29,717	–
給予貸款	Loans advanced	(12,208)	(17,532)
存入超過三個月到期之銀行存款	Placement of bank deposits with maturity of more than three months	(46,192)	(40,009)
取回超過三個月到期之銀行存款	Withdrawal of bank deposits with maturity of more than three months	12,669	28,786
投資業務所產生(耗用)之現金淨值	NET CASH FROM (USED IN) INVESTING ACTIVITIES	76,843	(30,184)
融資業務	FINANCING ACTIVITIES		
已付利息	Interest paid	(97,517)	(47,874)
已付少數股東股息	Dividends paid to minority shareholders	(6,127)	(5,280)
發行股份	Issue of shares	–	9
新銀行及其他貸款	New bank and other loans	1,719,273	1,300,653
歸還銀行及其他貸款	Repayment of bank and other loans	(1,351,388)	(689,926)
來自少數股東借款	Advances from minority shareholders	21,188	6,625
來自少數股東之股本投入	Capital contribution from minority shareholders	822	18,286
來自一間聯營公司借款	Advances from an associate	9,645	–
歸還一間聯營公司借款	Repayment to an associate	–	(5,820)
歸還共同控制公司借款	Repayment to jointly controlled entities	(6,305)	(4,233)
融資業務所產生之現金淨值	NET CASH FROM FINANCING ACTIVITIES	289,591	572,440

綜合現金流動表 (續) 截至二零零二年十二月三十一日止年度

CONSOLIDATED CASH FLOW STATEMENT (continued)

FOR THE YEAR ENDED 31ST DECEMBER, 2002

		2002	2001
		港幣千元	港幣千元
		HK\$'000	HK\$'000
現金及現金等值項目之增加	INCREASE IN CASH AND CASH EQUIVALENTS	103,490	107,924
於一月一日之現金及現金等值項目金額	CASH AND CASH EQUIVALENTS AT 1ST JANUARY	298,841	190,958
外匯兌換率改變之影響	Effect of foreign exchange rate changes	12,834	(41)
於十二月三十一日之現金及現金等值項目金額	CASH AND CASH EQUIVALENTS AT 31ST DECEMBER	415,165	298,841
現金及現金等值項目結存之分析	ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS		
以前已報告之現金及現金等值項目金額	Cash and cash equivalents as previously reported		188,201
短期銀行貸款重新分類之影響	Effect of reclassification of short-term bank loans		110,640
重申之現金及現金等值項目金額	Cash and cash equivalents as restated		298,841
即：	Being:		
銀行結存及現金	Bank balances and cash	428,179	337,027
銀行透支	Bank overdrafts	(7,354)	(28,375)
		420,825	308,652
超過三個月到期之銀行存款	Bank deposits with maturity of more than three months	(5,660)	(9,811)
		415,165	298,841