

# CONSOLIDATED STATEMENT OF CASH FLOWS

## 綜合現金流量表

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

	Notes 附註	2015 HK\$'000 千港元	2014 HK\$'000 千港元
<b>Operating activities</b>	<b>經營業務</b>		
Profit before tax	除稅前溢利	<b>8,196,126</b>	9,008,758
Adjustments for:	因下列事項之調整：		
Depreciation of property, plant and equipment	物業、廠房及設備折舊	<b>55,832</b>	23,381
Fair value changes on financial guarantees	財務擔保之公平值變動	<b>58</b>	65
Interest expenses	利息開支	<b>289,989</b>	380,329
Interest income	利息收入	<b>(765,347)</b>	(738,243)
Dividends income from listed and unlisted investments	上市及非上市投資股息收入	<b>(66,642)</b>	(459,101)
Impairment losses (reversed) recognised in respect of trade receivables	就應收貿易款項(撥回)確認之減值虧損	<b>(307)</b>	104
Impairment loss for an available-for-sale investment	待售投資之減值虧損	<b>3,899</b>	12,983
Unrealised 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收益	<b>(24,159)</b>	(44,009)
Unrealised (gain) loss arising on changes in fair value of bonds	債券之公平值變動產生之未變現(收益)虧損	<b>(309,369)</b>	446,541
(Gain) loss on disposals of investment properties	出售投資物業之(收益)虧損	<b>(17,679)</b>	6,750
Loss (gain) on disposals of equipment, net	出售設備之虧損(收益)淨額	<b>1,255</b>	(638)
Share of results of associates	攤佔聯營公司業績	<b>(649,705)</b>	(187,331)
Fair value changes on investment properties	投資物業之公平值變動	<b>(4,689,224)</b>	(3,777,138)
Gain on disposals of subsidiaries, net	出售附屬公司之收益淨額	<b>(941,010)</b>	(2,917,579)
Underprovision for rental guarantee	租金擔保撥備不足	<b>8</b>	5,146
Exchange gain, net	匯兌收益淨額	<b>(18,189)</b>	(28,652)
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	<b>-</b>	6,503
Reversal of impairment in respect of other receivable	就其他應收款項之減值撥回	<b>(4,386)</b>	-

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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	<b>1,061,150</b>	1,737,869
Decrease in stock of properties	物業存貨減少	<b>41,364</b>	224,052
Decrease in loans receivable	應收貸款減少	<b>-</b>	3
Increase in inventories	存貨增加	<b>(465)</b>	(156)
Decrease in debtors, deposits, other receivables and prepayments	應收賬項、按金、其他應收賬項及預付款項減少	<b>54,334</b>	246,442
Decrease in investments held-for-trading	持作買賣之投資減少	<b>161,859</b>	436,881
(Increase) decrease 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)減少	<b>(6,133,061)</b>	7,044,943
(Increase) decrease in securities trading receivables and deposits	應收證券交易賬項及存款(增加)減少	<b>(25,791)</b>	5,719
Increase in sales proceeds held by stakeholders	保管人所持銷售所得款項增加	<b>(24,550)</b>	(320,982)
Decrease in creditors and accruals	應付賬項及應計款項減少	<b>(35,083)</b>	(264,613)
(Decrease) increase in securities trading and margin payable	應付證券交易款項及保證金(減少)增加	<b>(34,297)</b>	30,342
Increase in deposits and receipts in advance	按金及預收款項增加	<b>285,044</b>	72,065
Decrease in provisions	撥備減少	<b>(27,577)</b>	(37,898)
Cash (used in) generated from operating activities	(用於)來自經營業務之現金	<b>(4,677,073)</b>	9,174,667
Income tax paid, net	已付所得稅淨額	<b>(151,285)</b>	(368,836)
<b>Net cash (used in) generated from operating activities</b>	<b>(用於)來自經營業務之現金淨額</b>	<b>(4,828,358)</b>	8,805,831
<b>Investing activities</b>	<b>投資業務</b>		
Dividends received from listed and unlisted investments	上市及非上市投資之已收股息	<b>66,642</b>	69,251
Dividends received from associates	聯營公司之已收股息	<b>687</b>	31,281
Interest received	已收利息	<b>438,224</b>	895,597
Payments for investment properties	支付投資物業款項	<b>(171,033)</b>	(879,666)
Purchases of property, plant and equipment	購買物業、廠房及設備	<b>(49,158)</b>	(240,860)
Payments for stock of properties	支付物業存貨款項	<b>(205,915)</b>	(278,198)
Proceeds on disposals of investment properties, net	出售投資物業所得款項淨額	<b>89,958</b>	65,311
Proceeds on disposals of equipment	出售設備所得款項	<b>599</b>	2,327
Proceed from withdrawal of an available-for-sale investment	撤回待售投資所得款項	<b>-</b>	14,886
Deposit received on disposal of a subsidiary	已收出售一間附屬公司之按金	<b>1,250,000</b>	-
Purchases of available-for-sale investments	購買待售投資	<b>(648,214)</b>	(137,801)
Further contribution to an available-for-sale investment	對待售投資作進一步注資	<b>(313,812)</b>	(7,771)
Net cash inflow on disposals of subsidiaries	出售附屬公司之現金流入淨額	<b>3,540,455</b>	1,460,046
Advances to associates	墊付聯營公司之款項	<b>(847,664)</b>	(52,693)
Repayments from associates	聯營公司還款	<b>19,775</b>	24,704
Advances from associates	向聯營公司墊款之款項	<b>1,835,229</b>	-
Advance to an investee company	墊付一間接受投資公司之款項	<b>(184,779)</b>	(228,800)
Advances from investee companies	向接受投資公司墊款之款項	<b>-</b>	14,250
Decrease in pledged deposits	抵押存款之減少	<b>603,937</b>	331,897
<b>Net cash generated from investing activities</b>	<b>來自投資業務之現金淨額</b>	<b>5,424,931</b>	1,083,761

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		Notes 附註	<b>2015</b> <b>HK\$'000</b> 千港元	2014 HK\$'000 千港元
<b>Financing activities</b>	<b>融資業務</b>			
Dividends paid	已付股息		<b>(6,641,966)</b>	(2,979,387)
Dividends paid to non-controlling shareholders	已付非控股股東之股息		-	(8,750)
Interest paid	已付利息		<b>(412,514)</b>	(578,474)
New bank loans and other loans raised	新增銀行貸款及其他貸款		<b>18,274,763</b>	7,370,923
Repayments of bank loans and other loans	償還銀行貸款及其他貸款		<b>(13,680,140)</b>	(12,910,341)
Advances from non-controlling shareholders	向非控股股東墊款之款項		<b>17,209</b>	103,523
<b>Net cash used in financing activities</b>	<b>用於融資業務之現金淨額</b>		<b>(2,442,648)</b>	(9,002,506)
<b>Net (decrease) increase in cash and cash equivalents</b>	<b>現金及現金等值項目 (減少)增加淨額</b>		<b>(1,846,075)</b>	887,086
<b>Cash and cash equivalents at 1st January</b>	<b>於一月一日之現金及 現金等值項目</b>		<b>4,742,903</b>	3,881,250
<b>Effect of foreign exchange rate changes</b>	<b>匯率變動之影響</b>		<b>(34,787)</b>	(25,433)
<b>Cash and cash equivalents at 31st December</b>	<b>於十二月三十一日之 現金及現金等值項目</b>		<b>2,862,041</b>	4,742,903
<b>Analysis of the balances of cash and cash equivalents</b>	<b>現金及現金等值項目結餘分析</b>			
Time deposits, bank balances and cash	定期存款、銀行結餘及現金		<b>2,849,807</b>	4,719,223
Bank balances and cash included in assets classified as held for sale	包括在列為持作出售之資產之 銀行結餘及現金	12	<b>12,234</b>	23,680
			<b>2,862,041</b>	4,742,903

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。