

綜合現金流量表

Consolidated Cash Flow Statement

截至二零零四年十二月三十一日止年度

For the year ended 31st December, 2004

		2004	2003
		港幣千元 HK\$'000	港幣千元 HK\$'000
營運業務	OPERATING ACTIVITIES		
營運業務溢利	Profit from operations	196,521	63,342
調整：	Adjustments for:		
股息收入	Dividend income	(1,609)	(3,218)
利息收入	Interest income	(15,719)	(20,359)
出售一間聯營公司之虧損	Loss on disposal of an associate	-	259
持有其他投資未變現收益	Unrealised holding gain on other investments	(58,733)	(74,098)
物業、廠房及設備之折舊	Depreciation of property, plant and equipment	21,556	20,477
出售物業、廠房及設備之收益	Gain on disposal of property, plant and equipment	(68)	(459)
呆壞賬抵備	Allowance for bad and doubtful debts	116,671	54,922
物業存貨抵備	Allowance against inventory of properties	10,441	6,989
證券投資減值虧損	Impairment loss on investments in securities	4,450	893
營運資金變動前之營運現金流量	Operating cash flows before movements in working capital	273,510	48,748
減少(增加)發展中物業	Decrease (increase) in properties under development	99,001	(795,902)
減少待用於拆遷之物業	Decrease in properties held for resettlement	51,068	427
(增加)減少待售物業	(Increase) decrease in properties held for sale	(416,101)	306,555
減少(增加)其他存貨	Decrease (increase) in other inventories	10,374	(9,877)
增加應收賬款及其他應收賬項	Increase in trade and other receivables	(44,095)	(15,935)
增加(減少)應付賬款及其他應付賬項	Increase (decrease) in trade and other payables	27,226	(106,436)
減少已收預售物業訂金收入	Decrease in sales deposits received	-	(8,646)
營運業務所得(所用)現金	Cash generated from (used in) operations	983	(581,066)
已付中國內地企業所得稅	Chinese Mainland enterprise income tax paid	(36,299)	(20,448)
退回中國內地企業所得稅	Chinese Mainland enterprise income tax refunded	-	47,149
已付利息	Interest paid	(101,950)	(108,838)
其他財務費用	Other finance costs	(1,825)	(1,430)
營運業務所用現金淨額	NET CASH USED IN OPERATING ACTIVITIES	(139,091)	(664,633)
投資業務	INVESTING ACTIVITIES		
已收利息	Interest received	15,719	12,217
已收證券投資股息	Dividends received from investments in securities	1,609	3,218
已收一間聯營公司股息	Dividends received from an associate	-	17,262
出售物業、廠房及設備收入	Proceeds on disposal of property, plant and equipment	83	1,157
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
給予一間聯營公司墊款	Advance to an associate	(27,028)	(15,712)
購入物業、廠房及設備	Purchases of property, plant and equipment	(2,311)	(3,008)
投資業務(所用)所得現金淨額	NET CASH (USED IN) FROM INVESTING ACTIVITIES	(11,928)	16,675

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融資業務	FINANCING ACTIVITIES		
新增銀行貸款	New bank loans raised	2,462,322	3,040,248
償還銀行借貸	Repayments of bank borrowings	(2,119,951)	(1,734,700)
已付股息	Dividends paid	(40,572)	(40,572)
贖回可換股債券	Redemption of convertible bonds	(4,134)	-
融資業務所得現金淨額	NET CASH FROM FINANCING ACTIVITIES	297,665	1,264,976
現金及現金等值增加淨額	NET INCREASE IN CASH AND CASH EQUIVALENTS	146,646	617,018
外幣匯率變動影響	EFFECT OF FOREIGN EXCHANGE RATE CHANGE	(245)	(113)
於一月一日現金及現金等值	CASH AND CASH EQUIVALENTS AT 1ST JANUARY	1,389,191	772,286
於十二月三十一日現金及現金等值	CASH AND CASH EQUIVALENTS AT 31ST DECEMBER	1,535,592	1,389,191
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	1,535,592	1,389,191