Consolidated Statement of Cash Flows

綜合現金流量表

For the year ended 31st December, 2011 截至二零一一年十二月三十一日止年度

			2011	2010
		Notes	HK\$'000	HK\$'000
		附註	千港元	千港元
Operating activities	經營業務			
Profit (loss) before tax	除税前溢利(虧損)		3,635,850	(8,715,145)
Adjustments for:	因下列事項之調整:		3,033,030	(0,713,143)
Depreciation of properties and	物業及其他固定資產折舊			
other fixed assets	MANNICALITE		17,225	20,049
Amortisation of intangible assets	無形資產攤銷		2,860	2,860
Income from financial guarantee to	為一間接受投資公司/		2,000	2,000
an investee/associate	聯營公司作出			
an investee, associate	財務擔保之收入		(290)	(76)
Interest expenses	利息開支		276,414	115,315
Imputed interest expenses	名義利息開支		1,994	465
Interest income	利息收入		(753,495)	(470,171)
Imputed interest income	名義利息收入		(14,408)	(14,599)
Dividend income from listed and	上市及非上市投資		(,,	(1.1,000)
unlisted investments	股息收入		(58,065)	(116,681)
Impairment losses (reversed) recognised	就應收貿易款項(撥回)		(3.7,3.7)	(-, /
in respect of trade receivables	確認之減值虧損		(310)	323
Unrealised loss arising on change	持作買賣之投資之		` ′	
in fair value of investments	公平值變動產生之			
held-for-trading	未變現虧損		138,768	59,130
Realised gain arising on change	衍生金融工具之			
in fair value of derivative financial	公平值變動產生之			
instruments	已變現收益		-	(3,238)
Unrealised loss (gain) arising on	債券之公平值變動產生之			
change in fair value of bonds	未變現虧損(收益)		1,229,503	(249,343)
Impairment loss reversed in respect of	就墊付一間聯營公司款項			
advance to an associate	撥回之減值虧損		-	(653)
Transfer from equity on disposals of	出售上市待售投資時			
available-for-sale investments	由股本權益轉撥		34	(106,685)
(Gain) loss on disposals of investment	出售投資物業之			
properties	(收益)虧損		(1,945)	4
Gain on disposals of properties and	出售物業及其他固定資產			
other fixed assets	之收益		(25)	(40)
Gain on bargain purchase of	議價收購一間附屬公司之			
a subsidiary	收益	44(a)	-	(13,000)
Fair value loss on step acquisition of	逐步收購一間附屬公司之			
a subsidiary	公平值虧損		-	7,253
Share of results of associates	攤佔聯營公司業績		(1,241,732)	(56,580)
Fair value changes on	投資物業之公平值變動			
investment properties			(2,959,593)	10,831,293
Gain on disposals of subsidiaries	出售附屬公司收益	44(b)	(66,825)	(13,477)
Net exchange (gain) loss	匯兑(收益)虧損淨額		(6,826)	6,437
Reversal of contingency provision	撥回或然事項撥備		(16,054)	_
Write-down of stock of properties	物業存貨減值		2,312	_

			2011	2010
		Notes	HK\$'000	HK\$'000
		附註	千港元	千港元
Operating cash flows before movements	營運資金變動前之 經 ※ 理 会		105 703	1 207 441
in working capital Decrease in stock of properties	經營現金流量 物業存貨減少		185,392 136,848	1,283,441 1,127,068
Decrease in loans receivable	應收貸款減少		1	60,010
(Increase) decrease in inventories for	化妝品存貨(增加)減少			
cosmetic products (Increase) decrease in debtors,	應收賬項、按金及預付款項		(979)	33
deposits and prepayments	(增加)減少		(65,227)	51,674
Decrease (increase) in investments	持作買賣之投資		(,,	- 1,01
held-for-trading	減少(増加)		1,768,381	(1,837,242)
Increase in financial assets designated as at fair value through profit or loss	指定為通過損益以反映 公平值之金融資產增加		(1,270,685)	(4,207,848)
Decrease in securities trading receivables and			(1,270,003)	(1,207,010)
deposits	存款減少		81,503	292,448
Decrease (increase) in sales proceeds	保管人所持銷售所得款項 減少(增加)		0.604	(7.460)
held by stakeholders (Decrease) increase in creditors and accruals			9,694	(7,469)
	(減少)增加		(28,630)	217,025
(Decrease) increase in securities trading and			(52.201)	0.075
margin payable Increase (decrease) in deposits and	保證金(減少)增加 按金及預收款項		(62,201)	8,035
receipts in advance	增加(減少)		369,220	(33,952)
•				
Cash generated from (used in)	來自(用於)經營業務之		1 127 717	(7.046.777)
operating activities Net Hong Kong Profits Tax paid	現金 已付香港利得税淨額		1,123,317 (119,976)	(3,046,777) (76,903)
The state of the s			(110,010)	(, ,,, ,,
Net cash generated from (used in)	來自(用於)經營業務之			
				()
operating activities	現金淨額		1,003,341	(3,123,680)
			1,003,341	(3,123,680)
Investing activities Dividend received from listed and	投資業務 上市及非上市投資之		1,003,341	(3,123,680)
Investing activities Dividend received from listed and unlisted investments	投資業務 上市及非上市投資之 已收股息		58,065	116,681
Investing activities Dividend received from listed and unlisted investments Dividend received from associates	投資業務 上市及非上市投資之 已收股息 聯營公司之已收股息		58,065 700,000	116,681 122,740
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received	投資業務 上市及非上市投資之 已收股息 聯營公司之已收股息 已收利息		58,065 700,000 718,319	116,681 122,740 289,909
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties	投資業務 上市投資之 已收股息 聯營公司之已收股息 已收利息 購買投資物業 購買物業及其他固定資產		58,065 700,000	116,681 122,740
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties	投資業務 上市投資之 已收股息 聯營公司之已收股息 已收利愈 民收利資物業 時買物業及其他固定資產 支付物業存貨款項		58,065 700,000 718,319 (1,538,916)	116,681 122,740 289,909 (908,863)
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment	投資業務 上市投資之 已收股息 聯營公司之已收股息 已收利息 購買投資物業 購買物業及其他固定資產		58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125)	116,681 122,740 289,909 (908,863) (9,072) (834,658)
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties	投資業務 上市投資之 已收股息 已收股司之已收股息 已收到息 时, 以到 的 以 的 的 的 的 的 的 的 的 的 的 的 的 的 的 的 的		58,065 700,000 718,319 (1,538,916) (16,897)	116,681 122,740 289,909 (908,863) (9,072)
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties Proceeds on disposals of properties and othe fixed assets	投資業務 上市投資之 已收股司息 已已收股司息 时間買物業 時間對物業存實 時間對物業存實 出售物業資物 出售物業項 出售物業項		58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125)	116,681 122,740 289,909 (908,863) (9,072) (834,658)
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties Proceeds on disposals of properties and othe fixed assets Proceeds from disposals and redemption	投資業務 上市投資之 一時期期 一時期期 一時期期 一時期期 一時期期 一時期期 一時期 一時期 一		58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125) 92,627	116,681 122,740 289,909 (908,863) (9,072) (834,658)
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties Proceeds on disposals of properties and other fixed assets Proceeds from disposals and redemption upon maturity of available-for-sale	投資業務 上市投資之 已收股司息 已已收股司息 时間買物業 時間對物業存實 時間對物業存實 出售物業資物 出售物業項 出售物業項		58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125) 92,627	116,681 122,740 289,909 (908,863) (9,072) (834,658) 1,926
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties Proceeds on disposals of properties and other fixed assets Proceeds from disposals and redemption upon maturity of available-for-sale investments Purchases of available-for-sale investments	投資業務 上市投資之 一時期期 一時期期 一時期期 一時期期 一時期期 一時期期 一時期 一時期 一		58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125) 92,627	116,681 122,740 289,909 (908,863) (9,072) (834,658)
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties Proceeds on disposals of properties and other fixed assets Proceeds from disposals and redemption upon maturity of available-for-sale investments Purchases of available-for-sale investments Net cash outflow on acquisition of	投資業務 市投資之。 一次		58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125) 92,627 25 115,755 (3,927,101)	116,681 122,740 289,909 (908,863) (9,072) (834,658) 1,926 71
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties Proceeds on disposals of properties and other fixed assets Proceeds from disposals and redemption upon maturity of available-for-sale investments Purchases of available-for-sale investments Net cash outflow on acquisition of subsidiaries	投資業務 市投資學收買買付售 医原子 人名	44(a)	58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125) 92,627 25	116,681 122,740 289,909 (908,863) (9,072) (834,658) 1,926 71
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties Proceeds on disposals of properties and other fixed assets Proceeds from disposals and redemption upon maturity of available-for-sale investments Purchases of available-for-sale investments Net cash outflow on acquisition of	投資業務 市投資之。 一次		58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125) 92,627 25 115,755 (3,927,101)	116,681 122,740 289,909 (908,863) (9,072) (834,658) 1,926 71 1,465,148 (87,607) (15,162)
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties Proceeds on disposals of properties and other fixed assets Proceeds from disposals and redemption upon maturity of available-for-sale investments Purchases of available-for-sale investments Net cash outflow on acquisition of subsidiaries Net cash inflow on disposal of subsidiaries Acquisition of additional interest	投資市已營收買買付售 售所售待 買購現售現購入 以公利投物物投 物得及售 待附金附金一段 以上 的人类 其 時所 資司淨司淨屬 以	44(b)	58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125) 92,627 25 115,755 (3,927,101) (388,884) 495,104	116,681 122,740 289,909 (908,863) (9,072) (834,658) 1,926 71
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties Proceeds on disposals of properties and other fixed assets Proceeds from disposals and redemption upon maturity of available-for-sale investments Purchases of available-for-sale investments Net cash outflow on acquisition of subsidiaries Net cash inflow on disposal of subsidiaries Acquisition of additional interest in a subsidiary	投資 下一門 大學 一		58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125) 92,627 25 115,755 (3,927,101) (388,884) 495,104 (1,600,000)	116,681 122,740 289,909 (908,863) (9,072) (834,658) 1,926 71 1,465,148 (87,607) (15,162) 2,465,102
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties Proceeds on disposals of properties and other fixed assets Proceeds from disposals and redemption upon maturity of available-for-sale investments Purchases of available-for-sale investments Net cash outflow on acquisition of subsidiaries Net cash inflow on disposal of subsidiaries Acquisition of additional interest in a subsidiary Advances to associates	投上 聯已購購支出 出 出 購收 出 收 整務 非限司息資業業資 業款到投 售屬流屬流間權營 大學	44(b)	58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125) 92,627 25 115,755 (3,927,101) (388,884) 495,104 (1,600,000) (86,026)	116,681 122,740 289,909 (908,863) (9,072) (834,658) 1,926 71 1,465,148 (87,607) (15,162) 2,465,102
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties Proceeds on disposals of properties and other fixed assets Proceeds from disposals and redemption upon maturity of available-for-sale investments Purchases of available-for-sale investments Net cash outflow on acquisition of subsidiaries Net cash inflow on disposal of subsidiaries Acquisition of additional interest in a subsidiary	投上 聯已購購支出 出 出 購收 出 收 墊聯墊資市已營收買買付售 售所售待 買購現售現購額付營付投 收 他款所 经项期资 投公出公入附金一外聯公一 大人 以 固項得 固 回款 经司淨司淨屬 司款受 人	44(b)	58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125) 92,627 25 115,755 (3,927,101) (388,884) 495,104 (1,600,000)	116,681 122,740 289,909 (908,863) (9,072) (834,658) 1,926 71 1,465,148 (87,607) (15,162) 2,465,102
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties Proceeds on disposals of properties and othe fixed assets Proceeds from disposals and redemption upon maturity of available-for-sale investments Purchases of available-for-sale investments Net cash outflow on acquisition of subsidiaries Net cash inflow on disposal of subsidiaries Acquisition of additional interest in a subsidiary Advances to associates Repayments from associates Advance to an investee company Repayment from an investee company	投上 聯已購購支出 出 出 購收 出 收 墊聯墊一賽,我們不可以 一次 一次 一次 一次 一次 一次 一次 一次 一次 一次	44(b)	58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125) 92,627 25 115,755 (3,927,101) (388,884) 495,104 (1,600,000) (86,026) 149,973 (61,554) 192	116,681 122,740 289,909 (908,863) (9,072) (834,658) 1,926 71 1,465,148 (87,607) (15,162) 2,465,102 - (729,773) 1,143,794 (16,494) 93
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties Proceeds on disposals of properties and other fixed assets Proceeds from disposals and redemption upon maturity of available-for-sale investments Purchases of available-for-sale investments Net cash outflow on acquisition of subsidiaries Net cash inflow on disposal of subsidiaries Acquisition of additional interest in a subsidiary Advances to associates Repayments from associates Advance to an investee company	投上 聯已購購支出 出 出 購收 出 收 墊聯墊資市已營收買買付售 售所售待 買購現售現購額付營付投 收 他款所 经项期资 投公出公入附金一外聯公一 大人 以 固項得 固 回款 经司淨司淨屬 司款受 人	44(b)	58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125) 92,627 25 115,755 (3,927,101) (388,884) 495,104 (1,600,000) (86,026) 149,973 (61,554)	116,681 122,740 289,909 (908,863) (9,072) (834,658) 1,926 71 1,465,148 (87,607) (15,162) 2,465,102 - (729,773) 1,143,794 (16,494)
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties Proceeds on disposals of properties and other fixed assets Proceeds from disposals and redemption upon maturity of available-for-sale investments Purchases of available-for-sale investments Net cash outflow on acquisition of subsidiaries Net cash inflow on disposal of subsidiaries Acquisition of additional interest in a subsidiary Advances to associates Repayments from associates Advance to an investee company Repayment from an investee company (Increase) decrease in pledged deposits	投上 聯已購購支出 出 出 購收 出 收 墊聯墊一抵養市已營收買買付售 售所售待 買購現售現購額付營付間押市 已 業其貨業 其 時所 資司淨司淨屬 司勣受済 收 他款所 他 贖得 之額之額公 款 投公加公人附益公還接投(增 固項得 固 回款 一	44(b)	58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125) 92,627 25 115,755 (3,927,101) (388,884) 495,104 (1,600,000) (86,026) 149,973 (61,554) 192	116,681 122,740 289,909 (908,863) (9,072) (834,658) 1,926 71 1,465,148 (87,607) (15,162) 2,465,102 - (729,773) 1,143,794 (16,494) 93
Investing activities Dividend received from listed and unlisted investments Dividend received from associates Interest received Purchases of investment properties Purchase of properties and other fixed assets Payments for stock of properties Proceeds on disposals of investment properties Proceeds on disposals of properties and othe fixed assets Proceeds from disposals and redemption upon maturity of available-for-sale investments Purchases of available-for-sale investments Net cash outflow on acquisition of subsidiaries Net cash inflow on disposal of subsidiaries Acquisition of additional interest in a subsidiary Advances to associates Repayments from associates Advance to an investee company Repayment from an investee company	投上 聯已購購支出 出 出 購收 出 收 墊聯墊一賽,我們不可以 一次 一次 一次 一次 一次 一次 一次 一次 一次 一次	44(b)	58,065 700,000 718,319 (1,538,916) (16,897) (1,366,125) 92,627 25 115,755 (3,927,101) (388,884) 495,104 (1,600,000) (86,026) 149,973 (61,554) 192	116,681 122,740 289,909 (908,863) (9,072) (834,658) 1,926 71 1,465,148 (87,607) (15,162) 2,465,102 - (729,773) 1,143,794 (16,494) 93

For the year ended 31st December, 2011 截至二零一一年十二月三十一日止年度

Notes Not					
Financing activities Dividends paid Dividends paid Dividend paid to non-controlling shareholders 已付非控股股東之股息 Dividend paid to non-controlling shareholders 已付非控股股東之股息 Dividend paid to non-controlling shareholders 已付非控股股東之股息 Dividend paid to non-controlling shareholders Dipidend paid to non-contro				2011	2010
Pinancing activities Dividends paid Dividends paid Dividend paid to non-controlling shareholders 日付 非控股股東之股息 (13,595) (120,237) Interest paid Repayments of bank loans and other loans raised Repayments of bank loans and other loans Repurchase of own shares 回腦本身股份 Capital contribution by non-controlling shareholders Net cash generated from 来自融資業務之 financing activities 現金淨額 Cash and cash equivalents at 1st January 現金等值項目 Cash and cash equivalents お 分子のでは、 現金等値項目 なお も のでは、 日本ののでは、 日本ののでは、 日本ののでは、 日本ののでは、 日本ののでは、 日本ののでは、 日本ののでは、 日本ののでは、 日本ののでは、 日本のでは、 日本のでは		N	lotes	HK\$'000	HK\$'000
Dividends paid 已付股息 (38,152) (782,548) Dividend paid to non-controlling shareholders 已付非控股股東之股息 (13,595) (120,237) Interest paid 已付利息 (311,285) (109,073) New bank loans and other loans raised 新增銀行貸款及其他貸款 (11,805,625) (9,939,585) Repurchase of own shares 回膳本身股份 - (535,664) Capital contribution by non-controlling 非控股股東注資 (111,984) (69,031) Net cash generated from 來自融資業務之 (111,984) (69,031) Net (decrease) increase in cash and cash equivalents 和 1 st January 現金等值項目 (3,20) 增加淨額 (6,488,795) 5,437,146 Cash and cash equivalents 和 1 st January 現金等值項目 (7,972 51,510) Cash and cash equivalents 於一月一日之現金及 和 1 st January 現金等值項目 (7,972 51,510) Cash and cash equivalents 於十二月三十一日之現金及 和 3 st December 現金等值項目 4,268,499 10,689,322		В	付註	千港元	千港元
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Repayments of bank loans and other loans 信選銀行貸款及其他貸款 (11,805,625) (9,939,585) Repurchase of own shares 回購本身股份 - (535,664) 非控股股東注資 (111,984) (69,031) Net cash generated from financing activities 現金淨額 (881,240 4,656,976) Net (decrease) increase in cash and cash equivalents at 1st January 現金等值項目 (減少)增加淨額 (6,488,795) 5,437,146 Cash and cash equivalents at 1st January 現金等值項目 (7,972 51,510) Cash and cash equivalents か十二月三十一日之現金及 現金等值項目 10,689,322 5,200,666 Effect of foreign exchange rate changes 匯率變動之影響 67,972 51,510 Cash and cash equivalents か十二月三十一日之現金及 現金等值項目 4,268,499 10,689,322 Analysis of the balances of cash and cash equivalents 結餘分析	Interest paid	已付利息		(311,285)	(109,073)
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Effect of foreign exchange rate changes 匯率變動之影響 67,972 51,510 Cash and cash equivalents	•			10.689.322	5.200.666
Cash and cash equivalents		70 II 7 II		10,000,022	3,233,333
Cash and cash equivalents	Effect of foreign exchange rate changes	匯率變動之影響		67,972	51,510
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### Page ###	Cash and cash equivalents	於十二月三十一日之現金及			
Analysis of the balances of cash and g金及現金等值項目 cash equivalents 結餘分析	•			4.268.499	10.689.322
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	Time deposits, bank balances and cash	正期仔款、銀行結餘及現金		4,268,499	10,689,322

The accompanying notes form an integral part of these consolidated 綜合財務報表附註乃綜合財務報表的一部分。 financial statements.