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 <i>千港元</i> HK\$'000	二零一二年 2012 <i>千港元</i> HK\$'000
來自經營業務之現金流量	CASH FLOWS FROM OPERATING ACTIVITIES			
除税前溢利	Profit before tax		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	Loss/(gain) on disposal and write-off of items			
項目之虧損/(盈利)	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	Gain on disposal of non-current asset classified			
資產之盈利	as held for sale	5	(191,872)	- I
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	Fair value losses/(gains) on investments at fair			
公平值虧損/(盈利),淨額	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	Increase in properties under development and			
之物業增加	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	Decrease/(increase) in amounts due from			
之欠款減少/(增加)	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	Decrease/(increase) in other receivables,			
訂金減少/(增加)	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	Increase in other payables, deposits received			
預收款項增加	and receipts in advance		5,114	842
欠客戶有關合約工程	Increase/(decrease) in amounts due to customers			
之款項增加/(減少)	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)

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 <i>千港元</i> HK\$'000	二零一二年 2012 <i>千港元</i> HK\$'000
來自/(用於)經營業務之現金 已繳中華人民共和國 (「中國」)税項:	Cash generated from/(used in) operations Taxes paid in the People's Republic of China (the "PRC"):		480,932	(41,206)
香港 其他地區	Hong Kong Elsewhere		(30,798) (78,201)	(19,835)
已退回中國税項:	Taxes refunded in the PRC:		(/ 0,201)	(339,385)
香港	Hong Kong		_	21
其他地區	Elsewhere		13,025	_
外幣滙率變動之影響淨額	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		384,123	(405,800)
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,			
. W 5# 4/ . W 14/ 55 77 . N . 1 # 7 7	plant and equipment		(75,264)	(303,777)
收購物業、機器及設備項目 - 1.457.4	Deposits paid for acquisition of items of property,	1 7	(0,000)	10 107
已付訂金 就擬出售自用物業之已收訂金	plant and equipment	17	(3,909)	(9,427)
机煅山旨日用彻未之口收訂立	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	Deposit received in respect of proposed partial			(, ,
權益之已收訂金	disposal of a subsidiary	30	6,000	_
按公平值計入損益之投資	Decrease/(increase) in investments at fair			
減少/(增加)	value through profit or loss		(268,535)	118,750
出售物業、機器及設備項目	Proceeds on disposal of items of property,			
所得款項	plant and equipment		1,351	1,080
出售分類為待出售之	Proceeds on disposal of non-current asset			
非流動資產之所得款項, 扣除交易成本	classified as held for sale, net of transaction cost	28	201 144	_
出售投資物業所得款項	Proceeds on disposal of investment properties	20	281,166 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	71	00	
2	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	Decrease in time deposits with original maturity			
到期之定期存款減少	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		(23,349)	(200,996)

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	二零一三年	二零一二年
		Notes	2013	2012
			千港元	千港元
			HK\$'000	HK\$'000
來自融資業務之現金流量	CASH FLOWS FROM FINANCING ACTIVITIES			
已付銀行借貸利息	Interest paid on bank borrowings		(17,507)	(12,785)
新批銀行借貸	New bank borrowings		885,474	509,105
償還銀行借貸	Repayment of bank borrowings		(648,513)	(370,237)
就已行使購股權發行新股份	Issue of new shares for share options exercised	34	_	2,091
支付非控股股東股息	Dividends paid to non-controlling shareholders		(4,875)	(795)
已付中期股息	Interim dividend paid		(17,453)	(13,090)
已付末期股息	Final dividend paid		(34,907)	(34,891)
來自融資業務	Net cash flows from financing activities			
之現金流量淨額	The cast flows from findhellig delivities		162,219	79,398
之·元亚//(0主/) [[[]] [] [] [] [] [] [] []				
現金及等同現金項目	NET INCREASE/(DECREASE) IN CASH			
增加/(減少)淨額	AND CASH EQUIVALENTS		522,993	(527,398)
於年初之現金及等同現金項目	Cash and cash equivalents at beginning of year		484,064	990,749
外幣滙率變動之影響淨額	Effect of foreign exchange rate changes, net		11,395	20,713
於年終之現金及等同現金項目	CASH AND CASH EQUIVALENTS AT END			
	OF YEAR		1,018,452	484,064
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	Cash and bank balances	27	488,870	275,816
訂立時原定於三個月內到期	Non-pledged time deposits with original maturity			
之無抵押定期存款	of less than three months when acquired	27	529,582	208,248
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於綜合財務狀況表所列之	Cash and cash equivalents as stated in the		1.010.450	404044
現金及等同現金項目	consolidated statement of financial position		1,018,452	484,064