

Consolidated Statement of Cash Flows

綜合現金流量表

For the year ended 31st December, 2011 截至二零一一年十二月三十一日止年度

	Notes 附註	2011 HK\$'000 千港元	2010 HK\$'000 千港元
Operating activities	經營業務		
Profit (loss) before tax	除稅前溢利(虧損)	3,635,850	(8,715,145)
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	17,225	20,049
Amortisation of intangible assets	無形資產攤銷	2,860	2,860
Income from financial guarantee to an investee/associate	為一間接受投資公司/ 聯營公司作出 財務擔保之收入	(290)	(76)
Interest expenses	利息開支	276,414	115,315
Imputed interest expenses	名義利息開支	1,994	465
Interest income	利息收入	(753,495)	(470,171)
Imputed interest income	名義利息收入	(14,408)	(14,599)
Dividend income from listed and unlisted investments	上市及非上市投資 股息收入	(58,065)	(116,681)
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	(310)	323
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	138,768	59,130
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)
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)	1,229,503	(249,343)
Impairment loss reversed in respect of advance to an associate	就墊付一間聯營公司款項 撥回之減值虧損	-	(653)
Transfer from equity on disposals of available-for-sale investments	出售上市待售投資時 由股本權益轉撥	34	(106,685)
(Gain) loss on disposals of investment properties	出售投資物業之 (收益)虧損	(1,945)	4
Gain on disposals of properties and other fixed assets	出售物業及其他固定資產 之收益	(25)	(40)
Gain on bargain purchase of a subsidiary	議價收購一間附屬公司之 收益	44(a) -	(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	(1,241,732)	(56,580)
Fair value changes on investment properties	投資物業之公平值變動	(2,959,593)	10,831,293
Gain on disposals of subsidiaries	出售附屬公司收益	44(b) (66,825)	(13,477)
Net exchange (gain) loss	匯兌(收益)虧損淨額	(6,826)	6,437
Reversal of contingency provision	撥回或然事項撥備	(16,054)	-
Write-down of stock of properties	物業存貨減值	2,312	-

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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	185,392	1,283,441
Decrease in stock of properties	物業存貨減少	136,848	1,127,068
Decrease in loans receivable	應收貸款減少	1	60,010
(Increase) decrease in inventories for cosmetic products	化妝品存貨(增加)減少	(979)	33
(Increase) decrease in debtors, deposits and prepayments	應收賬項、按金及預付款項(增加)減少	(65,227)	51,674
Decrease (increase) in investments held-for-trading	持作買賣之投資減少(增加)	1,768,381	(1,837,242)
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	(1,270,685)	(4,207,848)
Decrease in securities trading receivables and deposits	應收證券交易款項及存款減少	81,503	292,448
Decrease (increase) in sales proceeds held by stakeholders	保管人所持銷售所得款項減少(增加)	9,694	(7,469)
(Decrease) increase in creditors and accruals	應付賬項及應計款項(減少)增加	(28,630)	217,025
(Decrease) increase in securities trading and margin payable	應付證券交易款項及保證金(減少)增加	(62,201)	8,035
Increase (decrease) in deposits and receipts in advance	按金及預收款項增加(減少)	369,220	(33,952)
Cash generated from (used in) operating activities	來自(用於)經營業務之現金	1,123,317	(3,046,777)
Net Hong Kong Profits Tax paid	已付香港利得稅淨額	(119,976)	(76,903)
Net cash generated from (used in) operating activities	來自(用於)經營業務之現金淨額	1,003,341	(3,123,680)
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	58,065	116,681
Dividend received from associates	聯營公司之已收股息	700,000	122,740
Interest received	已收利息	718,319	289,909
Purchases of investment properties	購買投資物業	(1,538,916)	(908,863)
Purchase of properties and other fixed assets	購買物業及其他固定資產	(16,897)	(9,072)
Payments for stock of properties	支付物業存貨款項	(1,366,125)	(834,658)
Proceeds on disposals of investment properties	出售投資物業所得款項	92,627	1,926
Proceeds on disposals of properties and other fixed assets	出售物業及其他固定資產所得款項	25	71
Proceeds from disposals and redemption upon maturity of available-for-sale investments	出售及到期時贖回待售投資所得款項	115,755	1,465,148
Purchases of available-for-sale investments	購買待售投資	(3,927,101)	(87,607)
Net cash outflow on acquisition of subsidiaries	收購附屬公司之現金流出淨額	(388,884)	(15,162)
Net cash inflow on disposal of subsidiaries	出售附屬公司之現金流入淨額	495,104	2,465,102
Acquisition of additional interest in a subsidiary	收購一間附屬公司之額外權益	(1,600,000)	-
Advances to associates	墊付聯營公司款項	(86,026)	(729,773)
Repayments from associates	聯營公司還款	149,973	1,143,794
Advance to an investee company	墊付一間接受投資公司款項	(61,554)	(16,494)
Repayment from an investee company	一間接受投資公司還款	192	93
(Increase) decrease in pledged deposits	抵押存款(增加)減少	(1,517,933)	900,015
Net cash (used in) generated from investing activities	(用於)來自投資業務之現金淨額	(8,173,376)	3,903,850

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Financing activities	融資業務		
Dividends paid	已付股息	(38,152)	(782,548)
Dividend paid to non-controlling shareholders	已付非控股股東之股息	(13,595)	(120,237)
Interest paid	已付利息	(311,285)	(109,073)
New bank loans and other loans raised	新增銀行貸款及其他貸款	12,961,881	16,213,114
Repayments of bank loans and other loans	償還銀行貸款及其他貸款	(11,805,625)	(9,939,585)
Repurchase of own shares	回購本身股份	-	(535,664)
Capital contribution by non-controlling shareholders	非控股股東注資	(111,984)	(69,031)
Net cash generated from financing activities	來自融資業務之現金淨額	681,240	4,656,976
Net (decrease) increase in cash and cash equivalents	現金及現金等值項目(減少)增加淨額	(6,488,795)	5,437,146
Cash and cash equivalents at 1st January	於一月一日之現金及現金等值項目	10,689,322	5,200,666
Effect of foreign exchange rate changes	匯率變動之影響	67,972	51,510
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	4,268,499	10,689,322
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	4,268,499	10,689,322

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。