

綜合現金流量表

CONSOLIDATED CASH FLOW STATEMENT

截至二零零五年三月三十一日止年度 (以港元為單位) for the year ended 31 March 2005 (expressed in Hong Kong Dollars)

	Note	2005	2004
		\$'000	\$'000
營運活動現金流量	Cash flows from operating activities		
除稅前營運盈餘/(虧損)	Operating surplus/(deficit) before taxation	3,008,926	(192,572)
調整：	Adjustments for:		
利息收入	Interest income	(11,607)	(9,412)
折舊	Depreciation	11,045	11,217
出售固定資產虧損	Loss on disposal of fixed assets	43	67
待售物業虧損	Write back of provision for loss on properties held for sale	(52,553)	(42,940)
準備撥回	(Write back of)/provision for loss on properties under development	(305,148)	465,185
發展中物業虧損(撥回)/準備	Write back of provision against amount due from jointly controlled development projects	-	(230,000)
應收共同控制發展項目款項虧損準備撥回	(Write back of)/impairment provision for properties acquired pending redevelopment	(193)	74
已購入有待重建物業減值(撥回)/準備			
營運資金變動前營運盈餘	Operating surplus before working capital changes	2,650,513	1,619
共同控制發展項目(增加)/減少	(Increase)/decrease in jointly controlled development projects	(23,108)	46,651
發展中物業增加	Increase in properties under development	(174,219)	(1,003,222)
樓宇復修貸款增加	Increase in building rehabilitation loans	(6,645)	-
貿易及其他應收帳款增加	Increase in trade and other receivables	(597)	(1,132)
待售物業增加	Increase in properties held for sale	(9,565)	(293)
貿易及其他應付帳款增加/(減少)	Increase/(decrease) in trade and other payables	100,629	(24,287)
來自/(用於)營運之現金	Cash generated from/(used in) operations	2,537,008	(980,664)
利息收入	Interest received	9,741	9,412
支付利息	Interest paid	(336)	(15,251)
退回之香港利得稅(淨額)	Hong Kong profits tax refunded (net)	-	22,910
來自/(用於)營運活動之淨現金	Net cash generated from/(used in) operating activities	2,546,413	(963,593)
投資項目現金流量	Cash flows from investing activities		
購置固定資產	Purchase of fixed assets	(3,881)	(2,466)
出售固定資產收入	Proceeds from sale of fixed assets	97	29
用於投資項目之淨現金	Net cash used in investing activities	(3,784)	(2,437)
融資項目現金流量	Cash flows from financing activities		
資金增加	Increase in capital	18 2,000,000	2,000,000
無抵押銀行計息貸款減少	Decrease in unsecured interest-bearing bank loans	18 (1,355,000)	(1,034,000)
來自融資項目之淨現金	Net cash generated from financing activities	645,000	966,000
現金及現金等價物淨增加/(減少)	Net increase/(decrease) in cash and cash equivalents	3,187,629	(30)
承上年度現金及現金等價物	Cash and cash equivalents brought forward	6,463	6,493
轉下年度現金及現金等價物	Cash and cash equivalents carried forward	3,194,092	6,463
現金及現金等價物包括：現金及銀行結餘	Cash and cash equivalents comprise: Cash and bank balances	3,194,092	6,463