

# 綜合現金流量表

## CONSOLIDATED CASH FLOW STATEMENT

由二零零一年五月一日至  
二零零二年三月三十一日期間  
(以港元為單位)

for the period from 1 May 2001 to  
31 March 2002  
(expressed in Hong Kong Dollars)

	Note	\$'000	\$'000
<b>營運活動現金流量</b>			
除稅前營運虧損		(553,571)	
調整：			
利息支出		933	
利息收入		(561)	
折舊		16,965	
出售固定資產收益		(644)	
待售物業虧損準備		47,628	
發展中物業虧損準備		231,981	
已購入有待重建物業 減值準備		336	
營運資金變動前營運虧損		(256,933)	
共同控制發展項目減少		171,968	
發展中物業增加		(119,697)	
交易及其他應收帳款增加		(2,449)	
待售物業減少		112,617	
交易及其他應付帳款減少		(14,008)	
用於營運之現金		(108,502)	
支付利息		(133,975)	
退回之香港利得稅（淨額）		32,879	
用於營運活動之淨現金			(209,598)
<b>投資項目現金流量</b>			
購置固定資產		(1,892)	
出售固定資產收入		5,929	
利息收入		563	
投資項目現金淨收入			4,600
<b>融資項目之現金流量</b>			
償還香港特區政府計息貸款			
the Hong Kong SAR Government	20	(1,246)	
償還長期應付計息帳款	20	(3,254,016)	
無抵押銀行計息貸款增加	20	3,595,000	
融資項目之現金淨收入			339,738
現金及現金等價物淨增加			134,740
<b>於二零零一年五月一日</b>			
接管自土地發展公司 之現金及現金等價物			(120,690)
<b>於二零零二年三月三十一日</b>			
之現金及現金等價物			14,050
現金及現金等價物包括：			
現金及銀行結餘			14,050
<b>Cash flows from operating activities</b>			
Operating deficit before taxation		(553,571)	
Adjustments for:			
Interest charges		933	
Interest income		(561)	
Depreciation		16,965	
Gain on disposal of fixed assets		(644)	
Provision for loss on properties held for sale		47,628	
Provision for loss on properties under development		231,981	
Impairment provision for properties acquired pending redevelopment		336	
Operating deficit before working capital changes		(256,933)	
Decrease in jointly controlled development projects		171,968	
Increase in properties under development		(119,697)	
Increase in trade and other receivables		(2,449)	
Decrease in properties held for sale		112,617	
Decrease in trade and other payables		(14,008)	
Cash used in operations		(108,502)	
Interest paid		(133,975)	
Hong Kong profits tax refunded (net)		32,879	
Net cash used in operating activities			(209,598)
<b>Cash flows from investing activities</b>			
Purchase of fixed assets		(1,892)	
Proceeds from sale of fixed assets		5,929	
Interest received		563	
Net cash generated from investing activities			4,600
<b>Cash flows from financing activities</b>			
Repayment of interest-bearing loan from the Hong Kong SAR Government	20	(1,246)	
Repayment of interest-bearing long-term payables	20	(3,254,016)	
Increase in unsecured interest-bearing bank loans	20	3,595,000	
Net cash generated from financing activities			339,738
<b>Net increase in cash and cash equivalents</b>			134,740
<b>Cash and cash equivalents taken over from LDC on 1 May 2001</b>			(120,690)
<b>Cash and cash equivalents at 31 March 2002</b>			14,050
Cash and cash equivalents comprises:			
Cash and bank balance			14,050