



綜合現金流量表 CONSOLIDATED STATEMENT OF CASH FLOWS

Year ended 31 March 2013 截至二零一三年三月三十一日止年度

	附註 Notes	二零一三年 2013 千港元 HK\$'000	二零一二年 2012 千港元 HK\$'000
來自經營業務之現金流量			
除稅前溢利		557,235	168,461
已就下列各項作出調整：	Adjustments for:		
融資成本	Finance costs	6 16,331	8,813
聯營公司應佔溢利	Share of profits of associates	(6,402)	(4,756)
利息收入	Interest income	5 (12,037)	(20,159)
上市投資之股息收入	Dividend income from listed investments	5 (158)	(142)
出售及撇銷物業、機器及設備 項目之虧損/(盈利)	Loss/(gain) on disposal and write-off of items of property, plant and equipment	7 16,005	(466)
出售投資物業之盈利	Gain on disposal of investment properties	5 (478)	(27)
出售分類為待出售之非流動 資產之盈利	Gain on disposal of non-current asset classified as held for sale	5 (191,872)	—
以股權支付之購股權開支	Equity-settled share option expense	7 107	424
折舊	Depreciation	7 81,411	64,829
按公平值計入損益之投資之 公平值虧損/(盈利)·淨額	Fair value losses/(gains) on investments at fair value through profit or loss, net	7 (532)	901
衍生金融工具之公平值虧損	Fair value losses on derivative financial instruments	7 1,350	9,700
投資物業公平值之變動	Changes in fair value of investment properties	7 (30,702)	(28,800)
其他資產撇銷減值	Write-back of impairment of other assets	7 (110)	(30)
應收貿易賬款減值	Impairment of trade receivables	7 5,842	2,876
撇減存貨至可變現淨值	Write-down of inventories to net realisable value	7 458	29
其他應收款減值	Impairment of other receivables	7 2,000	—
一間聯營公司之欠款之減值	Impairment of an amount due from an associate	7 12	33
		438,460	201,686
發展中物業及持有供銷售 之物業增加	Increase in properties under development and properties held for sale	(23,998)	(300,260)
存貨減少/(增加)	Decrease/(increase) in inventories	5,766	(9,793)
客戶有關合約工程 之欠款減少/(增加)	Decrease/(increase) in amounts due from customers for contract works	47,773	(59,009)
應收貿易賬款減少/(增加)	Decrease/(increase) in trade receivables	(310,944)	21,740
其他應收款項、預付款項及 訂金減少/(增加)	Decrease/(increase) in other receivables, prepayments and deposits	10,344	(14,228)
應付貿易賬款及應計款項增加	Increase in trade payables and accruals	150,171	4,914
其他應付款項、已收訂金及 預收款項增加	Increase in other payables, deposits received and receipts in advance	5,114	842
欠客戶有關合約工程 之款項增加/(減少)	Increase/(decrease) in amounts due to customers for contract works	344,062	(40,329)
已收訂金增加/(減少)	Increase/(decrease) in deposits received	(185,816)	153,231
來自/(用於)經營業務之現金	Cash generated from/(used in) operations	480,932	(41,206)



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來自/(用於)經營業務之現金	Cash generated from/(used in) operations	480,932	(41,206)
已繳中華人民共和國 (「中國」)稅項：	Taxes paid in the People's Republic of China (the "PRC"):		
香港	Hong Kong	(30,798)	(19,835)
其他地區	Elsewhere	(78,201)	(339,385)
已退回中國稅項：	Taxes refunded in the PRC:		
香港	Hong Kong	—	21
其他地區	Elsewhere	13,025	—
外幣匯率變動之影響淨額	Effect of foreign exchange rate changes, net	(835)	(5,395)
來自/(用於)經營業務 之現金流量淨額	Net cash flows from/(used in) operating activities	<u>384,123</u>	<u>(405,800)</u>
來自投資業務之現金流量	CASH FLOWS FROM INVESTING ACTIVITIES		
已收利息	Interest received	12,037	20,159
上市投資之股息收入	Dividend income from listed investments	134	142
購入物業、機器及設備項目	Purchases of items of property, plant and equipment	(75,264)	(303,777)
收購物業、機器及設備項目 已付訂金	Deposits paid for acquisition of items of property, plant and equipment	17 (3,909)	(9,427)
就擬出售自用物業之已收訂金	Deposit received in respect of proposed disposal of an owner-occupied property	28 —	31,500
收購非控股股東權益	Acquisition of non-controlling interests	42 —	(150,000)
就擬出售一間附屬公司部分 權益之已收訂金	Deposit received in respect of proposed partial disposal of a subsidiary	30 6,000	—
按公平值計入損益之投資 減少/(增加)	Decrease/(increase) in investments at fair value through profit or loss	(268,535)	118,750
出售物業、機器及設備項目 所得款項	Proceeds on disposal of items of property, plant and equipment	1,351	1,080
出售分類為待出售之 非流動資產之所得款項， 扣除交易成本	Proceeds on disposal of non-current asset classified as held for sale, net of transaction cost	28 281,166	—
出售投資物業所得款項	Proceeds on disposal of investment properties	4,571	214
出售一間附屬公司部分權益	Partial disposal of a subsidiary	41 68	—
聯營公司欠款/貸款增加	Increase in amounts due from/loans to associates	(382)	(5,564)
受限制現金減少/(增加)	Decrease/(increase) in restricted cash	19,414	(23,335)
訂立時原定於三個月後 到期之定期存款減少	Decrease in time deposits with original maturity of more than three months when acquired	—	119,262
用於投資業務之現金流量淨額	Net cash flows used in investing activities	<u>(23,349)</u>	<u>(200,996)</u>



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來自融資業務之現金流量			
已付銀行借貸利息		(17,507)	(12,785)
新批銀行借貸		885,474	509,105
償還銀行借貸		(648,513)	(370,237)
就已行使購股權發行新股份	34	—	2,091
支付非控股股東股息		(4,875)	(795)
已付中期股息		(17,453)	(13,090)
已付末期股息		(34,907)	(34,891)
來自融資業務 之現金流量淨額		<u>162,219</u>	<u>79,398</u>
現金及等同現金項目 增加/(減少)淨額		522,993	(527,398)
於年初之現金及等同現金項目		484,064	990,749
外幣滙率變動之影響淨額		<u>11,395</u>	<u>20,713</u>
於年終之現金及等同現金項目		<u>1,018,452</u>	<u>484,064</u>
現金及等同現金項目結存分析			
現金及銀行結存	27	488,870	275,816
訂立時原定於三個月內到期 之無抵押定期存款	27	<u>529,582</u>	<u>208,248</u>
於綜合財務狀況表所列之 現金及等同現金項目		<u>1,018,452</u>	<u>484,064</u>