

綜合現金流量表

CONSOLIDATED CASH FLOW STATEMENT

截至二零零三年三月三十一日止年度 (以港元為單位) for the year ended 31 March 2003 (expressed in Hong Kong Dollars)

			二零零一年五月一日 至二零零二年 三月三十一日期間 Period from 1 May 2001 to 31 March 2002
	Note	截至二零零三年 三月三十一日止年度 Year Ended 31 March 2003	截至二零零二年 三月三十一日止年度 Year Ended 31 March 2002
		\$'000	\$'000
營運活動現金流量	Cash flows from operating activities		
除稅前營運虧損	Operating deficit before taxation	(221,406)	(553,571)
調整：	Adjustments for:		
利息支出	Interest charges	920	933
利息收入	Interest income	(1,031)	(561)
折舊	Depreciation	13,930	16,965
出售固定資產虧損/ (收益)	Loss/(gain) on disposal of fixed assets	952	(644)
待售物業虧損準備	Provision for loss on properties held for sale	51,020	47,628
發展中物業虧損準備	Provision for loss on properties under development	13,695	231,981
已購入有待重建物業減值準備	Impairment provision for properties acquired pending redevelopment	129	336
營運資金變動前營運虧損	Operating deficit before working capital changes	(141,791)	(256,933)
共同控制發展項目減少	Decrease in jointly controlled development projects	483,266	171,968
發展中物業增加	Increase in properties under development	(869,516)	(119,697)
貿易及其他應收帳款減少/(增加)	Decrease/(increase) in trade and other receivables	1,361	(2,449)
待售物業減少	Decrease in properties held for sale	1,211	112,617
貿易及其他應付帳款增加/(減少)	Increase/(decrease) in trade and other payables	27,907	(14,008)
用於營運之現金	Cash used in operations	(497,562)	(108,502)
利息收入	Interest received	1,031	563
支付利息	Interest paid	(59,910)	(133,975)
退回之香港利得稅 (淨額)	Hong Kong profits tax refunded (net)	207	32,879
用於營運活動之淨現金	Net cash used in operating activities	(556,234)	(209,035)
投資項目現金流量	Cash flows from investing activities		
購置固定資產	Purchase of fixed assets	(18,571)	(1,892)
出售固定資產收入 (用於)/來自投資項目 之淨現金	Proceeds from sale of fixed assets Net cash (used in)/generated from investing activities	184	5,929
		(18,387)	4,037
融資項目之現金流量	Cash flows from financing activities		
資金增加	Increase in capital	18 2,000,000	-
償還香港特區政府計息貸款	Repayment of interest-bearing loan from the Hong Kong SAR Government	18 (19,936)	(1,246)
償還長期應付計息帳款	Repayment of interest-bearing long-term payables	18 -	(3,254,016)
無抵押銀行計息貸款 (減少)/增加	(Decrease)/increase in unsecured interest-bearing bank loans	18 (1,413,000)	3,595,000
來自融資項目之淨現金	Net cash generated from financing activities	567,064	339,738
現金及現金等價物淨 (減少)/增加	Net (decrease)/increase in cash and cash equivalents	(7,557)	134,740
承上年度現金及現金 等價物	Cash and cash equivalents brought forward	14,050	(120,690)
轉下年度現金及現金 等價物	Cash and cash equivalents carried forward	6,493	14,050
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 balance	6,493	14,050