綜合現金流量表 CONSOLIDATED STATEMENT OF CASH FLOWS

Year ended 31 March 2016 截至二零一六年三月三十一日止年度

		附註 Notes	二零一六年 2016 <i>千港元</i> HK\$'000	二零一五年 2015 <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		951,837	823,211
已就下列各項作出調整:	Adjustments for:			
融資成本	Finance costs	6	11,496	14,706
出售附屬公司之虧損/ (盈利),淨額	Loss/(gain) on disposal of subsidiaries, net	7	(112,852)	790
利息收入	Interest income	5	(15,546)	(26,211)
出售及撇銷物業、機器及設備	Loss on disposal and write-off of items			
項目之虧損	of property, plant and equipment	7	2,904	180
出售一項投資物業之虧損	Loss on disposal of an investment property	7	111111111111111111111111111111111111111	161
折舊	Depreciation	7	79,953	78,913
衍生金融工具之公平值盈利	Fair value gains on derivative			,
	financial instruments	7	(5,302)	(229)
投資物業公平值之變動	Changes in fair value of investment properties	7	(32,390)	(33,121)
物業、機器及設備項目減值	Impairment of items of property,		(=,=,=,=,	(***/**=*/
	plant and equipment	7		2,000
應收貿易賬款減值	Impairment of trade receivables	7	4	387
其他應收款減值	Impairment of other receivables	7	99	1,069
一間聯營公司之欠款之減值	Impairment of an amount due from an associate	7	11	14
	impairment of an ameetin ace from an according		C-1	
			880,214	861,870
發展中物業及持有供銷售	Decrease in properties under development and			
之物業減少,淨額	properties held for sale, net		(261,878)	(168,245)
存貨減少	Decrease in inventories		(9,378)	(573)
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		43,416	(59,771)
應收貿易賬款及應收保固金	Decrease/(increase) in trade and			
減少/(增加)	retention receivables		289,394	(243,850)
預付款項、訂金及其他	Decrease in prepayments, deposits			
應收款項減少	and other receivables		3,350	4,848
應付貿易賬款及應付保固金及	Increase/(decrease) in trade and retention			
應計款項增加/(減少)	payables and accruals		(284,087)	293,128
其他應付款項、已收訂金及	Increase/(decrease) in other payables,			
預收款項增加/(減少)	deposits received and receipts in advance		(9,455)	19,234
欠客戶有關合約工程	Decrease in amounts due to customers		·	
之款項減少	for contract works		(25,597)	(52,545)
已收訂金增加/(減少)	Increase/(decrease) in deposits received		103,855	(90, 189)
來自經營業務之現金	Cash generated from operations		729,834	563,907

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來自經營業務之現金 已繳中華人民共和國 (「中國」)稅項:	Cash generated from operations Taxes paid in the People's Republic of China (the "PRC"):		729,834	563,907
香港 其他地區 已退回中國税項:	Hong Kong Elsewhere Taxes refunded in the PRC:		(28,126) (377,445)	(9,717) (200,803)
香港 外幣匯率變動之影響,淨額	Hong Kong Effect of foreign exchange rate changes, net		2,111 6,974	579 209
來自經營業務之現金流量淨額	Net cash flows from operating activities		333,348	354,175
來自投資業務之現金流量 已收利息 購入物業、機器及設備項目	CASH FLOWS FROM INVESTING ACTIVITIES Interest received Purchases of items of property,		15,546	26,211
收購物業、機器及設備項目	plant and equipment Deposits paid for acquisition of items of property,		(29,537)	(77,875)
已付訂金 添置投資物業 出售物業、機器及設備項目	plant and equipment Additions to investment properties Proceeds on disposal of items of property,	22	_	(717) (54,949)
所得款項 出售一項投資物業所得款項 收購一間附屬公司之額外權益	plant and equipment Proceeds on disposal of an investment property Proceeds on acquisition of additional interest		5,602 —	4,735 2,080
所得款項 出售附屬公司 一間聯營公司之欠款增加 訂立時原定於三個月後	in a subsidiary Disposal of subsidiaries Increase in an amount due from an associate Decrease/(increase) in non-pledged time	38 39	250,082 (11)	(15,000) 25,856 (14)
到期之無抵押定期存款 減少/(增加) 受限制現金減少/(增加)	deposits with original maturity of more than three months when acquired Decrease/(increase) in restricted cash		(42,603) 24,000	137,485
來自投資業務之現金流量淨額	Net cash flows from investing activities		223,079	27,053

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來自融資業務之現金流量 已付銀行借貸利息 新批銀行借貸 償還銀行借貸 向一位非控股股東權益償還貸款 於一間附屬公司清盤時向 一位非控股股東權益退還股本 向非控股股東權益支付股息 已付股息	CASH FLOWS FROM FINANCING ACTIVITIES Interest paid on bank borrowings New bank borrowings Repayment of bank borrowings Repayment of a loan to a non-controlling interest Return of capital to a non-controlling interest upon liquidation of a subsidiary Dividends paid to non-controlling interests Dividends paid		(16,547) 690,455 (202,157) (32,000) (233) (185,107) (306,133)	(18,699) 284,000 (502,641) — — (129,250) (131,200)
用於融資業務之現金流量淨額	Net cash flows used in financing activities		(51,722)	(497,790)
現金及等同現金項目 增加/(減少)淨額 於年初之現金及等同現金項目 外幣匯率變動之影響,淨額 於年終之現金及等同現金項目	NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS Cash and cash equivalents at beginning of year Effect of foreign exchange rate changes, net CASH AND CASH EQUIVALENTS		504,705 1,287,496 (28,385)	(116,562) 1,410,422 (6,364)
水干彩之先业及专门先业 次日	AT END OF YEAR		1,763,816	1,287,496
現金及等同現金項目結存分析現金及銀行結存	ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS Cash and bank balances	24	502,830	541,064
無抵押定期存款	Non-pledged time deposits	24	1,303,589	746,432
於綜合財務狀況表所列之 現金及等同現金項目 減:訂立時原定於三個月後到期 之無抵押定期存款	Cash and cash equivalents as stated in the consolidated statement of financial position Less: Non-pledged time deposits with original maturity of over three months		1,806,419	1,287,496
	when acquired	24	(42,603)	
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 cash flows		1,763,816	1,287,496