

綜合現金流量表 CONSOLIDATED STATEMENT OF CASH FLOWS

Year ended 31 December 2017 截至二零一七年十二月三十一日止年度

		自二零一六年 四月一日 截至 二零一七年 十二月三十一日 止年度 Year ended 31 December 2017 千港元 HK\$'000	至二零一六年 十二月三十一日 止期間 Period from 1 April 2016 to 31 December 2016 千港元 HK\$'000
來自經營業務之 現金流量	CASH FLOWS FROM OPERATING ACTIVITIES		
除稅前溢利	Profit before tax	95,468	354,998
已就下列各項作出調整：	Adjustments for:		
融資成本	Finance costs	7 18,490	9,065
出售一間附屬公司之收益	Gain on disposal of a subsidiary	8 —	(126)
利息收入	Interest income	6 (15,844)	(10,235)
出售物業、機器及 設備項目之收益	Gain on disposal of items of property, plant and equipment	8 (7,308)	(8,610)
折舊	Depreciation	8 61,388	56,816
一項按公平值計入損益 之金融資產之公平值收益	Fair value gain on a financial asset at fair value through profit or loss	8 (10,865)	—
出售一項按公平值計入 損益之投資基金之收益	Gain on disposal of an investment fund at fair value through profit or loss	8 (11,163)	—
一項衍生金融工具之 公平值虧損／(收益)	Fair value loss/(gain) on a derivative financial instrument	8 33,057	(27,662)
投資物業公平值之變動	Changes in fair value of investment properties	8 (23,175)	(23,215)
應收貿易賬款減值	Impairment of trade receivables	8 —	25
其他應收款項減值／(減值 撥回)	Impairment/(write-back of impairment) of other receivables	8 1,029	(50)
一間聯營公司之欠款之減值	Impairment of an amount due from an associate	8 13	2
		141,090	351,008

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發展中物業及持有供銷售 之物業減少/(增加), 淨額	Decrease/(increase) in properties under development and properties held for sale, net	(12,570,514)	64,381
存貨減少/(增加)	Decrease/(increase) in inventories	(11,858)	7,040
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	16,482	(179,268)
應收貿易賬款及應收 保固金減少/(增加)	Decrease/(increase) in trade and retention receivables	158,572	(70,660)
預付款項、訂金及其他 應收款項減少/(增加)	Decrease/(increase) in prepayments, deposits and other receivables	21,399	(3,781)
應付貿易賬款及應付保固金 及應計款項增加/(減少)	Increase/(decrease) in trade and retention payables and accruals	(129,287)	341,125
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	28,594	470
欠客戶有關合約工程 之款項減少	Decrease in amounts due to customers for contract works	(172,277)	(241,594)
已收訂金減少	Decrease in deposits received	(43,839)	(115,966)
來自/(用於)經營業務之現金	Cash generated from/(used in) operations	(12,561,638)	152,755
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	(136,679)	(174)
其他地區	Elsewhere	(268,169)	(174,954)
已退回中國稅項：	Taxes refunded in the PRC:		
香港	Hong Kong	1,777	84
其他地區	Elsewhere	2,444	—
外幣匯率變動之影響, 淨額	Effect of foreign exchange rate changes, net	(10,721)	7,825
用於經營業務之現金流量淨額	Net cash flows used in operating activities	(12,972,986)	(14,464)

附註
Notes

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來自投資業務之現金流量	CASH FLOWS FROM INVESTING ACTIVITIES		
已收利息	Interest received	15,844	10,235
購入物業、機器及設備項目	Purchases of items of property, plant and equipment	(11,397)	(23,236)
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	24 (41)	(1,994)
出售物業、機器及設備項目 所得款項	Proceeds from disposal of items of property, plant and equipment	8,234	9,372
收購一間附屬公司之額外權益	Acquisition of additional interest in a subsidiary	43 (104,598)	(732,192)
來自己出售附屬公司的 所得款項	Proceeds from disposal of subsidiaries	—	216,336
一間聯營公司之欠款增加	Increase in an amount due from an associate	(13)	(2)
向一項按公平值計入損益 之金融資產注資	Capital injection to a financial asset at fair value through profit or loss	26 (728,000)	—
購入一項按公平值計入損益 之投資基金	Purchase of an investment fund at fair value through profit or loss	(600,600)	—
出售一項按公平值計入損益 之投資基金所得款項	Proceeds from disposal of an investment fund at fair value through profit or loss	611,763	—
一項衍生金融工具 減少/(增加)	Decrease/(increase) in a derivative financial instrument	(2,351)	2,294
贖回一項衍生金融工具	Redemption of a derivative financial instrument	7,767	—
訂立時原定於三個月後 到期之無抵押定期 存款減少	Decrease in non-pledged time deposits with original maturity of more than three months when acquired	34,237	8,366
用於投資業務之現金流量淨額	Net cash flows used in investing activities	(769,155)	(510,821)

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	附註 Notes			
來自融資業務之現金流量		CASH FLOWS FROM FINANCING ACTIVITIES		
發行股份所得款項	34	Proceeds from issue of shares	2,323,624	1,058,760
股份發行開支	34	Share issue expenses	(4,174)	(660)
發行有擔保票據所得款項	32	Proceeds from issue of guaranteed notes	305,000	—
有擔保票據發行開支	32	Guaranteed notes issue expenses	(10,849)	—
已付利息		Interest paid	(106,992)	(23,191)
新批銀行借貸		New bank borrowings	6,983,434	60,000
償還銀行借貸		Repayment of bank borrowings	(1,579,304)	(442,566)
來自非控股股東權益之貸款		Loan from non-controlling interests	2,506	—
來自母公司之貸款		Loan from an immediate holding company	9,150,000	—
來自一間中間控股公司之貸款		Loan from an intermediate holding company	460,040	—
向母公司償還貸款		Repayment of loan to an immediate holding company	(2,218,830)	—
向一間中間控股公司償還貸款		Repayment of loan to an intermediate holding company	(460,040)	—
向非控股股東權益償還貸款		Repayment of loan to non-controlling interests	(2,506)	—
向非控股股東權益支付股息		Dividends paid to non-controlling interests	(3,000)	(35,464)
已付股息		Dividends paid	(113,416)	—
來自融資業務之現金流量淨額		Net cash flows from financing activities	14,725,493	616,879
現金及等同現金項目增加淨額		NET INCREASE IN CASH AND CASH EQUIVALENTS	983,352	91,594
於年／期初之現金 及等同現金項目		Cash and cash equivalents at beginning of year/period	1,824,211	1,763,816
外幣匯率變動之影響，淨額		Effect of foreign exchange rate changes, net	9,648	(31,199)
於年／期終之現金及 等同現金項目		CASH AND CASH EQUIVALENTS AT END OF YEAR/PERIOD	2,817,211	1,824,211

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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	2,077,460	330,962
無抵押定期存款	Non-pledged time deposits	27	250,000	1,527,486
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		2,327,460	1,858,448
減：訂立時原定於三個月後 到期之無抵押 定期存款	less: Non-pledged time deposits with original maturity of over three months when acquired		—	(34,237)
加：已抵押銀行結存	Add: Pledged bank balances	27	41,414	—
加：歸屬於待出售組別之 現金及等同現金項目	Add: Cash and cash equivalents attributable to the disposal groups	12	448,337	—
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		2,817,211	1,824,211