

Consolidated Statement of Cash Flows

綜合現金流量表

For the year ended 31st December, 2009

截至二零零九年十二月三十一日

	Notes 附註	2009 HK\$'000 千港元	2008 HK\$'000 千港元
Operating activities	經營業務		
Profit (loss) before tax	除稅前溢利(虧損)		
– continuing operations	– 持續經營業務	10,200,383	(2,960,986)
– discontinued operation	– 已終止經營業務	–	(1,950)
Adjustments for:	因下列事項之調整:		
Depreciation of property and other fixed assets	物業及其他固定資產折舊	22,137	20,005
Amortisation of intangible assets	無形資產攤銷	2,860	2,860
Amortisation of prepaid lease payments	預付租賃款項攤銷	790	805
Income from financial guarantee to an associate	為一間聯營公司作出財務擔保之收入	(252)	–
Interest expenses	利息支出	80,399	274,343
Imputed interest expenses	名義利息支出	465	6,118
Interest income	利息收入	(177,489)	(209,776)
Imputed interest income	名義利息收入	(15,650)	(27,153)
Dividend income from listed and unlisted investments	上市及非上市投資股息收入	(296,713)	(174,774)
Dividend income from an associate	來自一間聯營公司股息收入	(3,300)	–
Impairment loss (reversed) recognised in respect of trade receivables	就應收貿易賬項(撥回)確認之減值虧損	(316)	155
Impairment loss recognised in respect of available-for-sale investment	就待售投資確認之減值虧損	–	78,881
Unrealised gain arising on change in fair value of investments held-for-trading	持作買賣之投資之未變現收益	(18,173)	–
Unrealised loss (gain) arising on change in fair value of derivative financial instruments	衍生金融工具之未變現虧損(收益)	3,238	(26,419)
Realised gain on derivative financial instruments	衍生金融工具之已變現收益	(24,432)	–
Fair value changes on credit-linked notes	信貸掛鈎票據之公平值變動	(48,087)	–
Fair value changes on financial assets designated as at fair value through profit or loss	指定為通過損益以反映公平值之金融資產之公平值變動	16,771	–
Impairment loss reversed in respect of advances to associates	就墊付聯營公司款項撥回之減值虧損	–	(187)
Impairment loss recognised in respect of advance to an associate	就墊付一間聯營公司款項確認之減值虧損	488	5,472
Impairment loss recognised in respect of interest in an associate	就一間聯營公司權益確認之減值虧損	3,300	653
Transfer from equity on disposals of available-for-sale investments	出售待售投資時由股本權益轉撥	–	(3,652,989)
Loss on disposals of investment properties	出售投資物業虧損	610	2,721
Gain on disposals of property and other fixed assets	出售物業及其他固定資產之收益	(377)	(102)
Share of results of associates	攤佔聯營公司業績	(122,630)	8,388
Fair value changes on investment properties	投資物業之公平值變動	(8,564,301)	7,467,668
Gain on redemption of convertible bonds of a subsidiary	贖回一間附屬公司之可換股債券之收益	–	(5,595)
Gain on purchase of convertible bonds of a subsidiary	購買一間附屬公司可換股債券之收益	–	(6,396)
Gain on disposal of subsidiaries	出售附屬公司收益	(53,051)	(3,870)
Gain on deemed disposal of a subsidiary	視作出售一間附屬公司之收益	(35,134)	–

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Operating cash flows before movements in working capital	營運資金變動前之經營現金流量	971,536	797,872
Decrease in stock of properties	物業存貨減少	1,089,109	183,895
Decrease in loans receivable	應收貸款減少	117	1,640
Decrease (increase) in inventories for cosmetic products	化妝品存貨減少(增加)	433	(2,001)
(Increase) decrease in debtors, deposits and prepayments	應收賬項、按金及預付款項(增加)減少	(166,045)	75,801
(Increase) decrease in investments held-for-trading	持作買賣之投資(增加)減少	(625,781)	367,753
Increase in financial assets designated as at fair value through profit or loss	指定為通過損益以反映公平值之金融資產增加	(745,009)	-
Increase in credit-linked notes	信貸掛鈎票據增加	(302,564)	-
Decrease in equity-linked notes	股票掛鈎票據減少	-	101,516
(Increase) decrease in securities trading receivable and deposits	應收證券交易賬項及存款(增加)減少	(330,195)	240,648
Decrease in presale proceeds held by stakeholders	保管人所持預售所得款項減少	27,322	143,268
Increase in creditors and accruals	應付賬項及應計款項增加	100,899	28,498
Increase (decrease) in securities trading and margin payable	應付證券交易賬項及保證金增加(減少)	2,460	(221,463)
Increase in deposits and receipts in advance	按金及預先收取款項增加	266,114	93,794
Increase in provisions	撥備增加	-	37
Cash generated from operating activities	來自經營業務之現金	288,396	1,811,258
Net Hong Kong profits tax paid	已付香港利得稅淨額	(73,000)	(203,073)
Net cash generated from operating activities	來自經營業務之現金淨額	215,396	1,608,185
Investing activities	投資業務		
Dividend received from listed and unlisted investments	上市及非上市投資之已收股息	296,713	174,774
Dividend received from associates	聯營公司之已收股息	3,300	286,010
Interest received	已收利息	173,838	208,097
Purchases of and payment for investment properties	購買及支付投資物業款項	(933,777)	(371,808)
Purchase of property and other fixed assets	購買物業及其他固定資產	(7,703)	(9,441)
Payments for properties under development	支付發展中物業款項	-	(19,142)
Payments for stock of properties	支付物業存貨款項	(622,156)	(437,116)
Proceeds on disposals of investment properties	出售投資物業所得款項	9,115	176,929
Proceeds on disposals of property and other fixed assets	出售物業及其他固定資產所得款項	491	105
Proceeds from disposals of available-for-sale investments	出售待售投資所得款項	-	7,081,038
Purchases of available-for-sale investments	購買待售投資	(1,270,856)	(253,223)
Net cash inflow on acquisition of subsidiaries	收購附屬公司之現金流入淨額	48	189,858
Net cash inflow on disposal of subsidiaries	出售附屬公司之現金流入淨額	49	170,185
Acquisition of additional interests in subsidiaries	增購附屬公司之權益	-	(2,019)
Advances to associates	墊付聯營公司款項	(131,538)	(401,477)
Repayment from investee companies	接受投資公司還款	4,023	-
Advances to investee companies	墊付接受投資公司款項	-	(22,446)
(Increase) decrease in pledged deposits	抵押存款(增加)減少	(638,603)	7,627

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Net cash (used in) generated from investing activities	(用於)來自投資業務之現金淨額	(2,366,094)	6,777,951
Financing activities	融資業務		
Dividends paid	已付股息	(3,274,002)	(771,424)
Dividend paid to non-controlling shareholders	已付非控股股東之股息	(2,576)	(28,500)
Interest paid	已付利息	(80,399)	(274,343)
New bank loans and other loans raised	新增銀行貸款及其他貸款	5,268,623	640,000
Repayments of bank loans and other loans	償還銀行貸款及其他貸款	(3,671,625)	(1,300,675)
Repurchase of own shares	購回本身股份	(1,453,693)	(2,289,182)
Net proceeds from share placing of a subsidiary	一間附屬公司配發股份所得款項淨額	145,470	–
Purchase of convertible bonds issued by a non-wholly owned subsidiary	購買一間非全資附屬公司發行之可換股債券	–	(109,335)
Redemption of convertible bonds of a subsidiary	贖回一間附屬公司之可換股債券	–	(72,000)
Capital contribution by non-controlling shareholders	少數股股東注資	(270)	(19,828)
Net cash used in financing activities	用於融資業務之現金淨額	(3,068,472)	(4,225,287)
Net (decrease) increase in cash and cash equivalents	現金及現金等值項目(減少)增加淨額	(5,219,170)	4,160,849
Cash and cash equivalents at 1st January	於一月一日之現金及現金等值項目	10,418,877	6,167,845
Effect of foreign exchange rate changes	匯率變動之影響	959	90,183
Cash and cash equivalents at 31st December	於十二月三十一日之現金及現金等值項目	5,200,666	10,418,877
Analysis of the balances of cash and cash equivalents	現金及現金等值項目結餘分析		
Time deposits, bank balances and cash	定期存款、銀行結餘及現金	5,200,666	10,418,877

The accompanying notes form an integral part of these consolidated financial statements.

綜合財務報表附註乃綜合財務報表的一部分。