

# Consolidated Cash Flow Statement

## 綜合現金變動表

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

		2006 二零零六年 HK\$'000 千港元	2005 二零零五年 HK\$'000 千港元
<b>OPERATING ACTIVITIES</b>	<b>經營業務</b>		
(Loss) profit before taxation	除稅前(虧損)溢利	(60,936)	233,992
Adjustments for:	經作出以下調整：		
Share of results of associates	應佔聯營公司之業績	(3,511)	(1,182)
Share of results of jointly controlled entities	應佔合營企業之業績	(26,054)	(21,878)
Finance cost of convertible bonds due 2009	二零零九年到期可換股債券之融資費用	2,855	17,392
Interest on bank loans	銀行貸款利息	5,026	—
Share option expenses	購股權費用	7,887	4,442
Depreciation of property, plant and equipment	物業、廠房及設備折舊	20,789	21,508
Amortisation of lease premium for land	土地租賃費用攤銷	5,991	5,211
Loss arising from changes in fair value of convertible bond	可換股債券內含換股權公平值變動產生之虧損	21,932	38,010
embedded conversion option			
Allowance for bad and doubtful debts	呆壞賬撥備	3,973	2,404
Allowance for properties held for sale	待售物業減值撥備	4,700	—
Net gain on disposal of property, plant and equipment, net of written off	出售物業、廠房及設備之收益淨額，已扣除撇銷金額	(422)	(636)
Gain on disposal of available-for-sale investments	出售可供出售投資溢利	(1,114)	(38)
(Gain on) loss on changes in fair value of investments held for trading	待售投資公平值變動之(溢利)虧損	(4,399)	3,585
Gain on fair value changes of investment properties	投資物業公平值變動之收益	(59,585)	—
Interest income	利息收入	(18,237)	(22,779)
Dividends from available-for-sale investments	可供出售投資之股息收入	(6,105)	—
Discount on acquisition released to income	撥至收入之收購折讓	—	(124,784)
Impairment loss on other assets	其他資產之減值虧損	—	19,362
Exchange loss (gain)	匯兌虧損(收益)	118	(1,041)
Operating cash (outflows) inflows before movements in working capital	營運資金變動前之經營現金(流出)流入	(107,092)	173,568
Decrease in properties held for sale	待售物業減少	66,883	114,687
(Increase) decrease in trade and other receivables and prepayments	應收貿易賬款及其他應收賬款及預付款項(增加)減少	(30,606)	74,644
Increase in investments held for trading	待售投資增加	(20,038)	(11,939)
Decrease (increase) in inventories	存貨減少(增加)	2,462	(2,712)
Increase (decrease) in trade and other payables	應付貿易賬款及其他應付賬款增加(減少)	311,934	(45,029)
Increase (decrease) in received in advance	預收款項增加(減少)	31,433	(4,740)
Addition in properties under development	發展中物業增加	(71,872)	—
Cash generated from operations	經營業務產生之現金	183,104	298,479
Income taxes paid	已付所得稅	(27,304)	(41,050)
Interests paid	已付利息	(20,856)	(27,228)
<b>NET CASH GENERATED FROM OPERATING ACTIVITIES</b>	<b>經營業務產生之現金淨額</b>	<b>134,944</b>	<b>230,201</b>

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<b>INVESTING ACTIVITIES</b>	<b>投資業務</b>		
Interest received	已收利息	18,302	22,759
Dividends from a jointly controlled entity	已收合營企業股息	—	946
Dividends from available-for-sale investments	可供出售投資之股息收入	6,105	—
Proceeds on disposal of available-for-sale investments	出售可供出售投資之所得款項	22,446	422
Proceeds on disposal of property, plant and equipment	出售物業、廠房及設備之所得款項	1,680	2,823
Proceeds on disposal of other assets	出售其他資產之所得款項	4,033	—
Purchases of available-for-sale investments	購買可供出售投資	(123,850)	—
Purchases of property, plant and equipment	購置物業、廠房及設備	(14,338)	(5,544)
Payment of lease premium for land	土地租賃費用付款	(24,700)	—
Addition in properties under development	添置發展中物業	(157,180)	(456,996)
Addition in investment properties	添置投資物業	(3,691)	—
Decrease in pledged bank deposits	抵押銀行存款減少	2,066	264
Repayment from an associate	一家聯營公司之還款	1,372	120
Acquisition of additional interests in a subsidiary	增購於附屬公司之權益	—	(140,395)
<b>NET CASH USED IN INVESTING ACTIVITIES</b>	<b>投資業務所用之現金淨額</b>	<b>(267,755)</b>	<b>(575,601)</b>
<b>FINANCING ACTIVITIES</b>	<b>融資業務</b>		
Dividend paid	已付股息	(65,874)	(113,358)
Repayment of bank borrowings	償還銀行借款	(198,906)	(288,323)
New bank borrowings raised	借入新銀行貸款	556,937	28,832
Advance from a jointly controlled entity	墊款自合營企業款項	649	406
Repurchase of shares	購回股份	—	(14,377)
Proceeds from exercising of shares options	行使購股權所得款項	—	4,525
<b>NET CASH GENERATED FROM (USED IN) FINANCING ACTIVITIES</b>	<b>融資業務產生(所用)之現金淨額</b>	<b>292,806</b>	<b>(382,295)</b>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>現金及等同現金項目增加(減少)淨額</b>	<b>159,995</b>	<b>(727,695)</b>
<b>CASH AND CASH EQUIVALENT AT 1ST JANUARY</b>	<b>一月一日之現金及等同現金項目</b>	<b>827,253</b>	<b>1,531,041</b>
<b>EFFECT OF FOREIGN EXCHANGE RATE CHANGES</b>	<b>外幣兌換率轉變之影響</b>	<b>19,867</b>	<b>23,907</b>
<b>CASH AND CASH EQUIVALENT AT 31ST DECEMBER</b> represented by cash and bank balances	<b>十二月三十一日之現金及等同現金項目</b> 即現金及銀行結餘	<b>1,007,115</b>	<b>827,253</b>