

綜合現金流量表

Consolidated Cash Flow Statement

截至二零零三年十二月三十一日止年度

For the year ended 31st December, 2003

		2003	2002
		港幣千元 HK\$'000	港幣千元 HK\$'000
營運業務	OPERATING ACTIVITIES		
營運業務溢利(虧損)	Profit (loss) from operations	63,342	(20,176)
調整:	Adjustments for:		
股息收入	Dividend income	(3,218)	(3,220)
利息收入	Interest income	(20,359)	(18,497)
出售聯營公司之虧損(收益)	Loss (gain) on disposal of associates	259	(304)
投資證券轉往其他投資之收益	Gain from transfer of investment securities into other investments	-	(50,048)
持有證券投資未變現收益	Unrealised holding gain on investments in securities	(74,098)	(8,025)
物業、廠房及設備之折舊	Depreciation of property, plant and equipment	20,477	18,058
出售物業、廠房及設備之(收益)虧損	(Gain) loss on disposal of property, plant and equipment	(459)	15
呆壞賬抵備	Allowance for bad and doubtful debts	54,922	71,019
物業存貨抵備	Allowance against inventory of properties	6,989	51,700
證券投資減值虧損	Impairment loss on investment in securities	893	-
營運資金變動前之營運現金流量	Operating cash flows before movements in working capital	48,748	40,522
增加發展中物業	Increase in properties under development	(795,902)	(576,513)
減少待用於拆遷之物業	Decrease in properties held for resettlement	427	18,338
減少(增加)待售物業	Decrease (increase) in properties held for sale	306,555	(4,386)
增加其他存貨	Increase in other inventories	(9,877)	(2,170)
增加應收賬款及其他應收賬項	Increase in trade and other receivables	(15,935)	(127,069)
(減少)增加應付賬款及其他應付賬項	(Decrease) increase in trade and other payables	(106,436)	136,126
減少預售物業訂金收入	Decrease in sales deposits received	(8,646)	(178,358)
減少應付聯營公司款項	Decrease in amounts due to associates	-	(1,053)
營運業務(所用)所得現金	Cash (used in) generated from operations	(581,066)	(694,563)
已付中國內地企業所得稅	Chinese Mainland enterprise income tax paid	(20,448)	(80,439)
退回中國內地企業所得稅	Chinese Mainland enterprise income tax refunded	47,149	16,620
已付利息	Interest paid	(108,838)	(75,920)
其他財務費用	Other finance costs	(1,430)	(4,601)
營運業務所用現金淨額	NET CASH USED IN OPERATING ACTIVITIES	(664,633)	(838,903)
投資業務	INVESTING ACTIVITIES		
已收利息	Interest received	12,217	18,497
已收證券投資股息	Dividends received from investments in securities	3,218	3,220
已收一間聯營公司股息	Dividends received from an associate	17,262	-
出售一間聯營公司收入	Proceeds on disposal of an associate	291	-
出售證券投資收入	Proceeds on disposal of investments in securities	1,250	-
購入證券投資	Purchases of investments in securities	-	(1,815)
出售物業、廠房及設備收入	Proceeds on disposal of property, plant and equipment	1,157	5,846
購入物業、廠房及設備	Purchases of property, plant and equipment	(3,008)	(9,189)
授予一間聯營公司墊款	Advance to an associate	(15,712)	(32,266)
投資業務所得(所用)現金淨額	NET CASH FROM (USED IN) INVESTING ACTIVITIES	16,675	(15,707)

綜合現金流量表

Consolidated Cash Flow Statement

		2003	2002
		港幣千元 HK\$'000	港幣千元 HK\$'000
融資業務	FINANCING ACTIVITIES		
已付股息	Dividends paid	(40,572)	(18,032)
發行股份	Issue of shares	-	3,117
新增銀行貸款	New bank loans raised	3,040,248	1,579,000
償還銀行借貸	Repayments of bank borrowings	(1,734,700)	(774,100)
贖回可轉換股債券及已付利息	Redemption of convertible bonds and interest paid	-	(466,847)
融資業務所得現金淨額	NET CASH FROM FINANCING ACTIVITIES	1,264,976	323,138
現金及現金等值增加 (減少)淨額	NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	617,018	(531,472)
外幣匯率變動影響	EFFECT OF FOREIGN EXCHANGE RATE CHANGE	(113)	(307)
於一月一日現金及現金等值	CASH AND CASH EQUIVALENTS AT 1ST JANUARY	772,286	1,304,065
於十二月三十一日現金及現金等值	CASH AND CASH EQUIVALENTS AT 31ST DECEMBER	1,389,191	772,286
現金及現金等值結餘之分析	ANALYSIS OF THE BALANCE OF CASH AND CASH EQUIVALENTS		
現金及銀行結存	Cash and bank balances	1,389,191	772,286