

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

For the year ended 31st December, 2016 截至二零一六年十二月三十一日止年度

	Notes 附註	2016 HK\$'000 千港元	2015 HK\$'000 千港元
Operating activities	經營業務		
Profit before tax	除稅前溢利	7,258,155	8,196,126
Adjustments for:	因下列事項之調整：		
Depreciation of property, plant and equipment	物業、廠房及設備折舊	10,304	55,832
Fair value changes on financial guarantees	財務擔保之公平值變動	-	58
Interest expenses	利息開支	227,478	289,989
Interest income	利息收入	(2,765,341)	(765,347)
Dividends income from listed and unlisted investments	上市及非上市投資股息收入	(242,837)	(66,642)
Impairment losses recognised in respect of trade receivables	就應收貿易賬項確認減值虧損	413	78
Impairment losses reversed in respect of trade receivables	就應收貿易賬項撥回減值虧損	(994)	(385)
Impairment loss reversed in respect of an other receivable	就一項其他應收賬項撥回之減值虧損	(1,990)	(4,386)
Write off overprovision in prior years, net impairment loss for an available-for-sale investment	撇銷過往年度超額撥備淨額待售投資減值虧損	(1,600)	-
Unrealised gain arising on change in fair value of investments held-for-trading	持作買賣之投資之公平值變動而產生之未變現收益	-	(24,159)
Unrealised loss (gain) arising on change in fair value of bonds	債券之公平值變動而產生之未變現虧損(收益)	126,183	(309,369)
Unrealised loss arising on change in fair value of club debentures	會籍債券之公平值變動而產生之未變現虧損	269	-
Gain on disposal of investment property	出售投資物業之收益	-	(17,679)
(Gain) loss on disposals of equipment, net	出售設備之(收益)虧損淨額	(216)	1,255
Loss on disposal of a club debenture	出售會籍債券之虧損	53	-
Share of results of associates	攤佔聯營公司業績	(161,182)	(649,705)
Fair value changes on investment properties	投資物業之公平值變動	(139,216)	(4,689,224)
Gain on disposals of subsidiaries, net	出售附屬公司之收益淨額	(2,311,127)	(941,010)
Write-down of stock of properties	物業存貨之減值	128,457	-
Underprovision for rental guarantee	租金擔保撥備不足	160	8
Impairment loss recognised in respect of interest in and advance to an associate, net	就一間聯營公司權益及墊付該聯營公司款項確認之減值虧損淨額	6,083	-
Loss on dissolution of an associate	一間聯營公司解散之虧損	2	-
Exchange gain, net	匯兌收益淨額	(35,731)	(18,189)

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Operating cash flows before movements in working capital	營運資金變動前之經營現金流量	2,097,323	1,061,150
Decrease in stock of properties	物業存貨減少	1,296,535	41,364
Increase in inventories	存貨增加	(327)	(465)
(Increase) decrease in debtors, deposits, other receivables and prepayments	應收賬項、按金、其他應收賬項及預付款項(增加)減少	(177,718)	54,334
Decrease in investments held-for-trading	持作買賣之投資減少	364,244	161,859
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	-	(6,133,061)
Increase in financial assets measured at fair value through profit or loss	通過損益以反映公平值計量之金融資產增加	(4,009,779)	-
Decrease (increase) in securities trading receivables and deposits	應收證券交易賬項及存款減少(增加)	58,848	(25,791)
Decrease (increase) in sales proceeds held by stakeholders	保管人所持銷售所得款項減少(增加)	1,595,536	(24,550)
Decrease in creditors and accruals	應付賬項及應計款項減少	(646,446)	(35,083)
Decrease in securities trading and margin payable	應付證券交易款項及保證金減少	(1,936)	(34,297)
(Decrease) increase in deposits and receipts in advance	按金及預收款項(減少)增加	(336,309)	285,044
Decrease in provisions	撥備減少	(1,409)	(27,577)
Cash generated from (used in) operating activities	來自(用於)經營業務之現金	238,562	(4,677,073)
Income tax paid, net	已付所得稅淨額	(448,751)	(151,285)
Net cash used in operating activities	用於經營業務之現金淨額	(210,189)	(4,828,358)

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Investing activities	投資業務		
Dividends received from listed and unlisted investments	已收上市及非上市投資之股息	212,837	66,642
Dividends received from associates	已收聯營公司之股息	155,840	687
Interest received	已收利息	840,888	438,224
Payments for investment properties	支付投資物業款項	(29,979)	(171,033)
Purchases of investment properties	購買投資物業	(3,554,052)	–
Purchases of property, plant and equipment	購買物業、廠房及設備	(8,443)	(49,158)
Payments for stock of properties	支付物業存貨款項	(85,705)	(205,915)
Proceed on disposal of investment property, net	出售投資物業所得款項淨額	–	89,958
Proceeds on disposals of equipment	出售設備所得款項	506	599
Deposit received on disposal of a subsidiary	已收出售一間附屬公司之按金	–	1,250,000
Net cash inflow on disposals of subsidiaries	出售附屬公司之現金流入淨額	6,902,333	3,949,526
Deferred considerations received in respect of disposals of subsidiaries	已收出售附屬公司之遞延代價	8,912,500	–
Advances to associates	墊付聯營公司之款項	(3,685)	(847,664)
Repayments from associates	聯營公司還款	–	19,775
Advances from associates	向聯營公司墊款之款項	134,400	1,835,229
Advance to an investee company	墊付一間接受投資公司之款項	(179,860)	(184,779)
(Increase) decrease in pledged deposits	抵押存款之(增加)減少	(875,482)	194,866
Purchase of a financial asset measured at fair value through other comprehensive income	購買通過其他全面收益以反映公平值計量之金融資產	(6,926,166)	–
Net return of capital contribution from a financial asset measured at fair value through other comprehensive income	來自通過其他全面收益以反映公平值計量之金融資產之注資資本歸還淨額	6,499	–
Proceed from disposal of a financial asset measured at fair value through profit or loss	出售通過損益以反映公平值計量之金融資產之所得款項	5	–
Purchases of available-for-sale investments	購買待售投資	–	(648,214)
Further contribution to an available-for-sale investment	對待售投資作進一步注資	–	(313,812)
Net cash generated from investing activities	來自投資業務之現金淨額	5,502,436	5,424,931

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Financing activities	融資業務			
Dividends paid	已付股息		(9,700,227)	(6,641,966)
Dividends paid to non-controlling shareholders	已付非控股股東之股息		(315,000)	–
Interest paid	已付利息		(292,942)	(412,514)
New bank loans and other loans raised	新增銀行貸款及其他貸款		26,037,379	18,274,763
Repayments of bank loans and other loans	償還銀行貸款及其他貸款		(22,370,483)	(13,680,140)
Advances from non-controlling shareholders	向非控股股東墊款之款項		–	17,209
Repayments to non-controlling shareholders	償還非控股股東之款項		(439,007)	–
Net cash used in financing activities	用於融資業務之現金淨額		(7,080,280)	(2,442,648)
Net decrease in cash and cash equivalents	現金及現金等值項目減少淨額		(1,788,033)	(1,846,075)
Cash and cash equivalents at 1st January	於一月一日之現金及 現金等值項目		2,862,041	4,742,903
Effect of foreign exchange rate changes	匯率變動之影響		(3,537)	(34,787)
Cash and cash equivalents at 31st December	於十二月三十一日之 現金及現金等值項目		1,070,471	2,862,041
Analysis of the balances of cash and cash equivalents	現金及現金等值項目結餘分析			
Time deposits, bank balances and cash	定期存款、銀行結餘及現金		1,070,471	2,849,807
Bank balances and cash included in assets classified as held for sale	包括在列為持作出售之資產之 銀行結餘及現金	36	–	12,234
			1,070,471	2,862,041

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