

CONSOLIDATED CASH FLOW STATEMENT

For the year ended 30th November, 2002

綜合現金流量表

截至二零零二年十一月三十日止年度

		2002 HK\$'000 港幣千元	2001 HK\$'000 港幣千元
Loss before taxation	除稅前虧損	(300,731)	(98,558)
Adjustments for:	按下列各項調整:		
Depreciation	折舊	157	46
Dividend income	股息收入	(1,818)	(3,506)
Interest expenses	利息開支	2,526	2,659
Interest income	利息收入	(2,347)	(6,476)
Interest income on Tax Reserve Certificate	儲稅券之利息收入	-	(3,684)
Forfeiture of deposits received	沒收已收按金	(3,741)	(162)
Deficit on revaluation of investment properties	重估投資物業之虧損	69,300	3,571
Loss on disposal of investment properties	出售投資物業之虧損	-	1,611
Impairment loss recognised in respect of properties held for development	就持作發展物業 確認之虧損	66,114	-
Loss on disposal of a property held for development	出售持作發展物業之虧損	-	46,383
Impairment loss recognised in respect of properties held for sale	就持作出售物業 確認之虧損	12,795	2,016
Impairment loss on amounts due from associates	聯營公司欠款之虧損	149,672	21,593
Impairment loss on interests in associates	聯營公司權益之虧損	2,058	-
Write off of interest previously capitalised in interests in associates	撇銷聯營公司權益中早前 撥作資本之利息	-	19,099
Share of results of associates	分攤聯營公司業績	1,093	12,444
Impairment loss on other investments	其他投資之虧損	1,500	-
Unrealised holding (gain) loss on other investments	持有其他投資之未變現盈利(虧損)	(2,799)	394
Gain on disposal of other investments	出售其他投資之盈利	-	(9,435)
Allowances for loans receivable	應收貸款準備	12,521	-
Allowances for doubtful debts	呆賬準備	176	861
Provision for obsolete inventories	陳舊存貨撥備	63	-
Release of negative goodwill to income	負值商譽撥往收入	(137)	(136)
Loss on disposal of plant and equipment	出售廠房及設備之虧損	589	-
Operating cash flows before movements in working capital	營運資金變動前之經營 現金流量	6,991	(11,280)
Decrease in properties held for sale	持作出售物業減少	19,104	112,664
Decrease in inventories	存貨減少	736	27
(Increase) decrease in accounts receivable, deposits and prepayments	應收賬項、按金及預付款項 (增加)減少	(3,266)	811
Decrease in cash in stakeholders' account held by solicitor	存放於律師信託人 賬戶之現金減少	5,094	23,019
(Decrease) increase in deposits received on sales of properties	出售物業已收取之訂金 (減少)增加	(80)	242
(Decrease) increase in accounts payable and accruals	應付賬項及應計費用(減少)增加	(7,947)	9,777
Cash generated from operations	來自經營業務之現金	20,632	135,260
Net Hong Kong Profits Tax (paid) refunded	(已繳付)退還香港利得稅淨額	(1,789)	20,156
Dividend paid to minority shareholders	已付予少數股東之股息	(1,365)	-
NET CASH FROM OPERATING ACTIVITIES	來自經營業務之現金淨額	17,478	155,416

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INVESTING ACTIVITIES	投資業務		
Payments for properties held for development	支付持作發展物業之款項	(356,280)	(56,789)
Purchase of plant and equipment	購買廠房及設備	(974)	(125)
(Advances to) repayment from investee companies	接受投資公司之(墊款)還款	(33)	810
Repayment from (advances to) associates	聯營公司之還款(墊款)	20,294	(23,459)
Repayment from mortgagees	按揭借入人之還款	8,845	4,596
Advance to other loans borrowers	其他借入人之墊款	-	(2,212)
Interest received	已收利息	2,347	10,160
Dividend received	已收股息	1,818	3,506
Dividend received from associates	來自聯營公司之股息	1,000	2,027
Proceeds from disposal of property held for development	出售持作發展物業所得款項	-	90,777
Proceeds from disposal of other investments	出售其他投資所得款項	-	18,869
Proceeds from disposal of investment properties	出售投資物業所得款項	-	12,418
Advance to minority shareholders	少數股東之墊款	-	(100)
NET CASH (USED IN) FROM INVESTING ACTIVITIES	投資活動(所用)所得現金淨額	(322,983)	60,478
FINANCING ACTIVITIES	融資活動		
Net advance (repayment) of borrowings excluding bank overdrafts	墊付(償還)借貸淨額(不包括銀行透支)	160,842	(56,205)
Advance from (repayment to) ultimate holding company	來自(償還)最終控股公司之墊款	30,395	(154,177)
Repayment to minority shareholders	償還少數股東之款項	(2,902)	(7,883)
Interest paid	已付利息	(3,843)	(20,450)
Repayment to an investee company	償還接受投資公司之款項	(803)	-
Repayment to associates	償還聯營公司之款項	(709)	(428)
NET CASH FROM (USED IN) FINANCING ACTIVITIES	融資活動所得(所用)現金淨額	182,980	(239,143)
NET DECREASE IN CASH AND CASH EQUIVALENTS	現金及現金等值項目之減少淨額	(122,525)	(23,249)
CASH AND CASH EQUIVALENTS AT 1ST DECEMBER	於十二月一日之現金及現金等值項目	83,816	106,483
Effect of exchange rate changes	匯率變動之影響	(97)	582
CASH AND CASH EQUIVALENTS AT 30TH NOVEMBER	於十一月三十日之現金及現金等值項目	(38,806)	83,816
ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS	現金及現金等值項目之結存分析		
Bank balances and cash	銀行結存及現金	14,357	83,892
Bank overdrafts	銀行透支	(53,163)	(76)
		(38,806)	83,816