

綜合現金流量表

Consolidated Cash Flow Statement

截至二零零六年十二月三十一日止年度 For the year ended 31 December 2006

		2006	2005
		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	1,143,653	485,260
調整：	Adjustments for:		
股息收入	Dividend income	-	(7,242)
財務費用	Finance costs	176,919	67,290
利息收入	Interest income	(73,656)	(28,143)
投資物業公平值變動收益	Gain on changes in fair value of investment properties	(528,551)	(49,084)
持作買賣投資公平值變動收益	Gain on changes in fair value of investments held for trading	-	(96,679)
衍生金融工具公平值變動收益	Gain on changes in fair value on derivative financial instruments	(7,120)	(13,742)
物業、廠房及設備之折舊	Depreciation of property, plant and equipment	35,238	19,702
出售物業、廠房及設備之(收益)虧損	(Gain) loss on disposal of property, plant and equipment	(61)	194
預付租賃款項之攤銷	Amortisation of prepaid lease payments	923	923
呆壞賬抵備	Allowance for bad and doubtful debts	-	103,819
可供出售投資減值虧損	Impairment loss on available-for-sale investments	158,658	7,299
物業存貨撇銷	Write down inventory of properties	68,156	-
確認股本結算付款	Recognition of equity-settled share based payment	29,352	4,918
應佔聯營公司業績	Share of results of associates	(11,874)	(15,892)
營運資金變動前之營運現金流量	Operating cash flows before movements in working capital	991,637	478,623
增加物業存貨	Increase in inventory of properties	(1,443,682)	(161,955)
(增加)減少其他存貨	(Increase) decrease in other inventories	(1,517)	6,025
增加應收賬款、其他應收賬項及已付按金	Increase in trade receivables, other receivables and deposits paid	(2,731,398)	(766,484)
增加應付賬款及其他應付賬項	Increase in trade and other payables	347,973	145,427
增加(減少)預售物業已收訂金	Increase (decrease) in deposits received from pre-sales of properties	182,581	(17,298)
增加應收同系附屬公司款項	Increase in amounts due from fellow subsidiaries	(3,183)	(535)
增加應付同系附屬公司款項	Increase in amounts due to fellow subsidiaries	74,514	10,649
營運業務所用現金	Cash used in operations	(2,583,075)	(305,548)
已付中國內地企業所得稅	Chinese Mainland Enterprise Income Tax paid	(82,281)	(65,838)
營運業務所用現金淨額	NET CASH USED IN OPERATING ACTIVITIES	(2,665,356)	(371,386)

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		附註 Notes	2006	2005
			港幣千元 HK\$'000	港幣千元 HK\$'000
投資業務	INVESTING ACTIVITIES			
收購附屬公司 (已扣除所購入現金及現金等值)	Acquisition of subsidiaries (net of cash and cash equivalents acquired)	34	(306,660)	156,009
已收利息	Interest received		73,656	28,143
已收證券投資股息	Dividends received from investments in securities		-	7,242
已收一間聯營公司股息	Dividends received from an associate		-	25,452
出售物業、廠房及設備收入	Proceeds on disposal of property, plant and equipment		1,051	-
(給予) 償還一間聯營公司墊款	(Advance to) repayment from an associate		(5,000)	3,380
購入物業、廠房及設備	Purchases of property, plant and equipment		(275,398)	(113,686)
購入投資物業	Purchase of investment properties		(20,267)	(3,759)
結算衍生金融工具	Settlement of derivative financial instruments		(18,565)	-
購入可供出售投資	Purchase of available-for-sale investments		-	(51,218)
投資業務 (所用) 所得現金淨額	NET CASH (USED IN) FROM INVESTING ACTIVITIES		(551,183)	51,563
融資業務	FINANCING ACTIVITIES			
新增銀行貸款	New bank loans raised		7,097,580	4,233,559
償還銀行貸款	Repayments of bank loans		(3,543,210)	(3,681,694)
已付股息	Dividends paid		(166,048)	(45,280)
已付利息	Interest paid		(342,586)	(186,413)
少數股東權益注資	Capital injections from minority interests		475,300	-
配售新股所得款項	Proceeds on placement of new shares		1,094,829	-
發行股份所得款項	Proceeds of issue of shares		97,981	17,010
(償還) 控股公司給予墊款	(Repayment to) advance from a holding company		(425,187)	411,913
融資業務所得現金淨額	NET CASH FROM FINANCING ACTIVITIES		4,288,659	749,095
現金及現金等值增加淨額	NET INCREASE IN CASH AND CASH EQUIVALENTS		1,072,120	429,272
外幣匯率變動影響	EFFECT OF FOREIGN EXCHANGE RATE CHANGE		288,627	32,017
於一月一日現金及現金等值	CASH AND CASH EQUIVALENTS AT 1 JANUARY		1,996,881	1,535,592
於十二月三十一日現金及現金等值	CASH AND CASH EQUIVALENTS AT 31 DECEMBER		3,357,628	1,996,881
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		3,357,628	1,996,881