綜合現金流量表 CONSOLIDATED STATEMENT OF CASH FLOWS

		附註	二零一二年	二零一一年
		Notes	2012	2011
			千港元	千港元
			HK\$'000	HK\$'000
來自經營業務之	CASH FLOWS FROM			
現金流量	OPERATING ACTIVITIES			
除税前溢利	Profit before tax		168,461	711,971
已就下列各項作出調整:	Adjustments for:		,	,
融資成本	Finance costs	6	8,813	10,364
聯營公司應佔溢利	Share of profits of associates		(4,756)	(4,318)
利息收入	Interest income	5	(20,159)	(12,946)
上市投資之股息	Dividend income from		, , ,	, , ,
收入	listed investments	7	(142)	(113)
出售及撇銷物業、	Gain on disposal and		, ,	
機器及設備項目	write-off of items of property,			
之盈利	plant and equipment	5	(466)	(2,474)
出售投資物業	Gain on disposal of			
之盈利	investment properties	5	(27)	(524)
出售附屬公司之盈利,淨額	Gain on disposal of subsidiaries, net	5	`_'	(155,924)
以股權支付之購股權開支	Equity-settled share option expense	7	424	1,217
折舊	Depreciation	7	64,829	52,751
按公平值計入損益之投資之	Fair value losses/(gains) on			
公平值虧損/	investments at fair value			
(盈利),淨額	through profit or loss, net	7	901	(71)
衍生金融工具	Fair value losses on			
公平值虧損	derivative financial instruments	7	9,700	8,527
投資物業	Changes in fair value of			
公平值之變動	investment properties	7	(28,800)	(17,899)
其他資產撇銷	Write-back of impairment of		•	
減值	other assets	7	(30)	(70)
應收貿易賬款減值	Impairment of trade receivables	7	2,876	_
撇減存貨至可變現	Write-down of inventories to			
淨值	net realisable value	7	29	95
一間聯營公司欠款	Impairment of an amount due			
之減值	from an associate	7	33	20
			201,686	590,606
			201,000	2.3,000

綜合現金流量表/續/ CONSOLIDATED STATEMENT OF CASH FLOWS (Cont'd)

		附註	二零一二年	二零一一年
		Notes	2012	2011
			千港元	千港元
			HK\$'000	HK\$'000
發展中物業	lacracia proportica undor			
及持有供銷售	Increase in properties under development and properties			
之物業増加 之物業増加	held for sale		(200 240)	1160 1041
			(300,260)	(160,104)
存貨增加	Increase in inventories		(9,793)	(470)
客戶有關合約工程	Decrease/(increase) in amounts		(50,000)	4.000
之欠款減少/(增加)	due from customers for contract works		(59,009)	4,232
應收貿易賬款	Decrease/(increase) in trade		01 7/0	150 7101
減少/(増加)	receivables		21,740	(59,718)
其他應收款項、預付款項及	Decrease/(increase) in other			
訂金減少/	receivables, prepayments		/1 / 000)	0.104
(増加)	and deposits		(14,228)	3,104
應付貿易賬款及應計款項	Increase in trade payables		4.01.4	100 700
増加	and accruals		4,914	108,723
其他應付款項、已收訂金及	Increase in other payables, deposits		0.40	0.404
預收款項增加	received and receipts in advance		842	8,424
欠客戶有關合約工程	Increase/(decrease) in amounts due			00.004
之款項增加/(減少)	to customers for contract works		(40,329)	22,994
已收訂金增加/	Increase/(decrease) in deposits			10 / / 0001
(減少)	received		153,231	(264,833)
來自/(用於)經營業務之現金	Cash generated from/(used in)			
	operations		(41,206)	252,958
已繳中華人民共和國	Taxes paid in the People's Republic			
(「中國」)税項:	of China (the "PRC"):		(10.005)	/10 010)
香港 其他地區	Hong Kong Elsewhere		(19,835) (339,385)	(10,918) (226,485)
已退回中國税項:	Taxes refunded in the PRC:		(337,363)	(220,403)
香港	Hong Kong		21	18
其他地區	Elsewhere		_	37
外幣滙率變動之影響淨額	Effect of foreign exchange			
	rate changes, net		(5,395)	(5,480)
來自/(用於)經營業務	Net cash flows from/(used in)			
之現金流量淨額	operating activities		(405,800)	10,130

綜合現金流量表/續/ CONSOLIDATED STATEMENT OF CASH FLOWS (Cont'd)

		附註 Notes	二零一二年 2012 <i>千港元</i> HK\$'000	二零一一年 2011 <i>千港元</i> HK\$'000
來自投資業務 之現金流量	CASH FLOWS FROM INVESTING ACTIVITIES			
已收利息 上市投資之股息收入 購入物業、機器	Interest received Dividend income from listed investments Purchases of items of property,		20,159 142	12,946 113
展入初来 · 機品 及設備項目 增添投資物業	plant and equipment Additions to investment properties	15	(303,777)	(80,688) (4,135)
收購物業、機器 及設備項目	Deposits paid for acquisition of items of property, plant and	17	(0.407)	100 2721
已付訂金 就擬出售自用物業 的已收訂金	equipment Deposit received in respect of proposed disposal of	17	(9,427)	(20,373)
收購非控股股東權益 按公平值計入損益之股份投資	an owner-occupied property Acquisition of non-controlling interests Decrease/(increase) in investments at	28 42	31,500 (150,000)	- (317,766)
之減少/(增加) 出售物業、機器及設備項目	fair value through profit or loss Proceeds on disposal of items of		118,750	(118,860)
所得款項 出售投資物業	property, plant and equipment Proceeds on disposal of an		1,080	2,944
所得款項 出售附屬公司 聯營公司欠款/貸款	investment property Disposal of subsidiaries Increase in amounts due from/loans	41	214 —	13,650 533,381
之增加 受限制現金減少/(增加) 訂立時原定於三個月後 到期之定期存款	to associates Decrease/(increase) in restricted cash Decrease in time deposits with original maturity more than three months		(5,564) (23,335)	(1,134) 57,894
減少 本点 /(用於)也恣業教	when acquired		119,262	116,130
來自/(用於)投資業務 之現金流量淨額	Net cash flows from/(used in) investing activities		(200,996)	194,102
來自融資業務 之現金流量	CASH FLOWS FROM FINANCING ACTIVITIES			
已付銀行借貸利息 新批銀行借貸 償還銀行借貸 就已行使購股權	Interest paid on bank borrowings New bank borrowings Repayment of bank borrowings Issue of new shares for share		(12,785) 509,105 (370,237)	(14,606) 188,070 (432,320)
發行新股份 支付非控股股東	options exercised Dividends paid to	34	2,091	20,976
股息 來自一名非控股股東之貸款 向非控股股東權益還款 已付中期股息 已付末期股息	non-controlling shareholders Loan from a non-controlling interest Repayment to non-controlling interests Interim dividend paid Final dividend paid		(795) — — (13,090) (34,891)	(128,828) 52,427 (2,441) (17,048) (25,472)
來自/(用於)融資業務 之現金流量淨額	Net cash flows from/ (used in) financing activities		79,398	(359,242)

綜合現金流量表/續/ CONSOLIDATED STATEMENT OF CASH FLOWS (Cont'd)

		附註	二零一二年	二零一一年
		Notes	2012 <i>千港元</i>	2011 <i>千港元</i>
			HK\$'000	HK\$'000
70 A 77 M T T T A T T T	NET DECREASE IN CASH			
現金及等同現金項目 減少淨額	NET DECREASE IN CASH AND CASH EQUIVALENTS		(527,398)	(155,010)
於年初之現金及 等同現金項目	Cash and cash equivalents at beginning of year		990,749	1,113,848
外幣滙率變動 之影響淨額	Effect of foreign exchange rate changes, net		20,713	31,911
於年終之現金及 等同現金項目	CASH AND CASH EQUIVALENTS AT END OF YEAR		484,064	990,749
現金及等同現金項目 結存分析	ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS			
現金及銀行結存 訂立時原定於三個月內到期	Cash and bank balances Non-pledged time deposits with	27	275,816	321,484
之無抵押定期存款	original maturity of less than three months when acquired	27	208,248	669,265
於綜合現金流量表所列 之現金及等同現金項目	Cash and cash equivalents as stated in the consolidated statement of			
~ 70m/(1170m //h	cash flows		484,064	990,749
訂立時原定於三個月以後到期之 無抵押定期存款	Non-pledged time deposits with original maturity of more than			
	three months when acquired	27		119,262
於綜合財務狀況表所列之 現金及等同現金項目	Cash and cash equivalents as stated in the consolidated statement of			
	financial position		484,064	1,110,011