

CONSOLIDATED STATEMENT OF CASH FLOWS

for the year ended 31 March 2012
(expressed in Hong Kong Dollars)

	<u>Note</u>	<u>2012</u>		<u>2011</u>	
		\$'000	\$'000	\$'000	\$'000
Cash flows from operating activities					
Operating surplus before income tax		2,584,046		2,208,787	
Adjustments for:					
Share of surplus from property developer in the form of assets		(52,662)		-	
Interest income		(153,182)		(49,474)	
Depreciation and amortisation		19,245		19,840	
(Gain) / loss on disposal of property, plant and equipment		(1)		2,695	
Net foreign exchange gains		(16,110)		-	
Gain on financial assets at fair value through profit or loss		(12,395)		(11,705)	
Provision for Urban Renewal Trust Fund		-		500,000	
Provision for / (write back of) impairment on properties and committed projects		<u>552,623</u>		<u>(349,610)</u>	
Operating surplus before working capital changes		2,921,564		2,320,533	
Decrease in receivables from property developers		4,059,700		410,500	
Changes in balances with jointly controlled development projects		148,951		(20,390)	
Increase in properties under development		(3,222,151)		(1,872,566)	
(Increase) / decrease in building rehabilitation loans		(4,228)		12,961	
Increase in trade and other receivables and prepayment for purchase of properties		(164,300)		(58,570)	
Increase in trade and other payables		67,833		575,435	
Contribution to Urban Renewal Trust Fund		(500,000)		-	
Increase in financial assets at fair value through profit or loss		<u>(354,029)</u>		<u>(50,000)</u>	
Cash generated from operations		2,953,340		1,317,903	
Interest received		67,892		47,238	
Interest paid		<u>(33,401)</u>		<u>(31,200)</u>	
Net cash generated from operating activities			2,987,831		1,333,941
Cash flows from investing activities					
(Increase) / decrease in bank deposits with maturities more than 3 months		(2,827,168)		69,000	
Purchase of property, plant and equipment		(32,061)		(25,976)	
Proceeds from sale of property, plant and equipment		<u>4</u>		<u>13</u>	
Net cash (used in) / generated from investing activities			(2,859,225)		43,037
Cash flows from financing activity					
Proceeds from issuance of debt securities		<u>200,000</u>		<u>-</u>	
Net cash generated from financing activity			<u>200,000</u>		<u>-</u>
Net increase in cash and cash equivalents			328,606		1,376,978
Cash and cash equivalents at 1 April			3,999,820		2,622,842
Exchange gain on cash and cash equivalents			<u>16,110</u>		<u>-</u>
Cash and cash equivalents at 31 March			<u><u>4,344,536</u></u>		<u><u>3,999,820</u></u>
Analysis of cash and bank balances					
Cash and cash equivalents			4,344,536		3,999,820
Other bank deposits with maturities more than 3 months			4,659,168		1,832,000
Cash and bank balances at 31 March	19		<u><u>9,003,704</u></u>		<u><u>5,831,820</u></u>

The notes on pages 95 to 130 form part of these consolidated financial statements.