

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

For the year ended 31st December, 2013 截至二零一三年十二月三十一日止年度

	Notes 附註	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Operating activities	經營業務		
Profit before tax from continuing operations	來自持續經營業務之除稅前溢利	6,945,040	10,113,939
Profit before tax from discontinued operation	來自已終止經營業務之除稅前溢利	539	6,059
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	18,525	16,507
Amortisation of intangible assets	無形資產攤銷	-	1,430
Fair value changes on financial guarantees	財務擔保之公平值變動	37	(91)
Interest expenses	利息開支	382,032	313,869
Interest income	利息收入	(893,841)	(946,565)
Dividends income from listed and unlisted investments	上市及非上市投資股息收入	(52,919)	(33,440)
Impairment losses recognised in respect of trade receivables	就應收貿易款項確認之減值虧損	83	170
Unrealised loss 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	30,299	645
Unrealised loss (gain) arising on change in fair value of bonds	債券之公平值變動產生之未變現虧損(收益)	55,199	(1,307,979)
Realised loss arising on disposal of unlisted equity securities	出售非上市股本證券而產生之已變現虧損	-	10,500
Gain on revaluation of stock of properties upon transfer to investment properties	物業存貨轉撥至投資物業之重估收益	-	(129,002)
Loss (gain) on disposals of investment properties	出售投資物業之虧損(收益)	130,370	(22,135)
Gain on disposals of properties and other fixed assets	出售物業及其他固定資產之收益	(45)	(359)
Share of results of associates	攤佔聯營公司業績	(350,854)	(580,006)
Fair value changes on investment properties	投資物業之公平值變動	(3,402,859)	(6,108,972)
Gain on disposal of subsidiaries	出售附屬公司之收益	(198,536)	(106,955)
Gain on deregistration of an associate	註銷一間聯營公司之收益	(4,275)	-
Exchange gain, net	匯兌收益淨額	(2,857)	(8,501)
Costs of development recognised in respect of property project in Macau	就澳門物業項目之確認發展成本	22,035	694,737
Write-down of stock of properties	物業存貨減值	-	606

CONSOLIDATED STATEMENT OF CASH FLOWS 綜合現金流量表

For the year ended 31st December, 2013 截至二零一三年十二月三十一日止年度

	Notes 附註	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Operating cash flows before movements in working capital	營運資金變動前之經營現金流量	2,677,973	1,914,457
Decrease in stock of properties	物業存貨減少	3,310,619	356,504
Decrease in loans receivables	應收貸款減少	37	52
Decrease in inventories for cosmetic products	化妝品存貨減少	42	560
Decrease (increase) in debtors, deposits and prepayments	應收賬項、按金及預付款項減少(增加)	2,029,203	(325,994)
(Increase) decrease in investments held-for-trading	持作買賣之投資(增加)減少	(768,788)	357,945
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	(1,603,989)	(4,034,944)
Decrease (increase) in securities trading receivables and deposits	應收證券交易賬項及存款減少(增加)	219,942	(260,683)
Increase in sales proceeds held by stakeholders	保管人所持銷售所得款項增加	(708,755)	(803,700)
Increase (decrease) in creditors and accruals	應付賬項及應計款項增加(減少)	1,640,931	(18,674)
(Decrease) increase in securities trading and margin payable	應付證券交易款項及保證金(減少)增加	(18,450)	22,590
(Decrease) increase in deposits and receipts in advance	按金及預收款項(減少)增加	(2,247,503)	2,328,753
Cash generated from (used in) operating activities	來自(用於)經營業務之現金	4,531,262	(463,134)
Net income tax paid	已付所得稅淨額	(207,161)	(83,121)
Net cash generated from (used in) operating activities	來自(用於)經營業務之現金淨額	4,324,101	(546,255)
Investing activities	投資業務		
Dividends received from listed and unlisted investments	上市及非上市投資之已收股息	52,919	33,440
Dividends received from associates	聯營公司之已收股息	96,035	261,850
Interest received	已收利息	894,457	888,226
Payments for investment properties	支付投資物業款項	(1,095,607)	(807,770)
Purchases of properties and other fixed assets	購買物業及其他固定資產	(12,033)	(26,848)
Payments for stock of properties	支付物業存貨款項	(1,591,576)	(1,025,200)
Proceeds on disposals of investment properties	出售投資物業所得款項	981,396	91,185
Proceeds on disposals of properties and other fixed assets	出售物業及其他固定資產所得款項	79	1,056
Proceed from disposal of available-for-sale investments	出售待售投資所得款項	-	1,551,380
Proceeds from redemption upon maturity of available-for-sale investments	到期時贖回待售投資所得款項	-	11,795
Purchases of available-for-sale investments	購買待售投資	(7,115)	(1,000)
Net cash (outflow) inflow on disposal of subsidiaries	出售附屬公司之現金(流出)流入淨額	(7,346)	126,316
Advances to associates	墊付聯營公司款項	(61,460)	(217,457)
Repayments from associates	聯營公司還款	30,704	39,853
Advances from investee companies	接受投資公司墊付	297,750	511,176
Decrease (increase) in pledged deposits	抵押存款之減少(增加)	1,020,929	(527,513)
Net cash generated from investing activities	來自投資業務之現金淨額	599,132	910,489

CONSOLIDATED STATEMENT OF CASH FLOWS 綜合現金流量表

For the year ended 31st December, 2013 截至二零一三年十二月三十一日止年度

	Notes 附註	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Financing activities	融資業務		
Dividends paid	已付股息	(5,150,572)	(38,152)
Dividends paid to non-controlling shareholders	已付非控股股東之股息	(308,845)	(100,178)
Interest paid	已付利息	(576,889)	(494,620)
New bank loans and other loans raised	新增銀行貸款及其他貸款	18,275,984	12,988,911
Repayments of bank loans and other loans	償還銀行貸款及其他貸款	(18,344,250)	(12,482,811)
Advances from non-controlling shareholders	非控股股東墊付	148,799	315,487
Net cash (used in) generated from financing activities	(用於)來自融資業務之現金淨額	(5,955,773)	188,637
Net (decrease) increase in cash and cash equivalents	現金及現金等值項目 (減少)增加淨額	(1,032,540)	552,871
Cash and cash equivalents at 1st January	於一月一日之現金及 現金等值項目	4,820,010	4,268,499
Effect of foreign exchange rate changes	匯率變動之影響	93,780	(1,360)
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	3,881,250	4,820,010
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	3,881,250	4,786,523
Time deposits and bank balances included in assets classified as held for sale	包括在列為持作出售之資產之 定期存款及銀行結餘	13	33,487
		3,881,250	4,820,010

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。