

CONSOLIDATED STATEMENT OF CASH FLOWS

for the year ended 31 March 2014
(expressed in Hong Kong Dollars)

	Note	2014		2013	
		\$'000	\$'000	\$'000	\$'000
Cash flows from operating activities					
Operating (deficit) / surplus before income tax		(2,269,780)		4,436,594	
Adjustments for:					
Share of surplus / upfront premium from property developer in the form of assets		-		(228,523)	
Interest income		(117,058)		(144,432)	
Depreciation and amortisation		32,372		20,711	
Loss / (gain) on disposal of property, plant and equipment		16		(18)	
Net foreign exchange losses / (gains)		8,607		(9,190)	
Loss / (gain) on financial assets at fair value through profit or loss		1,579		(19,920)	
Provision for / (write back of) impairment on properties and committed projects		<u>3,010,458</u>		<u>(1,727,182)</u>	
Operating surplus before working capital changes		666,194		2,328,040	
Decrease / (increase) in receivables from property developers		2,240,340		(2,014,390)	
Changes in balances with jointly controlled development projects		(625,061)		(155,742)	
Increase in properties under development		(5,455,375)		(3,800,696)	
Increase in properties acquired pending redevelopment		(200)		-	
Decrease in building rehabilitation loans		14,623		21,409	
Decrease in prepayments		55,108		152,059	
Increase in other receivables		(330,600)		(56,719)	
Decrease in trade and other receivables		159		499	
Decrease in properties held for sale		150		-	
Increase in trade and other payables		510,770		527,962	
Decrease / (increase) in financial assets at fair value through profit or loss		<u>116,713</u>		<u>(344,282)</u>	
Cash used in operations		(2,807,179)		(3,341,860)	
Interest received		108,051		221,412	
Interest paid		<u>(57,467)</u>		<u>(38,022)</u>	
Net cash used in operating activities			(2,756,595)		(3,158,470)
Cash flows from investing activities					
Decrease in bank deposits with maturities more than 3 months		2,034,300		1,255,168	
Purchase of property, plant and equipment		(25,541)		(18,686)	
Proceeds from sale of property, plant and equipment		<u>5</u>		<u>18</u>	
Net cash generated from investing activities			2,008,764		1,236,500
Cash flows from financing activity					
Redemption of debt securities		-		(1,500,000)	
Proceeds from issuance of debt securities		<u>1,500,000</u>		<u>3,100,000</u>	
Net cash generated from financing activity			<u>1,500,000</u>		<u>1,600,000</u>
Net increase / (decrease) in cash and cash equivalents			752,169		(321,970)
Cash and cash equivalents at 1 April			4,031,756		4,344,536
Exchange (loss) / gain on cash and cash equivalents			<u>(8,607)</u>		<u>9,190</u>
Cash and cash equivalents at 31 March			<u>4,775,318</u>		<u>4,031,756</u>
Analysis of cash and bank balances					
Cash and cash equivalents			4,775,318		4,031,756
Other bank deposits with maturities more than 3 months			<u>1,369,700</u>		<u>3,404,000</u>
Cash and bank balances at 31 March	19		<u>6,145,018</u>		<u>7,435,756</u>

The notes on pages 111 to 147 form part of these consolidated financial statements.