

綜合現金流量表 CONSOLIDATED STATEMENT OF CASH FLOWS

Year ended 31 March 2015 截至二零一五年三月三十一日止年度

	附註 Notes	二零一五年 2015 千港元 HK\$'000	二零一四年 2014 千港元 HK\$'000
來自經營業務之現金流量			
除稅前溢利		823,211	519,658
已就下列各項作出調整：	Adjustments for:		
融資成本	Finance costs	6 14,706	23,108
聯營公司應佔溢利	Share of profits of associates	—	(3,301)
出售聯營公司權益之虧損	Loss on disposal of interests in associates	—	11,335
出售附屬公司之虧損	Loss on disposal of subsidiaries	7 790	—
利息收入	Interest income	5 (26,211)	(23,865)
上市投資之股息收入	Dividend income from listed investments	5 —	(156)
出售及撇銷物業、機器及設備 項目之虧損	Loss on disposal and write-off of items of property, plant and equipment	7 180	17,332
出售一項投資物業之虧損	Loss on disposal of an investment property	7 161	—
折舊	Depreciation	7 78,913	75,858
按公平值計入損益之投資之 公平值虧損，淨額	Fair value losses on investments at fair value through profit or loss, net	7 —	427
衍生金融工具之公平值 虧損／(盈利)	Fair value losses/(gains) on derivative financial instruments	7 (229)	128
投資物業公平值之變動	Changes in fair value of investment properties	7 (33,121)	(37,494)
物業、機器及設備項目減值	Impairment of items of property, plant and equipment	7 2,000	—
其他資產減值	Impairment of other assets	7 —	20
應收貿易賬款減值	Impairment of trade receivables	7 387	194
其他應收款減值	Impairment of other receivables	7 1,069	1,217
一間聯營公司之欠款之減值	Impairment of an amount due from an associate	7 14	10
		861,870	584,471
發展中物業及持有供銷售 之物業增加，淨額	Increase in properties under development and properties held for sale, net	(168,245)	(24,178)
存貨減少／(增加)	Decrease/(increase) in inventories	(573)	1,555
客戶有關合約工程 之欠款增加	Increase in amounts due from customers for contract works	(59,771)	(7,484)
應收貿易賬款增加	Increase in trade receivables	(243,850)	(43,062)
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	4,848	(28,690)
應付貿易賬款及應計款項 增加／(減少)	Increase/(decrease) in trade payables and accruals	293,128	(3,318)
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	19,234	18,145
欠客戶有關合約工程 之款項增加／(減少)	Increase/(decrease) in amounts due to customers for contract works	(52,545)	211,627
已收訂金增加／(減少)	Increase/(decrease) in deposits received	(90,189)	59,670
來自經營業務之現金	Cash generated from operations	563,907	768,736



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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	(9,717)	(11,860)
其他地區	Elsewhere	(200,803)	(323,188)
已退回中國稅項：	Taxes refunded in the PRC:		
香港	Hong Kong	579	11,570
外幣匯率變動之影響，淨額	Effect of foreign exchange rate changes, net	209	4,640
來自經營業務之現金流量淨額	Net cash flows from operating activities	354,175	449,898
來自投資業務之現金流量	CASH FLOWS FROM INVESTING ACTIVITIES		
已收利息	Interest received	26,211	23,865
上市投資之股息收入	Dividend income from listed investments	—	156
購入物業、機器及設備項目	Purchases of items of property, plant and equipment	(77,875)	(60,031)
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 (717)	(4,905)
添置投資物業	Additions to investment properties	(54,949)	(1,780)
添置其他資產	Additions to other assets	—	(140)
添置可供出售投資	Additions to an available-for-sale investment	—	(1,250)
就擬出售一間附屬公司部分 權益之已退回訂金	Deposit refunded in respect of proposed partial disposal of a subsidiary	—	(6,000)
按公平值計入損益之投資減少	Decrease in investments at fair value through profit or loss	—	271,946
出售物業、機器及設備項目 所得款項	Proceeds on disposal of items of property, plant and equipment	4,735	10,173
出售一項投資物業所得款項	Proceeds on disposal of an investment property	2,080	—
收購一間附屬公司之額外權益 所得款項，淨額	Proceeds on acquisition of additional interest in a subsidiary, net	39 (15,000)	(66,000)
出售一間附屬公司部分權益	Partial disposal of a subsidiary	40	125,000
出售附屬公司	Disposal of subsidiaries	41	—
出售聯營公司權益所得款項	Proceeds on disposal of interests in associates	18(c)	13,400
聯營公司欠款／貸款減少／ (增加)	Decrease/(increase) in amounts due from/ loans to associates		(14) 10,255
訂立時原定於三個月後 到期之無抵押定期存款 減少／(增加)	Decrease/(increase) in non-pledged time deposit with original maturity of more than three months when acquired		137,485 (137,485)
受限制現金減少／(增加)	Decrease/(increase) in restricted cash	(20,759)	56,966
來自投資業務之現金流量淨額	Net cash flows from investing activities	27,053	234,170



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來自融資業務之現金流量			
已付銀行借貸利息		(18,699)	(28,077)
新批銀行借貸		284,000	9,248
償還銀行借貸		(502,641)	(259,335)
就獲行使購股權發行新股份	32	—	2,920
支付非控股股東股息		(129,250)	—
自一位非控股股東墊付之貸款			
	40	—	32,000
自一間聯營公司取得之貸款增加		—	7,000
已付股息		(131,200)	(43,633)
		<u>(497,790)</u>	<u>(279,877)</u>
用於融資業務之現金流量淨額			
現金及等同現金項目 增加/(減少)淨額		(116,562)	404,191
於年初之現金及等同現金項目		1,410,422	1,018,452
外幣匯率變動之影響，淨額		(6,364)	(12,221)
		<u>1,287,496</u>	<u>1,410,422</u>
於年終之現金及等同現金項目			
現金及等同現金項目結存分析			
現金及銀行結存	26	541,064	441,688
無抵押定期存款	26	746,432	1,106,219
		<u>1,287,496</u>	<u>1,547,907</u>
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	26	—	(137,485)
		<u>1,287,496</u>	<u>1,410,422</u>
於綜合現金流量表所列之現金 及等同現金項目			
		<u>1,287,496</u>	<u>1,410,422</u>