

綜合現金流量表

CONSOLIDATED CASH FLOW STATEMENT

一九九九年三月三十一日止年度
(以港元為單位)

for the year ended 31 March 1999
(expressed in Hong Kong Dollars)

	附註 Note	1999 \$'000	1999 \$'000	1998 \$'000	1998 \$'000
營運活動現金淨支出					
投資回報及融資負擔					
利息收入		34,414		59,845	
支付利息		(19,346)		(26,178)	
投資回報及融資負擔之現金淨收入			15,068		33,667
稅項					
支付香港利得稅			(119,863)		(13,814)
投資項目					
購置固定資產		(35,520)		(17,438)	
出售固定資產收入		140		40	
投資項目現金淨支出			(35,380)		(17,398)
未計算融資項目之現金淨支出			(2,992,839)		(1,764,413)
融資					
償還香港政府貸款	(b)	(1,246)		(1,246)	
增加長期應付帳款	(b)	1,869,097		1,319,398	
新增銀行貸款	(b)	991,261			
融資項目之現金淨收入			2,859,112		1,318,152
減少現金及現金等價物			(133,727)		(446,261)
承上年度之現金及現金等價物			268,965		715,226
轉下年度之現金及現金等價物	(c)		135,238		268,965

綜合現金流量表 (續)

CONSOLIDATED CASH FLOW STATEMENT (continued)

一九九九年三月三十一日止年度
(以港元為單位)

at 31 March 1999
(expressed in Hong Kong Dollars)

綜合現金流量表附註

(一) 除稅前營運盈餘與營運活動
現金淨支出對帳

除稅前營運盈餘
利息支出
利息收入
折舊
安置物業之註銷款項
發展中物業虧損準備
已購入有待重建物業減少
發展中物業增加
應收帳款增加
持有出售物業減少
其他應付帳款(減少)/增加
地產發展商按金減少

出售固定資產虧損

營運活動現金淨支出

(二) 本年度內融資變動之分析

於一九九八年四月一日
償還香港政府貸款
增加長期應付帳款
新增銀行貸款

於一九九九年三月三十一日

(三) 包括於綜合資產負債表內流動資產
及流動負債之現金及現金等價物結
存分析

三個月內到期之銀行定期存款
(附註十一)
銀行存款及現金(附註十一)
無抵押臨時銀行貸款(附註十二)

Notes To The Consolidated Cash Flow Statement

(a) Reconciliation of operating surplus before taxation to net cash outflow from operating activities

	1999	1998
	\$'000	\$'000
Operating surplus before taxation	154,118	409,608
Interest charges	24,811	26,302
Interest income	(34,030)	(47,836)
Depreciation	24,410	17,605
Amounts written off in respect of rehousing properties	5,190	47,164
Provision for loss on properties under development	1,956,914	-
Decrease in properties acquired pending redevelopment	16,531	-
Increase in properties under development	(2,989,764)	(2,596,415)
Increase in debtors	(847,781)	(264,338)
Decrease in properties held for sale	-	1,386
(Decrease)/increase in other creditors	(582,687)	870,708
Decrease in deposits received from third party property developers	(580,560)	(231,115)
Loss on disposal of fixed assets	184	63
Net cash outflow from operating activities	(2,852,664)	(1,766,868)

(b) Analysis of changes in financing during the year

	香港政府貸款	長期應付 帳款	長期銀行 貸款
	Hong Kong Government	Long-term payables	Long-term bank loans
	\$'000	\$'000	\$'000
At 1 April 1998	23,674	1,319,398	-
Repayment of loan from Hong Kong Government	(1,246)	-	-
Increase in long-term payables	-	1,869,097	-
New bank loans	-	-	991,261
At 31 March 1999	22,428	3,188,495	991,261

(c) Analysis of the balances of cash and cash equivalents included in the amount of
Current Assets and Current Liabilities in the Consolidated Balance Sheet

	1999	1998
	\$'000	\$'000
Time deposits with banks maturing within three months (Note 11)	157,127	295,165
Cash at banks and in hand (Note 11)	111	800
Unsecured temporary bank loans (Note 12)	(22,000)	(27,000)
	135,238	268,965