



## 綜合現金流量表

截至二零零六年十二月三十一日止年度

## Consolidated Cash Flow Statement

For the year ended 31st December, 2006

	Note 附註	2006 二零零六年 HK\$ 港元	2005 二零零五年 HK\$ 港元
<b>Cash flows from operating activities</b>			
<b>經營業務之現金流量</b>			
(Loss)/profit before income tax			
所得稅前(虧損)/溢利		<b>(113,096,709)</b>	149,928,971
Adjustments for:			
就下列項目作出調整：			
Interest income from available-for-sale financial assets			
可供出售財務資產之利息收入	5	<b>(3,267,645)</b>	(14,120,649)
Interest income on accrued dividend income			
應收股息之利息收入	5	<b>(2,268,949)</b>	—
Interest income from bank deposits			
銀行存款之利息收入	5	<b>(3,214,463)</b>	(3,148,755)
Dividend income			
股息收入	5	<b>(86,462,629)</b>	(452,275)
Derecognition of available-for-sale financial assets and other receivable			
可供出售財務資產及其他應收款之取消確認	8	<b>190,190,000</b>	—
Gain on disposal/redemption of available-for-sale financial assets			
出售/贖回可供出售財務資產之收益	6	<b>(7,122,477)</b>	(18,389,333)
Valuation surplus on investment properties			
投資物業之估值盈餘		<b>(1,679,625)</b>	—
Impairment loss of goodwill arising from acquisition of associates			
因收購聯營公司產生之商譽耗蝕虧損	10	—	35,963,702
Impairment loss of goodwill arising from acquisition of subsidiaries			
因收購附屬公司產生之商譽耗蝕虧損	10	—	1,037,788
Excess of acquirer's interest in the net fair value of acquiree's identifiable assets, liabilities and contingent liabilities over cost of business combination			
收購人於被收購人之可識別資產、負債及或然負債淨公平值 之權益超過業務合併成本之數額	10	—	(11,900,206)
Impairment of available-for-sale financial assets			
可供出售財務資產之耗蝕		<b>16,401,802</b>	20,228,149
Fair value gain on financial assets at fair value through profit or loss			
按公平值列賬及在損益賬處理之財務資產之公平值收益	6	<b>(9,213,750)</b>	(380,250)
Impairment of interests in associates			
於聯營公司權益之耗蝕	10	<b>6,092</b>	—
Interest on bank and other borrowings paid			
已付銀行及其他借貸之利息	9	<b>37,108,152</b>	8,725,732
Fair value loss on financial instruments of interest rate swap contracts			
財務工具於利率調期合約之公平值虧損	9	<b>847,456</b>	—
Share of results of associates			
分佔聯營公司業績		<b>11,920,177</b>	(167,115,652)
Share of results of jointly controlled entities			
分佔共同控權合資公司業績		<b>(4,458,157)</b>	45,986



## 綜合現金流量表

截至二零零六年十二月三十一日止年度

## Consolidated Cash Flow Statement

For the year ended 31st December, 2006

Note 附註	2006 二零零六年 HK\$ 港元	2005 二零零五年 HK\$ 港元
Operating profit before working capital changes 未計營運資金變動前經營溢利	<b>25,689,275</b>	423,208
Increase in trade and other receivables and deposits paid 經營及其他應收款及已付按金之增加	<b>(706,812)</b>	(14,062,445)
Decrease in deposit on investment 投資訂金之減少	—	10,902,974
Decrease in deposits received 已收按金之減少	—	5,470,038
Increase/(decrease) in other payables, accrued expenses and deposits received 其他應繳款、應計費用及已收按金之增加/(減少)	<b>13,931,631</b>	(3,096,867)
Cash generated from/(used in) in operations 經營業務產生/(耗用)之現金	<b>38,914,094</b>	(363,092)
Interest received from available-for-sale financial assets 可供出售財務資產之已收利息	<b>5,428,045</b>	14,494,468
Bank interest received 已收銀行利息	<b>3,001,733</b>	3,148,091
Dividend received 已收股息	<b>1,280,563</b>	452,275
Interest on bank and other borrowings paid 已付銀行及其他借貸之利息	<b>(36,650,717)</b>	(8,724,484)
Income taxes paid 已付所得稅	<b>(4,714,123)</b>	(4,323,043)
<i>Net cash generated from operating activities</i> 經營業務產生之現金淨額	<b>7,259,595</b>	4,684,215



## 綜合現金流量表

截至二零零六年十二月三十一日止年度

## Consolidated Cash Flow Statement

For the year ended 31st December, 2006

Note 附註	2006 二零零六年 HK\$ 港元	2005 二零零五年 HK\$ 港元
<b>Cash flows from investing activities</b>		
<b>投資業務之現金流量</b>		
Purchase of available-for-sale financial assets 購入可供出售財務資產	<b>(26,158,068)</b>	(76,596,885)
Proceeds from disposal of available-for-sale financial assets 出售可供出售財務資產之所得款項	<b>92,617,428</b>	108,065,873
Purchase of investment properties 購入投資物業	<b>(286,727,820)</b>	(216,592,315)
Acquisition of subsidiaries 收購附屬公司	—	(141,916,230)
Advances to jointly controlled entities 向共同控權合資公司提供墊款	—	(57,577,771)
Repayment of amounts due from associates 聯營公司償還欠款	—	1,800,000
Decrease in pledged bank fixed deposits 已抵押銀行定期存款之減少	<b>6,275,136</b>	102,859,080
<i>Net cash used in investing activities</i> 投資業務耗用之現金淨額	<b>(213,993,324)</b>	(279,958,248)
<b>Cash flows from financing activities</b>		
<b>融資業務之現金流量</b>		
Dividends paid to the Company's equity holders 支付本公司股權持有人之股息	<b>(33,823,440)</b>	—
Loan from bank and other borrowings 銀行及其他借貸之所得款項	<b>440,743,242</b>	294,565,076
(Advances to)/repayment from minority interests (提供墊款給少數股東)/少數股東償還墊款	<b>(25,600,000)</b>	28,500
Repayment of loans from minority interests 償還少數股東所提供貸款	<b>(37,219,045)</b>	(21,804,367)
<i>Net cash generated from financing activities</i> 融資業務產生之現金淨額	<b>344,100,757</b>	272,789,209
<b>Net increase/(decrease) in cash and cash equivalents</b> 現金及現金等價物之淨額增加/(減少)	<b>137,367,028</b>	(2,484,824)
<b>Cash and cash equivalents at 1st January</b> 於一月一日之現金及現金等價物	<b>5,511,805</b>	7,996,629
<b>Cash and cash equivalents at 31st December</b> 於十二月三十一日之現金及現金等價物	<b>142,878,833</b>	5,511,805