

Consolidated Statement of Cash Flows

綜合現金流量表

For the year ended 31st December, 2010

截至二零一零年十二月三十一日止年度

	Notes 附註	2010 HK\$'000 千港元	2009 HK\$'000 千港元 (Restated) (重列)
Operating activities	經營業務		
(Loss) profit before tax	除稅前(虧損)溢利	(8,715,145)	10,222,559
Adjustments for:	因下列事項之調整:		
Depreciation of properties and other fixed assets	物業及其他固定資產折舊	20,049	22,927
Amortisation of intangible assets	無形資產攤銷	2,860	2,860
Exchange loss (gain)	匯兌虧損(收益)	6,437	(1,681)
Income from financial guarantee to an associate	為一間聯營公司作出財務擔保之收入	(76)	(252)
Interest expenses	利息支出	115,315	80,399
Imputed interest expenses	名義利息支出	465	465
Interest income	利息收入	(470,171)	(177,489)
Imputed interest income	名義利息收入	(14,599)	(15,650)
Dividend income from listed and unlisted investments	上市及非上市投資股息收入	(116,681)	(300,013)
Impairment loss recognised (reversed) in respect of trade receivables	就應收貿易賬項確認(撥回)之減值虧損	323	(316)
Unrealised loss (gain) arising on change in fair value of investments held-for-trading	持作買賣之投資之公平值變動產生之未變現虧損(收益)	59,130	(18,173)
Unrealised loss arising on change in fair value of derivative financial instruments	衍生金融工具之公平值變動產生之未變現虧損	-	3,238
Realised gain arising on change in fair value of derivative financial instruments	衍生金融工具之公平值變動產生之已變現收益	(3,238)	(24,432)
Realised gain arising on change in fair value of credit-linked notes	信貸掛鈎票據之公平值變動產生之已變現收益	-	(48,087)
Unrealised (gain) loss arising on change in fair value of bonds	債券之公平值變動產生之未變現(收益)虧損	(249,343)	16,771
Impairment loss (reversed) recognised in respect of advance to an associate	就墊付一間聯營公司款項(撥回)確認之減值虧損	(653)	488
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
Transfer from equity on disposals of listed available-for-sale investments	出售上市待售投資時由股本權益轉撥	(106,685)	-
Loss on disposals of investment properties	出售投資物業之虧損	4	610
Gain on disposals of properties and other fixed assets	出售物業及其他固定資產之收益	(40)	(377)
Gain on bargain purchase of a subsidiary	一間附屬公司之議價收購收益	(13,000)	-
Fair value loss on step acquisition of a subsidiary	逐步收購一間附屬公司之公平值虧損	7,253	-
Share of results of associates	攤佔聯營公司業績	(56,580)	(144,806)
Fair value changes on investment properties	投資物業之公平值變動	10,831,293	(8,564,301)
Gain on disposals of subsidiaries	出售附屬公司收益	(13,477)	(53,051)
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	1,283,441	969,855
Decrease in stock of properties	物業存貨減少	1,127,068	1,089,109
Decrease in loans receivable	應收貸款減少	60,010	117
Decrease in inventories for cosmetic products	化妝品存貨減少	33	433
Decrease (increase) in debtors, deposits and prepayments	應收賬項、按金及預付款項減少(增加)	51,674	(166,045)
Increase in investments held-for-trading	持作買賣之投資增加	(1,837,242)	(625,781)
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	(4,207,848)	(745,009)
Increase in credit-linked notes	信貸掛鈎票據增加	-	(302,564)
Decrease (increase) in securities trading receivable and deposits	應收證券交易賬項及存款減少(增加)	292,448	(330,195)
(Increase) decrease in sales proceeds held by stakeholders	保管人所持銷售所得款項(增加)減少	(7,469)	27,322
Increase in creditors and accruals	應付賬項及應計款項增加	217,025	100,899
Increase in securities trading and margin payable	應付證券交易賬項及保證金增加	8,035	2,460
(Decrease) increase in deposits and receipts in advance	按金及預先收取款項(減少)增加	(33,952)	266,114
Cash (used in) generated from operating activities	(用於)來自經營業務之現金	(3,046,777)	286,715
Net Hong Kong Profits Tax paid	已付香港利得稅淨額	(76,903)	(73,000)
Net cash (used in) generated from operating activities	(用於)來自經營業務之現金淨額	(3,123,680)	213,715
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	116,681	296,713
Dividend received from associates	聯營公司之已收股息	122,740	3,300
Interest received	已收利息	289,909	173,838
Purchases of investment properties	購買投資物業款項	(908,863)	(933,777)
Purchase of properties and other fixed assets	購買物業及其他固定資產	(9,072)	(7,703)
Payments for stock of properties	支付物業存貨款項	(834,658)	(622,156)
Proceeds on disposals of investment properties	出售投資物業所得款項	1,926	9,115
Proceeds on disposals of properties and other fixed assets	出售物業及其他固定資產所得款項	71	491
Proceeds on disposals of available-for-sale investments	出售待售投資所得款項	1,465,148	-
Purchases of available-for-sale investments	購買待售投資	(87,607)	(1,270,856)
Net cash outflow on acquisition of subsidiaries	收購附屬公司之現金流入淨額	47(a) (15,162)	-
Net cash inflow on disposals of subsidiaries	出售附屬公司之現金流入淨額	48 2,465,102	751,059
Advances to associates	墊付聯營公司款項	(729,773)	(131,538)
Repayment from an associate	聯營公司還款	1,143,794	-
Repayment from an investee company	接受投資公司還款	-	4,023
Advance to an investee company	墊付接受投資公司款項	(16,401)	-
Decrease (increase) in pledged deposits	抵押存款減少(增加)	900,015	(638,603)
Net cash generated from (used in) investing activities	來自(用於)投資業務之現金淨額	3,903,850	(2,366,094)

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截至二零一零年十二月三十一日止年度

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Financing activities	融資業務		
Dividends paid	已付股息	(782,548)	(3,274,002)
Dividend paid to non-controlling shareholders	已付非控股股東之股息	(120,237)	(2,576)
Interest paid	已付利息	(109,073)	(80,399)
New bank loans and other loans raised	新增銀行貸款及其他貸款	16,213,114	5,268,623
Repayments of bank loans and other loans	償還銀行貸款及其他貸款	(9,939,585)	(3,671,625)
Repurchase of own shares	購回本身股份	(535,664)	(1,453,693)
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
Capital contribution by non-controlling shareholders	非控股股東注資	(69,031)	(270)
Net cash generated from (used in) financing activities	來自(用於)融資業務之現金淨額	4,656,976	(3,068,472)
Net increase (decrease) in cash and cash equivalents	現金及現金等值項目增加(減少)淨額	5,437,146	(5,220,851)
Cash and cash equivalents at 1st January	於一月一日之現金及現金等值項目	5,200,666	10,418,877
Effect of foreign exchange rate changes	匯率變動之影響	51,510	2,640
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	10,689,322	5,200,666
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	10,689,322	5,200,666

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

綜合財務報告附註乃綜合財務報表的一部分。