Consolidated Statement of Cash Flows

Year ended 31 December 2018

	Notes	2018	2017
	Ivoies	HK\$'000	HK\$'000
CASH FLOWS FROM OPERATING ACTIVITIES			/
Profit before tax		493,232	95,468
Adjustments for:	_	(0.50/	10 /00
Finance costs	6	60,584	18,490
Gain on disposal of subsidiaries, net Gain on disposal of interests in an associate	7	(1,030,055) (143)	_
Interest income	5	(41,675)	(15,844)
Gain on disposal of items of property, plant and equipment	7	(4,683)	(7,308)
Equity-settled share option expense	7	160,060	(7,500)
Depreciation	7	48,465	61,388
Fair value gain on financial assets at fair value through	,	,	
profit or loss	7	(153,777)	(10,865)
Gain on disposal of an investment fund at fair value through			
profit or loss	7	_	(11,163)
Fair value loss on a derivative financial instrument	7	_	33,057
Changes in fair value of investment properties	7	_	(23,175)
Write-down of properties under development	7	452,903	_
Impairment of contract assets	7	2,048	_
Impairment/(write-back of impairment) of other receivables	7	(144)	1,029
Impairment/(write-back of impairment) of an amount	7	(12)	1.2
due from an associate	7	(13)	13
		(13,198)	141,090
Increase in properties under development and properties		, , ,	
held for sale, net		(121,267)	(12,570,514)
Increase in inventories		(3,943)	(11,858)
Decrease in amounts due from customers for contract works		_	16,482
Increase in contract assets		(225,224)	_
Decrease/(increase) in trade and retention receivables		(40,463)	158,572
Decrease/(increase) in prepayments, deposits and other receivables		(44,029)	21,399
Decrease in an amount due to a related company		(9,668)	(120,207)
Increase in trade and retention payables and accruals		(41,456)	(129,287)
Increase/(decrease) in other payables, deposits received and		(56,334)	28,594
receipts in advance Decrease in amounts due to customers for contract works		(50,554)	(172,277)
Increase in contract liabilities		(132,770)	(1/2,2//)
Decrease in deposits received		(132,770)	(43,839)
		· ·	<u> </u>
Cash used in operations		(688,352)	(12,561,638)
The state of the s			
Taxes paid in the People's Republic of China (the "PRC"):		(1.00()	(126 (70)
Hong Kong Elsewhere		(1,896)	(136,679)
Taxes refunded in the PRC:		(114,933)	(268,169)
Hong Kong		485	1,777
Elsewhere		3	2,444
Effect of foreign exchange rate changes, net		(4,905)	(10,721)
Net cash flows used in operating activities		(809,598)	(12,972,986)

Consolidated Statement of Cash Flows

Year ended 31 December 2018

	Notes	2018 HK\$'000	2017 HK\$'000
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received		41,675	15,844
Purchases of items of property, plant and equipment		(58,775)	(11,397)
Deposits paid for acquisition of items of property,			
plant and equipment	23	(335)	(41)
Proceeds from disposal of items of property, plant and equipment		4,866	8,234
Proceeds from disposal of subsidiaries	42	6,650,083	_
Proceeds from disposal of an associate	16	143	_
Decrease/(increase) in an amount due from an associate		13	(13)
Capital injection to a financial asset at fair value			
through profit or loss	24(i)	(633,160)	(728,000)
Return of initial capital from financial assets at fair value			
through profit or loss	24(i)	1,361,160	_
Purchase of an investment fund at fair value through profit or loss	24(ii)	(345,246)	(600,600)
Proceeds from disposal of an investment fund at fair value			
through profit or loss		-	611,763
Subscription of convertible bonds	24(iii)	(800,000)	_
Advance payment for capital contribution to a financial asset at			
fair value through profit or loss	23	(367,700)	_
Investment income from a financial asset at fair value through			
profit or loss		17,626	_
Increase in a derivative financial instrument		-	(2,351)
Redemption of a derivative financial instrument		-	7,767
Increase in restricted cash		(1,430,897)	_
Increase in structured deposits		(580,686)	_
Decrease/(increase) in non-pledged time deposits with original			
maturity of more than three months when acquired		(2,000,000)	34,237
Net cash flows from/(used in) investing activities		1,858,767	(664,557)
1.00 out 10 110 Holls (about 11) Investing activities		1,000,707	(001,777)

Consolidated Statement of Cash Flows

Year ended 31 December 2018

CASH FLOWS FROM FINANCING ACTIVITIES Proceeds from issue of shares 32 2,100 2,323,624 Advance receipt for issue of shares 32 2,100 2,323,624 Advance receipt for issue of shares 32 2,100 2,323,624 Advance receipt for issue of shares 32 2,100 2,323,624 Advance receipt for issue of shares 32 2,100 2,323,624 Advance receipt for issue of shares 32 2,100 2,323,624 Advance receipt for issue of shares 32 2,100 2,100 Shares repurchased 32 58,015 - Proceeds from issue of guaranteed notes 30 - 0,10,849 Interest paid (10,849) Interest paid (214,040) (106,992) New bank borrowings (214,040) (106,992) New bank borrowings (300,000 - Repayment of bank borrowings (5,580,353) (1,579,304) Loan from non-controlling interests - 2,506 Loan from an intermediate holding company - 460,040 Loan from an intermediate holding company - 460,040 Repayment of loan to the immediate holding company - (460,040 Repayment of loan to the immediate holding company - (2,218,830) Repayment of loan to an intermediate holding company - (2,218,830) Repayment of loan to an intermediate holding company - (2,506 Repayment of loan to an intermediate holding company - (400,400 Repayment of loan to non-controlling interests - (3,000 Dividends paid to non-controlling interests - (3,000 Dividends paid to non-controlling interests - (3,000 Dividends paid to non-controlling interests (340,249 (113,416 Net cash flows from/(used in) financing activities (2,959,457) 14,620,895 NET INCREASE/(DECREASE) IN CASH AND CASH (1,910,288) 983,352 Cash and cash equivalents at beginning of year (2,959,457) 2,817,211 ANALYSIS OF BALANCES OF CASH AND CASH (2,959,457) 2,327,460 Cash and cash equivalents as stated in the consolidated statement of financial position (2,854,257 2,327,460 Cash and cash equivalents as stated in the consolidated statement of cash flows (2,000,00				
Proceeds from issue of shares 32 2,100 2,323,624		Notes	2018	2017
Proceeds from issue of shares			HK\$'000	HK\$'000
Proceeds from issue of shares				
Advance receipt for issue of shares	CASH FLOWS FROM FINANCING ACTIVITIES			
Advance receipt for issue of shares 32	Proceeds from issue of shares	32	2,100	2,323,624
Share issue expenses 32	Advance receipt for issue of shares	33	2,100	_
Shares repurchased 32 (58,015)	•	32	_	(4,174)
Proceeds from issue of guaranteed notes 30			(58,015)	_
Guaranteed notes issue expenses 30			_	305,000
Interest paid			_	
New bank borrowings	*		(214,040)	
New other borrowing				
Repayment of bank borrowings				-
Loan from non-controlling interests				(1 579 304)
Loan from the immediate holding company Loan from an intermediate holding company Repayment of loan to the immediate holding company Repayment of loan to an intermediate holding company Repayment of loan to an intermediate holding company Repayment of loan to non-controlling interests Acquisition of additional interest in a subsidiary Dividends paid to non-controlling interests William (340,249) When the total controlling interests RET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS Cash and cash equivalents at beginning of year Effect of foreign exchange rate changes, net CASH AND CASH EQUIVALENTS AT END OF YEAR ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS Cash and bank balances CASH AND CASH EQUIVALENTS AT END OF YEAR ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS Cash and cash equivalents as stated in the consolidated statement of financial position Less: Non-pledged time deposits with original maturity of over three months when acquired Add: Pledged bank balances Cash and cash equivalents as stated in the disposal groups Cash and cash equivalents as stated in the consolidated statement of financial position Less: Non-pledged time deposits with original maturity of over three months when acquired Add: Pledged bank balances Add: Pledged bank balances Ash and cash equivalents as stated in the consolidated statement of cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of cash and cash equivalents attributabl			(5,500,555)	
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Cash and cash equivalents at beginning of year Effect of foreign exchange rate changes, net CASH AND CASH EQUIVALENTS AT END OF YEAR ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS Cash and bank balances Cash and bank balances Cash and cash equivalents as stated in the consolidated statement of financial position Less: Non-pledged time deposits with original maturity of over three months when acquired Add: Pledged bank balances Cash and cash equivalents as stated in the consolidated statement of account of the property of the	Net cash flows from/(used in) financing activities		(2,959,457)	14,620,895
Cash and cash equivalents at beginning of year Effect of foreign exchange rate changes, net CASH AND CASH EQUIVALENTS AT END OF YEAR ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS Cash and bank balances Cash and bank balances Cash and cash equivalents as stated in the consolidated statement of financial position Less: Non-pledged time deposits with original maturity of over three months when acquired Add: Pledged bank balances Cash and cash equivalents as stated in the consolidated statement of account of the property of the	NET INCDEASE/(DECDEASE) IN CASH AND CASH			
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Effect of foreign exchange rate changes, net CASH AND CASH EQUIVALENTS AT END OF YEAR ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS Cash and bank balances Non-pledged time deposits Cash and cash equivalents as stated in the consolidated statement of financial position Less: Non-pledged time deposits with original maturity of over three months when acquired Add: Pledged bank balances Cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of financial position Less: Non-pledged time deposits with original maturity of over three months when acquired Add: Pledged bank balances Cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of	EQUIVALENTS		(1,910,200)	903,332
Effect of foreign exchange rate changes, net CASH AND CASH EQUIVALENTS AT END OF YEAR ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS Cash and bank balances Non-pledged time deposits Cash and cash equivalents as stated in the consolidated statement of financial position Less: Non-pledged time deposits with original maturity of over three months when acquired Add: Pledged bank balances Cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of financial position Less: Non-pledged time deposits with original maturity of over three months when acquired Add: Pledged bank balances Cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of	Cook and sock souivalants at hasinning of year		2 017 211	1 02/ 211
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EQUIVALENTS Cash and bank balances Cash and bank balances Solution Cash and cash equivalents as stated in the consolidated statement of financial position Cash and cash equivalents with original maturity of over three months when acquired Add: Pledged bank balances Cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of Cash and cash equivalents as stated in the consolidated statement of Cash and cash equivalents as stated in the consolidated statement of	CASH AND CASH EQUIVALENTS AT END OF YEAR		915,409	2,817,211
Cash and bank balances Non-pledged time deposits Cash and cash equivalents as stated in the consolidated statement of financial position Less: Non-pledged time deposits with original maturity of over three months when acquired Add: Pledged bank balances Add: Cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of Cash and cash equivalents as stated in the consolidated statement of	ANALYSIS OF BALANCES OF CASH AND CASH			
Non-pledged time deposits 25 2,000,000 250,000 Cash and cash equivalents as stated in the consolidated statement of financial position Less: Non-pledged time deposits with original maturity of over three months when acquired (2,000,000) — Add: Pledged bank balances 25 37,469 41,414 Add: Cash and cash equivalents attributable to the disposal groups 11 23,683 448,337 Cash and cash equivalents as stated in the consolidated statement of	EQUIVALENTS			
Cash and cash equivalents as stated in the consolidated statement of financial position Less: Non-pledged time deposits with original maturity of over three months when acquired Add: Pledged bank balances Add: Cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of	Cash and bank balances	25	854,257	2,077,460
Cash and cash equivalents as stated in the consolidated statement of financial position Less: Non-pledged time deposits with original maturity of over three months when acquired Add: Pledged bank balances Add: Cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of	Non-pledged time deposits	25	2,000,000	250,000
financial position Less: Non-pledged time deposits with original maturity of over three months when acquired Add: Pledged bank balances Add: Cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of				
Less: Non-pledged time deposits with original maturity of over three months when acquired Add: Pledged bank balances Add: Cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of (2,000,000) - 25 37,469 41,414 23,683 448,337	•			
over three months when acquired (2,000,000) — Add: Pledged bank balances 25 37,469 41,414 Add: Cash and cash equivalents attributable to the disposal groups 11 23,683 448,337 Cash and cash equivalents as stated in the consolidated statement of			2,854,257	2,327,460
Add: Pledged bank balances Add: Cash and cash equivalents attributable to the disposal groups Cash and cash equivalents as stated in the consolidated statement of				
Add: Cash and cash equivalents attributable to the disposal groups 11 23,683 448,337 Cash and cash equivalents as stated in the consolidated statement of				_
Cash and cash equivalents as stated in the consolidated statement of				
	Add: Cash and cash equivalents attributable to the disposal groups	11	23,683	448,337
Cash nows 2,81/,211	•		015 400	2 017 211
	Cash nows		915,409	۷,81/,211