

Fair value gain on financial asset at fair value through profit or loss		(501)	(575)
Fair value loss from put liability to acquire non-controlling interests		424	10,948
<u>Finance cost</u>		730,386	1,000,633
<u>Interest income</u>		(90,349)	(164,910)
Impairment of goodwill	33	19,216	–
Loss on remeasurement of retained interest in a joint venture	33	51,450	–
Gain on change of control from subsidiaries to joint ventures	34	(4,962)	–
Gain on deemed acquisition of additional interest in an associate		(448)	–
Gain on repurchase of senior notes		(8,044)	–
Net gain on disposal of property, plant and equipment		(9,487)	(7,618)
Loss on disposal of investment properties		2,971	–
Net loss (gain) on disposal of subsidiaries	35	24,846	(1,370)
Net gain on disposal of associates		–	(84,597)
Gain on disposal of joint ventures		(250)	–
Loss (Gain) on lease modification		600	(1,311)
Share of profit of associates		(374,324)	(38,840)
Share of profit of joint ventures		(89,090)	(632,083)
Operating cash flows before movements in working capital		3,287,548	5,353,662
Properties for development		(9,010)	(58,420)
Inventories		(16,542)	9,150
Completed properties for sale		7,664,214	28,493,313
Properties under development for sale		(699,427)	(4,914,766)
Trade and other receivables and deposits		517,344	2,654,124
Trade and other payables		(3,171,124)	(1,895,109)
Contract liabilities		(4,056,400)	(23,253,017)
Cash generated from operations		3,516,603	6,388,937
<u>Interest paid</u>		(963,116)	(1,572,241)
Income tax paid		(1,792,323)	(2,277,117)
<u>Net cash from operating activities</u>		761,164	2,539,579