

CONSOLIDATED CASH FLOW STATEMENT

For the year ended 30th November, 2003

綜合現金流量表

截至二零零三年十一月三十日止年度

		2003	2002
		HK\$'000	HK\$'000
		港幣千元	港幣千元
Loss before taxation	除稅前虧損	(57,419)	(300,731)
Adjustments for:	按下列各項調整：		
Depreciation	折舊	221	157
Dividend income	股息收入	-	(1,818)
Interest expenses	利息開支	8,231	2,526
Interest income	利息收入	(1,874)	(2,347)
Forfeiture of sales deposits received	沒收銷售定金	(2,368)	(3,741)
Forfeiture of unclaimed dividends	沒收未領取股息	(2,376)	-
(Net surplus) deficit on revaluation of investment properties	投資物業重估(盈餘淨額)虧損	(45,100)	69,300
Loss on disposal of investment properties	出售投資物業之虧損	73	-
Impairment loss recognised in respect of properties held for development	就持作發展物業確認之減值虧損	-	66,114
Allowance for properties held for sale	持作出售物業之準備	3,580	12,795
Impairment loss on amounts due from associates	聯營公司欠款之減值虧損	86,960	149,672
Impairment loss on interest in an associate	一間聯營公司權益之減值虧損	-	2,058
Share of results of associates	分攤聯營公司業績	(1,932)	1,093
Loss on disposal of an associate	出售一間聯營公司之虧損	161	-
(Write-back of) provision for other investments	其他投資之(撥回)撥備	(1,500)	1,500
Unrealised holding loss (gain) on other investments	持有其他投資之未變現虧損(盈利)	1,742	(2,799)
Allowance for loans receivable	應收貸款準備	1,900	12,521
Allowance for doubtful debts	呆賬準備	283	176
Allowance for obsolete inventories	陳舊存貨準備	-	63
Release of negative goodwill	負值商譽回撥	(2,537)	(137)
(Gain) loss on disposals of plant and equipment	出售廠房及設備之(盈利)虧損	(2)	589
Operating cash flow before movements in working capital	營運資金變動前之經營現金流量	(11,957)	6,991
Increase in properties under development for sale	待售發展中物業增加	(49,228)	-
Decrease in properties held for sale	持作出售物業減少	114,643	19,104
(Increase) decrease in inventories	存貨(增加)減少	(38)	736
Decrease (increase) in accounts receivable, deposits and prepayments	應收賬項、按金及預付款項減少(增加)	2,086	(3,266)
(Increase) decrease in cash in stakeholders' accounts held by solicitors	存放於律師信託人賬戶之現金(增加)減少	(24)	5,094
Decrease in accounts payable, deposits received and accruals	應付賬項、已收按金及應計費用減少	(24,946)	(8,027)
Cash generated from operations	來自經營業務之現金	30,536	20,632
Net current tax paid	已繳付現有稅項淨額	(3,173)	(1,789)
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	27,363	17,478

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		2003	2002
	Notes	HK\$'000	HK\$'000
	附註	港幣千元	港幣千元
INVESTING ACTIVITIES	投資業務		
Payments for properties held for development	支付持作發展物業之款項	(148)	(356,280)
Purchase of plant and equipment	購買廠房及設備	(1,075)	(974)
Acquisition of subsidiaries (net of cash and cash equivalents acquired)	收購附屬公司(扣除購入之現金及現金等值項目)	42 (122,627)	-
Acquisition of additional interest in a subsidiary	增購一間附屬公司之權益	(12,900)	-
Advances to mortgagees	墊付按揭借款人之款額	(12,673)	-
Increase in pledged deposits	抵押存款增加	(104)	-
Repayment from mortgagees	按揭借款人之還款	3,793	8,845
Repayment from (advances to) investee companies	接受投資公司之還款(墊款)	495	(33)
Net repayment from associates	聯營公司之還款淨額	31,526	20,294
Interest received	已收利息	1,874	2,347
Dividend received	已收股息	-	1,818
Dividend received from associates	來自聯營公司之股息	2,387	1,000
Proceeds from disposal of investment properties	出售投資物業所得款項	22,427	-
Proceeds from disposals of plant and equipment	出售廠房及設備所得款項	2	-
Net proceeds on disposal of subsidiaries (net of cash and cash equivalents disposed)	出售附屬公司所得款項(扣除出售之現金及現金等值項目)	43 775	-
NET CASH USED IN INVESTING ACTIVITIES	投資活動所用現金淨額	(86,248)	(322,983)
FINANCING ACTIVITIES	融資活動		
Net advances of borrowings excluding bank overdrafts	借貸墊款淨額(不包括銀行透支)	12,599	160,842
Net advances from ultimate holding company	來自最終控股公司之墊款淨額	122,255	30,395
Net repayment to minority shareholders	償還少數股東之淨款額	(1,799)	(2,902)
Interest paid	已付利息	(13,321)	(3,843)
Repayment to an investee company	償還一間接受投資公司之款額	-	(803)
Repayment to associates	償還聯營公司之款額	(280)	(709)
NET CASH FROM FINANCING ACTIVITIES	融資活動所得現金淨額	119,454	182,980
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	現金及現金等值項目之增加(減少)淨額	60,569	(122,525)
CASH AND CASH EQUIVALENTS AT 1ST DECEMBER	於十二月一日之現金及現金等值項目	(38,806)	83,816
Effect of exchange rate changes	匯率變動之影響	242	(97)
CASH AND CASH EQUIVALENTS AT 30TH NOVEMBER	於十一月三十日之現金及現金等值項目	22,005	(38,806)
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	22,005	14,357
Bank overdrafts	銀行透支	-	(53,163)
		22,005	(38,806)