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**CIFI Holdings (Group) Co. Ltd.**

**旭輝控股(集團)有限公司**

(於開曼群島註冊成立的有限公司)

(「本公司」，股份代號：00884)

### 海外監管公告

本海外監管公告乃根據香港聯合交易所有限公司(「聯交所」)證券上市規則(「上市規則」)第13.10B條刊發。

茲提述本公司日期為二零二二年四月十二日內容有關發行該等債券的公告(「該公告」)。除另有界定者外，本公告所用詞彙與該公告所界定者具有相同涵義。

請參閱隨附日期為二零二二年四月十三日有關發行該等債券的發售通函(「發售通函」)，發售通函已在新交所網站刊發。

在聯交所網站登載發售通函僅為方便向香港投資者同步發佈資訊及遵守上市規則第13.10B條，除此之外並無任何其他目的。

發售通函並不構成向任何司法權區的公眾人士提呈出售任何證券的發售章程、通告、通函、宣傳冊或廣告，亦非向公眾人士發出邀請以就認購或購買任何證券作出要約，亦非旨在邀請公眾人士提呈認購或購買任何證券的要約。

發售通函不應被視為認購或購買本公司任何證券的勸誘，亦非旨在就此作出勸誘。投資者不應根據發售通函所載資料作出任何投資決定。

承董事會命  
旭輝控股(集團)有限公司  
主席  
林中

香港，二零二二年四月二十二日

於本公告日期，董事會成員包括執行董事林中先生、林偉先生、林峰先生、陳東彪先生及楊欣先生；非執行董事蔣達強先生；以及獨立非執行董事張永岳先生、陳偉成先生及林采宜女士。

## IMPORTANT NOTICE

**THIS OFFERING IS AVAILABLE ONLY TO NON-U.S. PERSONS WHO ARE OUTSIDE OF THE U.S.**

**IMPORTANT: You must read the following before continuing.** The following applies to the offering circular following this page, and you are therefore advised to read this carefully before reading, accessing or making any other use of the offering circular. In accessing the offering circular, you agree to be bound by the following terms and conditions, including any modifications to them any time you receive any information from us as a result of such access.

NOTHING IN THIS ELECTRONIC TRANSMISSION CONSTITUTES AN OFFER OF SECURITIES FOR SALE IN ANY JURISDICTION WHERE IT IS UNLAWFUL TO DO SO. THE SECURITIES HAVE NOT BEEN, AND WILL NOT BE, REGISTERED UNDER THE U.S. SECURITIES ACT OF 1933, AS AMENDED (THE “SECURITIES ACT”), OR THE SECURITIES LAWS OF ANY STATE OF THE UNITED STATES OR OTHER JURISDICTION AND THE SECURITIES MAY NOT BE OFFERED, SOLD OR OTHERWISE TRANSFERRED WITHIN THE UNITED STATES OR TO, OR FOR THE ACCOUNT OR BENEFIT OF, U.S. PERSONS (AS SUCH TERMS ARE DEFINED IN REGULATION S UNDER THE SECURITIES ACT), EXCEPT PURSUANT TO AN EXEMPTION FROM, OR IN A TRANSACTION NOT SUBJECT TO, THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT AND APPLICABLE STATE OR LOCAL SECURITIES LAWS.

THE FOLLOWING OFFERING CIRCULAR MAY NOT BE FORWARDED OR DISTRIBUTED TO ANY OTHER PERSON AND MAY NOT BE REPRODUCED IN ANY MANNER WHATSOEVER. ANY FORWARDING, DISTRIBUTION OR REPRODUCTION OF THIS DOCUMENT IN WHOLE OR IN PART IS UNAUTHORIZED. FAILURE TO COMPLY WITH THIS DIRECTIVE MAY RESULT IN A VIOLATION OF THE SECURITIES ACT OR THE APPLICABLE LAWS OF OTHER JURISDICTIONS. IF YOU HAVE GAINED ACCESS TO THIS TRANSMISSION CONTRARY TO ANY OF THE FOREGOING RESTRICTIONS, YOU ARE NOT AUTHORIZED AND WILL NOT BE ABLE TO PURCHASE ANY OF THE SECURITIES DESCRIBED HEREIN.

**The following offering circular is not a prospectus for the purposes of the European Union’s Directive Regulation (EU) 2017/1129.**

The communication of the attached offering circular and any other document or materials relating to the issue of the securities described therein is not being made, and such documents and/or materials have not been approved, by an authorized person for the purposes of section 21 of the United Kingdom’s Financial Services and Markets Act 2000, as amended (“FSMA”). Accordingly, such documents and/or materials are not being distributed to, and must not be passed on to, the general public in the United Kingdom. The communication of such documents and/or materials as a financial promotion is only being made to those persons in the United Kingdom falling within the definition of investment professionals (as defined in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the “Financial Promotion Order”)), or within Article 49(2)(a) to (d) of the Financial Promotion Order, or to any other persons to whom it may otherwise lawfully be made under the Financial Promotion Order (all such persons together being referred to as “relevant persons”). In the United Kingdom, the securities described in the attached offering circular are only available to, and any investment or investment activity to which the attached offering circular relates will be engaged in only with, relevant persons. Any person in the United Kingdom that is not a relevant person should not act or rely on the attached offering circular or any of its contents.

**PROHIBITION OF SALES TO EEA RETAIL INVESTORS** — The Bonds described in the following offering circular are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (“EEA”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, “**MiFID II**”); or (ii) a customer within the meaning of Directive 2016/97 (as amended, “**IMD**”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (the “**PRIIPs Regulation**”) for offering or selling the Bonds or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Bonds or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

**PROHIBITION OF SALES TO UK RETAIL INVESTORS** — The Bonds described in the following offering circular are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (“UK”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (“**EUWA**”); or (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA. Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the “**UK PRIIPs Regulation**”) for offering or selling the Bonds or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Bonds or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

**MiFID II product governance/Professional investors and ECPs only target market** — Solely for the purposes of manufacturer’s product approval process, the target market assessment in respect of the Bonds has led to the conclusion that: (i) the target market for the Bonds is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, “**MiFID II**”); and (ii) all channels for distribution of the Bonds to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Bonds (a “**distributor**”) should take into consideration the manufacturer’s target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Bonds (by either adopting or refining the manufacturer’s target market assessment) and determining appropriate distribution channels.

**CONFIRMATION AND YOUR REPRESENTATION:** IN ORDER TO BE ELIGIBLE TO VIEW THE OFFERING CIRCULAR OR MAKE AN INVESTMENT DECISION WITH RESPECT TO THE SECURITIES, INVESTORS MUST BE NON-U.S. PERSONS (AS DEFINED IN REGULATION S UNDER THE SECURITIES ACT) OUTSIDE THE UNITED STATES. BY ACCEPTING THE E-MAIL AND ACCESSING THE OFFERING CIRCULAR, YOU SHALL BE DEEMED TO HAVE REPRESENTED TO CREDIT SUISSE (HONG KONG) LIMITED AND THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED AS JOINT LEAD MANAGERS (COLLECTIVELY, THE “**JOINT LEAD MANAGERS**”), THAT (1) YOU AND ANY CUSTOMERS YOU REPRESENT ARE NON-U.S. PERSONS OUTSIDE THE UNITED STATES AND THAT THE E-MAIL ADDRESS THAT YOU GAVE US AND TO WHICH THIS E-MAIL HAS BEEN DELIVERED IS NOT LOCATED IN THE UNITED STATES AND (2) THAT YOU CONSENT TO DELIVERY OF SUCH OFFERING CIRCULAR BY ELECTRONIC TRANSMISSION.

You are reminded that the offering circular has been delivered to you on the basis that you are a person into whose possession the offering circular may be lawfully delivered in accordance with the laws of jurisdiction in which you are located and you may not, nor are you authorized to, deliver or disclose the contents of the offering circular to any other person.

The materials relating to the offering do not constitute, and may not be used in connection with, an offer or solicitation in any place where offers or solicitations are not permitted by law. If a jurisdiction requires that the offering be made by a licensed broker or dealer and the Joint Lead Managers or any affiliate of the Joint Lead Managers is a licensed broker or dealer in that jurisdiction, the offering shall be deemed to be made by the Joint Lead Managers or such affiliate on behalf of the issuer in such jurisdiction.

The offering circular has been sent to you in an electronic form. You are reminded that documents transmitted via this medium may be altered or changed during the process of electronic transmission and consequently, none of the Joint Lead Managers, or any person who controls any of them or any director, officer, employee or agent of any of them or affiliate of any such person accepts any liability or responsibility whatsoever in respect of any difference between the offering circular distributed to you in electronic format and the hard copy version available to you on request from the Joint Lead Managers.

**You are responsible for protecting against viruses and other destructive items.** Your use of this e-mail is at your own risk and it is your responsibility to take precautions to ensure that it is free from viruses and other items of a destructive nature.



# CIFI Holdings (Group) Co. Ltd.

(incorporated in the Cayman Islands with limited liability)

## HK\$588,000,000 6.95 per cent. Guaranteed Convertible Bonds Due 2025 (to be consolidated and form a single series with the HK\$1,957,000,000 6.95 per cent. Guaranteed Convertible Bonds Due 2025 issued on 8 April 2022)

*Issue Price: 100.75 per cent. of the principal amount plus accrued interest from (and including)  
8 April 2022 to (but excluding) 20 April 2022*

HK\$588,000,000 in aggregate principal amount of 6.95 per cent. Guaranteed Convertible Bonds Due 2025 (the “**Additional Bonds**”), to be consolidated and form a single series with the HK\$1,957,000,000 in aggregate principal amount of 6.95 per cent. Guaranteed Convertible Bonds Due 2025 (the “**Original Bonds**”), and together with the Additional Bonds, the “**Bonds**”, which expression includes further bonds issued in accordance with the terms and conditions of the Bonds set out in “*Terms and Conditions of the Bonds*” (the “**Conditions**”) and consolidated and forming a single series therewith) will be issued by CIFI Holdings (Group) Co. Ltd. (旭辉控股集团) (集团)有限公司 (the “**Issuer**”). The Additional Bonds have the same terms and conditions as the Original Bonds in all respects except for the issue date and issue price. Upon the issuance of the Additional Bonds, the aggregate principal amount of outstanding Bonds will be HK\$2,545,000,000. The Bonds will be guaranteed by the Subsidiary Guarantors (as defined in the Conditions) on a joint and several basis. Each Bond will, at the option of the holder, be convertible (unless previously redeemed or purchased and cancelled) into ordinary shares of par value of HK\$0.10 of the Issuer (the “**Shares**”) at an initial conversion price of HK\$5.53 per Share, during the conversion period and subject to adjustment as provided in, and otherwise on the terms of, the Conditions.

Unless previously redeemed, converted or repurchased and cancelled, the Issuer will redeem each Bond at 100.0 per cent. of its principal amount on 8 April 2025. On giving not less than 30 nor more than 60 days’ notice, the Issuer may redeem the Bonds in whole, but not in part, of the Bonds at their principal amount together with accrued and unpaid interest (to but excluding the date fixed for redemption) (a) on the occurrence of certain tax-related events or (b) if, prior to the date of such notice, at least 90 per cent. in principal amount of the Bonds originally issued (including any further bonds issued in accordance with the Conditions and consolidated and forming a single series therewith) has already been converted, redeemed or purchased and cancelled, in each case, pursuant to and in accordance with the Conditions. If (i) the Shares cease to be listed or admitted to trading, or are suspended from trading for a period equal to or exceeding 30 consecutive Trading Days (as defined in the Conditions), on the Stock Exchange of Hong Kong Limited (the “**Hong Kong Stock Exchange**”) or, if applicable, the Alternative Stock Exchange (as defined in the Conditions), (ii) less than 25 per cent. of the Issuer’s issued Common Stock (as defined in the Conditions) is held by the public (as defined in the Listing Rules of the Hong Kong Stock Exchange) or (iii) there is a Change of Control (as defined in the Conditions), the holder of each Bond will have the right at such holder’s option to require the Issuer to redeem all or some only of such holder’s Bonds on the Relevant Event Redemption Date (as defined in the Conditions) at their principal amount together with accrued and unpaid interest (to but excluding the date fixed for redemption). The Issuer will, at the option of the holder of any Bond, redeem all or some only (subject to the principal amount of such holder’s Bonds redeemed and the principal amount of the balance of such holder’s Bonds not redeemed being an Authorised Denomination) of such holder’s Bonds on 8 April 2024 (the “**Put Option Date**”) at their principal amount together with accrued but unpaid interest (to but excluding the Put Option Date). See “*Terms and Conditions of the Bonds*”.

The Bonds constitute direct, unconditional, unsubordinated and (subject to the provisions of Condition 4) unsecured obligations of the Issuer and shall at all times rank *pari passu* and without any preference or priority among themselves. The payment obligations of the Issuer under the Bonds shall, save for such exceptions as may be provided by mandatory provisions of applicable law and subject to Condition 4, at all times rank at least equally with all of the Issuer’s other present and future unsecured and unsubordinated obligations, including the Existing Guaranteed Indebtedness (as defined in the Conditions).

**Investing in the Bonds involves risks. See the section entitled “Risk Factors” beginning on page 11.**

The Original Bonds are listed on the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). Approval in-principle has been received from the SGX-ST for the listing and quotation of the Additional Bonds on the SGX-ST. Under the rules of the SGX-ST, the Bonds, if traded on the SGX-ST, are required to be traded in a minimum board lot size of S\$200,000 (or its equivalent in foreign currencies). Accordingly, for so long as the Bonds are listed on the SGX-ST and the rules of the SGX-ST so require, the Bonds, if traded on the SGX-ST, will be traded in a minimum board lot size of HK\$2,000,000. The SGX-ST assumes no responsibility for the correctness of any of the statements made, opinions expressed or reports contained herein. Approval in-principle from, admission to the Official List of, and the listing and quotation of the Additional Bonds on, the SGX-ST are not to be taken as an indication of the merits of the Additional Bonds, the Issuer and/or the Subsidiary Guarantors.

The Bonds are issued in the denomination of HK\$2,000,000 each and integral multiples of HK\$1,000,000 in excess thereof.

The Bonds, the Shares to be issued upon conversion of the Bonds and the Guarantee of the Bonds (as defined in the Conditions) have not been and will not be registered under the United States Securities Act of 1933, as amended (the “**U.S. Securities Act**”), and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons (as such terms are defined in Regulation S under the U.S. Securities Act (“**Regulation S**”)) except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act. The Bonds are being offered and sold only to non-U.S. persons outside the United States in offshore transactions in reliance on Regulation S. For a description of certain restrictions on resale or transfer, see the section entitled “*Transfer Restrictions*.”

The Bonds will be evidenced by a global certificate (the “**Global Certificate**”) in registered form, which will be registered in the name of a nominee of, and deposited with, a common depositary for Euroclear Bank SA/NV (“**Euroclear**”) and Clearstream Banking S.A. (“**Clearstream**”). Beneficial interests in the Global Certificate will be shown on, and transfers thereof will be effected only through, the records maintained by Euroclear and Clearstream and their respective accountholders. Except in the limited circumstances set out herein, individual certificates for the Bonds will not be issued in exchange for beneficial interests in the Global Certificate. It is expected that delivery of the Global Certificate will be made on 20 April 2022 or such later date as may be agreed by the Issuer and the Joint Lead Managers.

Joint Global Coordinators

Credit Suisse

HSBC

The date of this offering circular is 13 April 2022.

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**This offering circular does not constitute an offer to sell to, or a solicitation of an offer to buy from, any person in any jurisdiction to whom it is unlawful to make the offer or solicitation in such jurisdiction. Neither the delivery of this offering circular nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in our affairs since the date of this offering circular or that the information contained in this offering circular is correct as of any time after that date.**

**This offering circular is not a prospectus for the purposes of the European Union’s Regulation (EU) 2017/1129.**

**The communication of the attached offering circular and any other document or materials relating to the issue of the securities described therein is not being made, and such documents and/or materials have not been approved, by an authorized person for the purposes of section 21 of the United Kingdom’s Financial Services and Markets Act 2000, as amended (“FSMA”). Accordingly, such documents and/or materials are not being distributed to, and must not be passed on to, the general public in the United Kingdom. The communication of such documents and/or materials as a financial promotion is only being made to those persons in the United Kingdom falling within the definition of investment professionals (as defined in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the “Financial Promotion Order”)), or within Article 49(2)(a) to (d) of the Financial Promotion Order, or to any other persons to whom it may otherwise lawfully be made under the Financial Promotion Order (all such persons together being referred to as “relevant persons”). In the United Kingdom, the securities described in the attached offering circular are only available to, and any investment or investment activity to which the attached offering circular relates will be engaged in only with, relevant persons. Any person in the United Kingdom that is not a relevant person should not act or rely on the attached offering circular or any of its contents.**



We, having made all reasonable inquiries, confirm that: (i) this offering circular contains all information with respect to us, our subsidiaries and affiliates referred to in this offering circular and the Additional Bonds, that is material in the context of the issue and offering of the Additional Bonds; (ii) the statements contained in this offering circular relating to us and our subsidiaries and our affiliates are in every material respect true and accurate and not misleading; (iii) the opinions and intentions expressed in this offering circular with regard to us and our subsidiaries and affiliates are honestly held, have been reached after considering all relevant circumstances and are based on reasonable assumptions; (iv) there are no other facts in relation to us, our subsidiaries and affiliates, the Additional Bonds, the omission of which would, in the context of the issue and offering of the Additional Bonds, make this offering circular, as a whole, misleading in any material respect; and (v) we have made all reasonable enquiries to ascertain such facts and to verify the accuracy of all such information and statements. We accept responsibility accordingly.

This offering circular is highly confidential. We are providing it solely for the purpose of enabling you to consider a purchase of the Additional Bonds. You should read this offering circular before making a decision whether to purchase the Additional Bonds. You must not use this offering circular for any other purpose, or disclose any information in this offering circular to any other person.

We have prepared this offering circular, and we are solely responsible for its contents. You are responsible for making your own examination of us and your own assessment of the merits and risks of investing in the Additional Bonds. By purchasing the Additional Bonds, you will be deemed to have acknowledged that you have made certain acknowledgements, representations and agreements as set forth under the section entitled “Transfer Restrictions” below.

No representation or warranty, express or implied, is made by Credit Suisse (Hong Kong) Limited and The Hongkong and Shanghai Banking Corporation Limited (the “Joint Lead Managers”), China Construction Bank (Asia) Corporation Limited (中國建設銀行(亞洲)股份有限公司) as trustee (the “Trustee”), as principal agent, as transfer agent and as registrar (the “Principal Paying Agent”, “Transfer Agent” and the “Registrar” and together, the “Agents”) or any of their respective directors, officers, employees, representatives, advisers, agents and affiliates and any person who controls any of them as to the accuracy or completeness of the information set forth herein, and nothing contained in this offering circular is, or should be relied upon as, a promise or representation, whether as to the past or the future. To the fullest extent permitted by law, none of the Joint Lead Managers accepts any responsibility for the contents of this offering circular or for any statement made or purported to be made by the Joint Lead Managers or on their behalf in connection with the Issuer, the Group, or the issue and offering of the Additional Bonds. The Joint Lead Managers accordingly disclaim all and any liability whether arising in tort or contract or otherwise (save as referred to above) which they might otherwise have in respect of this offering circular or any such statement.

Each person receiving this offering circular acknowledges that: (i) such person has been afforded an opportunity to request from us and to review, and has received, all additional information considered by it to be necessary to verify the accuracy of, or to supplement, the information contained herein; (ii) such person has not relied on the Joint Lead Managers, the Trustee, the Agents or any of their respective directors, officers, employees, representatives, advisers, agents and affiliates and any person who controls any of them; and (iii) no person has been authorized to give any information or to make any representation concerning us, our subsidiaries and affiliates, the Additional Bonds (other than as contained herein and information given by our duly authorized officers and employees in connection with investors’ examination of our company and the terms of the offering of the Additional Bonds) and, if given or made, any such other information or representation should not be relied upon as having been authorized by us, the Joint Lead Managers, the Trustee or the Agents or any of their respective directors, officers, employees, representatives, advisers, agents and affiliates and any person who controls any of them.

The Additional Bonds, the Shares to be issued upon conversion of the Additional Bonds and the Guarantee of the Additional Bonds have not been approved or disapproved by the United States Securities and Exchange Commission (the “SEC”), any state securities commission in the United States or any other United States regulatory authority, nor have any of the foregoing authorities passed upon or endorsed the merits of the offering or the accuracy or adequacy of this offering circular. Any representation to the contrary is a criminal offense in the United States.

**PROHIBITION OF SALES TO EEA RETAIL INVESTORS** — The Additional Bonds are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (“EEA”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, “**MiFID II**”); or (ii) a customer within the meaning of Directive 2016/97 (as amended, “**IMD**”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (the “**PRIIPs Regulation**”) for offering or selling the Additional Bonds or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Additional Bonds or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

**UK MiFIR product governance/Professional investors and ECPs only target market** — Solely for the purposes of each manufacturer’s product approval process, the target market assessment in respect of the Additional Bonds has led to the conclusion that: (i) the target market for the Additional Bonds is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook (“**COBS**”), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (“**UK MiFIR**”); and (ii) all channels for distribution of the Additional Bonds to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Additional Bonds (a “**distributor**”) should take into consideration the manufacturers’ target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the “**UK MiFIR Product Governance Rules**”) is responsible for undertaking its own target market assessment in respect of the Additional Bonds (by either adopting or refining the manufacturers’ target market assessment) and determining appropriate distribution channels.

**PROHIBITION OF SALES TO UK RETAIL INVESTORS** — The Additional Bonds are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (“**UK**”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (“**EUWA**”); or (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA. Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the “**UK PRIIPs Regulation**”) for offering or selling the Additional Bonds or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Additional Bonds or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

**Notification under Section 309B(1)(c) of the Securities and Futures Act 2001 of Singapore (the “SFA”)** — The Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A(1) of the SFA), that the Additional Bonds are prescribed capital markets products (as defined in

the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

We are not, and the Joint Lead Managers are not, making an offer to sell the Additional Bonds in any jurisdiction except where an offer or sale is permitted. The distribution of this offering circular and the offering of these securities may in certain jurisdictions be restricted by law. Persons into whose possession this offering circular comes are required by us and the Joint Lead Managers to inform themselves about and to observe any such restrictions. For a description of the restrictions on offers, sales and resales of the securities, including the Additional Bonds, and distribution of this offering circular, see the sections entitled “Subscription and Sale” and “Transfer Restrictions” below.

This offering circular summarizes certain material documents and other information, and we refer you to them for a more complete understanding of what we discuss in this offering circular. In making an investment decision, you must rely on your own examination of us and the terms of the offering, including the merits and risks involved. We are not making any representation to you regarding the legality of an investment in the Additional Bonds by you under any legal, investment or similar laws or regulations. You should not consider any information in this offering circular to be legal, business or tax advice. You should consult your own professional advisors for legal, business, tax and other advice regarding an investment in the Additional Bonds.

We reserve the right to withdraw the offering of the Additional Bonds at any time, and the Joint Lead Managers reserve the right to reject any commitment to subscribe for or purchase of the Additional Bonds in whole or in part and to allot to any prospective purchaser less than the full amount of the Additional Bonds sought by such purchaser. The Joint Lead Managers and certain related entities may acquire for their own account a portion of the Additional Bonds.



## CERTAIN DEFINITIONS, CONVENTIONS AND CURRENCY PRESENTATION

We have prepared this offering circular using a number of conventions, which you should consider when reading the information contained herein. When we use the terms “we,” “us,” “our,” the “Issuer,” the “Company,” the “Group” and words of similar import, we are referring to CIFI Holdings (Group) Co. Ltd. itself or CIFI Holdings (Group) Co. Ltd. and its consolidated subsidiaries, as the context requires.

Market data, industry forecasts and the PRC and property industry statistics in this offering circular have been obtained from both public and private sources, including market research, publicly available information and industry publications. Although we believe this information to be reliable, it has not been independently verified by us or the Joint Lead Managers or our or their respective directors and advisors, and neither we, the Joint Lead Managers nor our or their directors and advisors make any representation as to the accuracy or completeness of that information. In addition, third-party information providers may have obtained information from market participants and such information may not have been independently verified. Due to possibly inconsistent collection methods and other problems, such statistics herein may be inaccurate. You should not unduly rely on such market data, industry forecast and the PRC and property industry statistics.

In this offering circular, all references to “HK\$” and “H.K. dollars” are to Hong Kong dollars, the official currency of the Hong Kong Special Administrative Region of the PRC (“Hong Kong” or “HK”); all references to “RMB” or “Renminbi” are to the Renminbi, the official currency of the People’s Republic of China (“China” or the “PRC”); and all references to “US\$” and “U.S. dollars” are to United States dollars, the official currency of the United States of America (the “United States” or “U.S.”).

We record and publish our financial statements in Renminbi. Unless otherwise stated in this offering circular, all translations from Renminbi amounts to U.S. dollars were made at the rate of RMB6.4566 to US\$1.00, the exchange rate set forth in the H.10 statistical release of the Federal Reserve Board on June 30, 2021, and all translations from H.K. dollars into U.S. dollars were made at the rate of HK\$7.7658 to US\$1.00, the exchange rate set forth in the H.10 statistical release of the Federal Reserve Board on June 30, 2021. All such translations in this offering circular are provided solely for your convenience and no representation is made that the Renminbi amounts referred to herein have been, could have been or could be converted into U.S. dollars or H.K. dollars, or vice versa, at any particular rate or at all. For further information relating to the exchange rates, see the section entitled “Exchange Rate Information.”

References to “PRC” and “China,” in the context of statistical information and description of laws and regulations in this offering circular, except where the context otherwise requires, do not include Hong Kong, Macau Special Administrative Region of the PRC (“Macau”) or Taiwan. “PRC government” or “State” means the central government of the PRC, including all political subdivisions (including provincial, municipal and other regional or local governments) and instrumentalities thereof, or, where the context requires, any of them.

Our financial statements are prepared in accordance with International Financial Reporting Standards (the “IFRS”) which differ in certain respects from generally accepted accounting principles in certain other countries.

References to “contracted sales” refer to purchase price of formal purchase contracts we entered into with purchasers of our properties. We compile contracted sales information through our internal records, and such information has not been audited or reviewed by Deloitte Touche Tohmatsu, our independent Certified Public Accountants. As these sales and purchases contracts are subject to termination or variation under certain circumstances pursuant to their contractual terms, or subject to

default by the relevant purchasers, they are not a guarantee of current or future contracted sales. You should in no event treat such contracted sales information as an indication of our revenue or profitability. Our subsequent revenue recognized from such contracted sales may be materially different from such contracted sales. Accordingly, you should not unduly rely upon our disclosure on contracted sales contained in this presentation as a measure or indication of our current or future operating performance.

Unless the context otherwise requires, references to “2018”, “2019”, “2020” and “2021” in this Offering Circular are to our financial years ended December 31, 2018, 2019, 2020 and 2021, respectively.

References to the “Original Bonds” or “April 2022 Convertible Bonds” are to our 6.95 per cent. guaranteed convertible bonds issued on April 8, 2022 in the aggregate principal amount of HK\$1,957,000,000.

References to “2017 Notes” are to our 5.5% senior notes due 2022 issued on January 23, 2017 and on October 5, 2018 in the aggregate principal amount of US\$585,000,000, which were fully repaid on January 23, 2022 upon maturity.

References to “August 2017 Perpetual Securities” are to our 5.375% senior perpetual capital securities issued on August 24, 2017 in the aggregate principal amount of US\$300,000,000.

References to “December 2017 Perpetual Securities” are to our 5.375% senior perpetual capital securities issued on December 19, 2017 in the aggregate principal amount of US\$300,000,000, which had been fully redeemed as of the date of this Offering Circular.

References to “January 2018 Notes” are to our 5.5% senior notes due 2023 issued on January 23, 2018 in the aggregate amount of US\$300,000,000.

References to “April 2018 Notes” are to our 6.875% senior notes due 2021 issued on April 23, 2018 in the aggregate principal amount of US\$500,000,000.

Reference to “September 2018 Notes” are to our 7.75% senior notes due 2020 issued on September 20, 2018 in the aggregate amount of RMB1,000,000,000. As of the date of this Offering Circular, we had redeemed in full the September 2018 Notes.

References to “January 2019 Notes” are to our 7.625% senior notes due 2021 issued on January 2, 2019 in the aggregate amount of US\$400,000,000, which had been fully redeemed as of the date of this Offering Circular.

References to “February 2019 Notes” are to our 7.625% senior notes due 2023 issued on February 28, 2019 in the aggregate amount of US\$300,000,000, which had been fully redeemed as of the date of this Offering Circular.

References to “March 2019 Notes” are to our 6.55% senior notes due 2024 issued on March 28, 2019 and July 15, 2019 in the aggregate amount of US\$555,000,000.

References to “July 2019 Notes” are to our 6.70% senior notes due 2022 issued on July 23, 2019 in the aggregate amount of RMB1,600,000,000.

References to “November 2019 Notes” are to our 6.45% senior notes due 2024 issued on November 7, 2019 and November 15, 2019 in the aggregate principal amount of US\$500,000,000.

References to “January 2020 Notes” are to our 6.0% senior notes due 2025 issued on January 16, 2020 in the aggregate principal amount of US\$567,000,000.

References to “July 2020 Notes” are to our 5.95% senior notes due 2025 issued on July 20, 2020 and August 5, 2020 in the aggregate principal amount of US\$500,000,000.

References to “August 2020 Notes” are to our 5.85% senior notes due 2023 issued on August 19, 2020 in the aggregate amount of RMB1,200,000,000.

References to “November 2020 Notes” are to our 5.25% senior notes due 2026 issued on November 13, 2020 in the aggregate principal amount of US\$350,000,000.

References to “January 2021 Notes” are to our 4.375% senior notes due 2027 issued on January 12, 2021 in the aggregate principal amount of US\$419,000,000.

References to “August 2026 Notes” are to our 4.45% senior notes due 2026 issued on May 17, 2021 in the aggregate principal amount of US\$350,000,000.

References to “May 2028 Notes” are to our 4.8% senior notes due 2028 issued on May 17, 2021 in the aggregate principal amount of US\$150,000,000.

References to “First Tranche of 2015 Onshore Bonds” are to our 4.95% public domestic corporate bonds due 2020 issued on October 15, 2015 in the aggregate principal amount of RMB3,495,000,000.

References to “Second Tranche of 2015 Onshore Bonds” are to our 5.96% public domestic corporate bonds due 2020 issued on November 12, 2015 in the aggregate principal amount of RMB500,000,000.

References to “First Tranche of 2016 Onshore Bonds” are to our 4.99% non-public domestic corporate bonds due 2018 issued on January 22, 2016 in the aggregate principal amount of RMB2,000,000,000. We have fully redeemed the First Tranche of 2016 Onshore Bonds as of the date of this Offering Circular.

References to “Second Tranche of 2016 Onshore Bonds” are to our non-public domestic corporate bonds in the aggregate principal amount of RMB4,000,000,000 due 2021 issued on September 26, 2016 comprising (i) RMB3,500,000,000 bonds with interest rate of 4.30% per annum and (ii) RMB500,000,000 bonds with interest rate of 5.50% per annum.

References to “2018 Onshore Bonds” are to our non-public domestic corporate bonds in the aggregate amount of RMB3,500,000,000 issued on March 22, 2018 comprising (i) RMB800,000,000 bonds with interest rate of 6.50% per annum due 2022 and (ii) RMB2,700,000,000 bonds with interest rate of 6.80% per annum due 2023.

References to “First Tranche of 2018 Onshore Corporate Bonds” are to our 5.46% public domestic corporate bonds due 2021 issued on August 8, 2018 in the aggregate principal amount of RMB2,500,000,000.

References to “Second Tranche of 2018 Onshore Corporate Bonds” are to our 6.39% public domestic corporate bonds due 2022 issued on September 19, 2018 in the aggregate principal amount of RMB875,000,000.

References to “September 2017 Club Loan Facilities” are to our US\$135,000,000 loan facilities under a facility agreement we entered into with a syndicate of lenders on September 4, 2017. See “Description of Other Material Indebtedness and Obligation — September 2017 Club Loan Facilities” for details.

References to “March 2018 Club Loan Facilities” are to our transferable US dollar and HK dollar term loan facilities with an initial amount of HK\$500 million and an accession option of additional US\$440 million under a facility agreement we entered into with a syndicate of lenders on March 28, 2018. See “Description of Other Material Indebtedness and Obligation — March 2018 Club Loan Facilities” for details.

References to “February 2020 Facilities” are to our US\$200.0 million term loan facilities under a facility agreement we entered into with Standard Chartered Bank (Hong Kong) Limited on February 18, 2020. See “Description of Other Material Indebtedness and Obligation — February 2020 Facilities” for details.

References to “April 2020 Facilities” are to our multi-currency term loan facilities for a total of HK\$642.5 million and US\$214.0 million under a facility agreement we entered into with a group of financial institution lenders on April 3, 2020. See “Description of Other Material Indebtedness and Obligation — April 2020 Facilities” for details.

References to “July 2021 Club Loan Facilities” are to our transferable US dollar and HK dollar term loan facilities with an initial amount of HK\$2,798.0 million and four accession options of additional US\$444.0 million under a facility agreement we entered into with a syndicate of lenders on July 16, 2021. See “Description of Other Material Indebtedness and Obligation — July 2021 Club Loan Facilities” for details.

References to “July 2021 Facilities” are to our US\$30.0 million revolving loan under a facility letter we entered into with the Hongkong and Shanghai Banking Corporation Limited on July 28, 2021. See “Description of Other Material Indebtedness and Obligation — July 2021 Facilities” for details.

References to “August 2021 Facilities” are to our HK\$600.0 million revolving loan under a facility letter we entered into with the Chiyu Banking Corporation Limited on August 11, 2021. See “Description of Other Material Indebtedness and Obligation — August 2021 Facilities” for details.

References to “September 2021 Facilities” are to our £7,875,000 term loan facilities under a bridging facility agreement we entered into with the Bank of East Asia, Limited, London Branch on September 23, 2021. See “Description of Other Material Indebtedness and Obligation — September 2021 Facilities” for details.

References to “Existing Notes” are to the 2017 Notes, the January 2018 Notes, the March 2019 Notes, the July 2019 Notes, the November 2019 Notes, the January 2020 Notes, the July 2020 Notes, the August 2020 Notes, the November 2020 Notes, the January 2021 Notes, the August 2026 Notes and the May 2028 Notes.

References to “ASP” are to average selling price.

References to “CIFI Group Co., Ltd.” are to 旭輝集團股份有限公司, a joint stock company established in the PRC with limited liability on August 15, 2000 and our indirect wholly owned subsidiary.

References to “share” are to, unless the context indicates otherwise, an ordinary share, with a nominal value of HK\$0.01, in our share capital.

References to “sq.m.” are to square meters.

A property is considered sold after we have executed the purchase contract with a customer and have delivered the property to the customer. All site area and gross floor area (“GFA”) information presented in this offering circular represents the site area and GFA of entire projects, including areas attributable to the minority shareholders of our non-wholly owned project companies.

In this offering circular, unless the context otherwise requires, all references to “affiliate” are to a person or entity directly or indirectly controlled by, or under the direct or indirect common control of, another person or entity; all references to “subsidiary” are used with the meaning ascribed to it in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended (the “Listing Rules”), which includes: (i) a “subsidiary undertaking” as defined in the twenty-third schedule to the Companies Ordinance (Chapter 32 of the Laws of Hong Kong) (the “Companies Ordinance”), (ii) any entity which is accounted for and consolidated in the audited consolidated accounts of another entity as a subsidiary pursuant to IFRS or Hong Kong Financial Reporting Standards, as applicable, and (iii) any entity which will, as a result of acquisition of its equity interest by another entity, be accounted for and consolidated in the next audited consolidated accounts of such other entity as a subsidiary pursuant to IFRS or Hong Kong Financial Reporting Standards, as applicable; all references to “associate” are used with the meaning ascribed thereto under the Listing Rules, which includes: (i) in relation to an individual, his spouse and children under the age of 18, certain trustees, his or his family holding companies, as well as companies over which he, his family, trustee interests and holding companies exercise at least 30% voting power, (ii) in relation to a company, its subsidiaries, its holding companies, subsidiaries of such holding companies, certain trustees, as well as companies over which such company and its subsidiaries, trustee interests, holding companies and subsidiaries of such holding companies together exercise at least 30% voting power and (iii) in the context of connected transactions, certain connected persons and enlarged family members of a director, chief executive or substantial shareholder of a listed issuer; and all references to “controlling shareholder” are used with the meaning ascribed thereto under the Listing Rules, including any person or group of persons who are entitled to exercise 30% or more of the voting power at our general meetings or are in a position to control the composition of a majority of our board of directors, and “controlling interest” will be construed accordingly.

In this offering circular, a land grant contract refers to a state-owned land use rights grant contract (國有土地使用權出讓合同) between a developer and the relevant PRC governmental land administrative authorities, typically the local state-owned land bureaus.

In this offering circular, a land use rights certificate refers to a state-owned land use rights certificate (國有土地使用權證) issued by a local real estate and land resources bureau with respect to the land use rights; a construction land planning permit refers to a construction land planning permit (建設用地規劃許可證) issued by local urban zoning and planning bureaus or equivalent authorities in China; a construction work planning permit refers to a construction work planning permit (建設工程規劃許可證) issued by local urban zoning and planning bureaus or equivalent authorities in China; a construction permit refers to a construction work commencement permit (建築工程施工許可證) issued by local construction committees or equivalent authorities in China; a pre-sale permit refers to a commodity property pre-sale permit (商品房預售許可證) issued by local housing and building administrative bureaus or equivalent authorities with respect to the pre-sale of relevant properties; a certificate of completion refers to a construction project clearance certificate (建設工程竣工驗收備案登記證) issued by local urban zoning and planning bureaus or equivalent authorities or equivalent certificate issued by relevant authorities in China with respect to the completion of property projects subsequent to their on-site examination and inspection; and a land use rights ownership certificate refers



to a property ownership and land use rights certificate (國有土地使用權證) issued by a local real estate and land resources bureau with respect to the land use rights and the ownership rights of the buildings on the relevant land.

References to our “land bank,” “development projects,” “property projects” or “projects” refer to our property projects with land for which we have obtained land-use rights and property projects for which we have not obtained land-use rights but have entered into the land grant contracts or received successful tender auction confirmations.

The site area information for an entire project is based on the relevant land use rights certificates, land grant contracts or tender documents, depending on which documents are available. If more than one document is available, such information is based on the most recent document available.

The figures for GFA are based on figures provided in or estimates based on the relevant governmental documents, such as the property ownership certificate, the construction work planning permit, the pre-sale permit, the construction land planning permit or the land use rights certificate.

In this offering circular, where information has been presented in thousands, millions or billions of units, amounts may have been rounded up or down. Accordingly, totals of columns or rows of numbers in tables may not be equal to the apparent total of the individual items and actual numbers may differ from those contained herein due to such rounding.

The English names of the PRC nationals, entities, departments, facilities, laws, regulations, certificates, titles and the like are translations of their Chinese names and are included for identification purposes only. In the event of any inconsistency, the Chinese name prevails.

## FORWARD-LOOKING STATEMENTS

This offering circular includes “forward-looking statements.” All statements other than statements of historical fact contained in this offering circular, including, without limitation, those regarding our future financial position and results of operations, strategies, plans, objectives, goals and targets, future developments in the markets where we participate or are seeking to participate, and any statements preceded by, followed by or that include, the words “believe,” “expect,” “aim,” “intend,” “will,” “may,” “anticipate,” “seek,” “should,” “could,” “would,” “plan,” “potential,” “continue,” “estimate” or similar expressions or the negative thereof, are forward-looking statements. These forward-looking statements involve known and unknown risks, uncertainties and other factors, some of which are beyond our control, which may cause our actual results, performance or achievements, or industry results to be materially different from any future results, performance or achievements expressed or implied by the forward-looking statements. Such statements reflect the current views of our management with respect to future events, operations, results, liquidity and capital resources and are not guarantees of future performance and some of which may not materialize or may change. These forward-looking statements are based on numerous assumptions regarding our present and future business strategies and the environment in which we will operate in the future. Important factors that could cause our actual results, performance or achievements to differ materially from those in the forward-looking statements include, among others, the following:

- the performance and future developments of the property market in the PRC or any region in the PRC in which we engage in property development;
- the global economic environment and industry outlook generally;
- any prospective financial information regarding our businesses;
- our dividend policy;
- projects under development or held for future development;
- the availability and costs of and changes to bank loans and other forms of financing;
- changes in political, economic, legal and social conditions in the PRC, including the PRC government’s specific policies which affect land supply, the availability and cost of financing, and pre-sales, pricing and volume of our property development;
- changes in competitive conditions and our ability to compete under these conditions;
- our ability to manage our growth and our geographically diversified business;
- our ability to acquire and develop land;
- the cost and supply of construction materials and labor;
- the performance of the obligations and undertakings of the independent contractors under various construction, building, interior decoration, material and equipment supply and installation contracts;
- the timely repayments by purchasers of our properties of mortgage loans guaranteed by us;
- relationship with our joint venture partners and the performance of the obligations and commitments of our joint venture partners under the existing and future joint venture agreements;

- changes in currency exchange rates;
- our business and operating strategies;
- our capital expenditure and property development plans;
- the amount and nature of, and potential for, future development of our business;
- various business opportunities that we may pursue;
- the interpretation and implementation of the existing rules and regulations relating to land appreciation tax and its future changes in enactment, interpretation or enforcement;
- the regulatory environment of our industry in general;
- significant delay in obtaining various permits, proper legal titles or approvals for our properties under development or held for future development, and for our operations; and
- other factors beyond our control.

Additional factors that could cause actual results, performance or achievements to differ materially include, but are not limited to, those discussed under “Risk Factors” and elsewhere in this offering circular. Although we believe that the expectations reflected in these forward-looking statements are reasonable, we cannot assure you that those expectations will prove to be correct, and you are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this offering circular. Subject to the requirements of applicable laws, rules and regulations, we do not have any obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise. As a result of these and other risks, uncertainties and assumptions, the forward-looking events and circumstances discussed in this offering circular might not occur in the way we expect, or at all.

## **ENFORCEMENT OF CIVIL LIABILITIES**

We are an exempted company incorporated in the Cayman Islands with limited liability. The Cayman Islands has a different body of securities laws from the United States and protections for investors may differ.

All of our assets are located outside the United States. In addition, all of our directors and officers are nationals or residents of countries other than the United States (principally in the PRC), and all or a substantial portion of such persons’ assets are located outside the United States. As a result, it may be difficult for investors to effect service of process within the United States upon us or such persons or to enforce against us or such persons judgments obtained in United States courts, including judgments predicated upon the civil liability provisions of the securities laws of the United States or any state thereof.

We have been advised by our Cayman Islands legal advisors, Maples and Calder (Hong Kong) LLP, that the courts of the Cayman Islands are unlikely (i) to recognize or enforce against us judgments of courts of the England predicated upon the securities laws of the England and Wales; and (ii) in original actions brought in the Cayman Islands, to impose liabilities against us predicated upon the civil liability provisions of the securities laws of the England and Wales, on the grounds that such provisions are penal in nature. However, in the case of laws that are not penal in nature, although there is no statutory enforcement in the Cayman Islands of judgments obtained in England, the courts of the Cayman Islands will recognize and enforce a foreign money judgment of a foreign court of competent jurisdiction without retrial on the merits based on the principle that a judgment of a competent foreign

court imposes upon the judgment debtor an obligation to pay the sum for which judgment has been given provided certain conditions are met. For a foreign judgment to be enforced in the Cayman Islands, such judgment must be final and conclusive and for a liquidated sum, and must not be in respect of taxes or a fine or penalty, inconsistent with a Cayman Islands judgment in respect of the same matter, impeachable on the grounds of fraud or obtained in a manner, and or be of a kind the enforcement of which is, contrary to natural justice or the public policy of the Cayman Islands (awards of punitive or multiple damages may well be held to be contrary to public policy). A Cayman Islands court may stay enforcement proceedings if concurrent proceedings are being brought elsewhere.

Further, we have been advised by our PRC legal advisors, Commerce & Finance Law Offices, that there is uncertainty as to whether the courts of the PRC would (i) enforce judgments of the courts of England obtained against us or our directors and officers predicated upon the laws of the England and Wales or (ii) entertain original actions brought in the courts of the PRC against us or our directors and officers predicated upon the laws of the England and Wales.

## SUMMARY

*This summary does not contain all the information that may be important to you in deciding to invest in the Bonds. You should read the entire offering circular including the section entitled “Risk Factors” and our consolidated financial statements and related notes thereto, before making an investment decision.*

### OVERVIEW

Headquartered in Shanghai, we are engaged in property development and property investment in the PRC. In the six months ended June 30, 2021 in terms of contracted sales, we were ranked 14th according to the list of “China Real Estate Enterprises Sales Ranking in the First Half of 2021” published by China Real Estate Information Corporation Information Group.

We principally focus on developing high quality and end-users driven properties in first- and second-tier cities in China. Our development projects cover various properties types including residential, office and commercial complexes. For our residential property development, we mainly develop residential products that offer our end-users comfortable living environment and proximity to good ancillary facilities and transportation links. For our commercial property development, we mainly develop offices and community commercial properties.

We have achieved a nationwide geographical coverage and a strong presence in selected first-tier cities and second-tier cities in China. Our business operations are diversified in terms of geographic locations, which facilitates our future expansion. As of June 30, 2021, we had projects in 85 cities in four geographic regions in the PRC: the Yangtze River Delta Region, which mainly includes Shanghai, Suzhou, Hangzhou, Hefei, Nanjing, Ningbo, Kunshan, Zhenjiang, Wuxi, Wenzhou, Jiaxing, Changzhou, Xuzhou, Wuhu, Taizhou, Nantong, Yixing, Quzhou, Yiwu, Zhoushan, Jiangyin, Nanchang and Suqian, the Pan Bohai Rim, which includes Beijing, Tianjin, Langfang, Shenyang, Changchun, Jinan, Yantai, Qingdao, Dalian, Shijiazhuang, Linyi, Weifang, Zibo, Taiyuan and Jining, the Central Western Region, which includes Chongqing, Chengdu, Zhengzhou, Xi'an, Changsha, Wuhan, Kunming, Xiangtan, Yinchuan, Luoyang, Kaifeng, Meishan, Ürümqi, Guiyang and Xuchang, and the South China Region, which includes Hong Kong, Shenzhen, Sanya, Haikou, Guangzhou, Dongguan, Foshan, Zhongshan, Fuzhou, Xiamen, Nanning, Jiangmen, Huizhou, Zhangzhou and Quanzhou. As of June 30, 2021, we had a land bank with an aggregate total GFA of approximately 58.7 million sq.m. and an aggregate GFA attributable to us of approximately 32.4 million sq.m.

Leveraging our effective business model focused on rapid asset turnover, strong execution capabilities and business strategies developed in line with government policies on China's real estate sector, we are poised to continue our rapid growth and develop into a renowned nationwide property developer.

### RECENT DEVELOPMENTS

See the “Recent Developments” section included in this Offering Circular for our recent developments.



## **OUR COMPETITIVE STRENGTHS**

Our focused operating strategies give us the following competitive strengths:

- We principally focus on developing high quality and end-user driven residential, office and community commercial properties, primarily in first- and second-tier cities in the PRC;
- We adopt a high asset turnover and high sell-through business model with strong execution capabilities that allows us to achieve a development cycle of typically three years, which not only improves our return and operating cash flow but also helps us achieve financial stability;
- We have achieved a nationwide geographical coverage and a solid presence in our selected first- and second-tier cities in the PRC;
- We have a highly disciplined and systematic approach to land acquisitions and have strategically acquired low-cost land reserves in a prudent manner;
- We have adopted coherent business and financial strategies which balance solid growth and financial prudence; and
- We have a highly experienced senior management team and an efficient management structure between our headquarters and regional companies which support nationwide coverage.

## **OUR BUSINESS STRATEGIES**

We aim to become (i) one of the leading real estate enterprises in the PRC in terms of sales, (ii) a nationally renowned real estate brand name, and (iii) a mainstream real estate company in each city where we have a presence. We plan to implement the following future business strategies:

- We adopt the “balanced development and sustainable growth” strategy to pursue sustainable and quality growth;
- We seek to maintain appropriate pace for land acquisition with precise product positioning and execution of development and sales;
- We plan to further enhance our brand recognition and improve customer satisfaction and loyalty; and
- We aim to further improve our product capabilities and apply innovations to our operations.

## **GENERAL INFORMATION**

We were incorporated in the Cayman Islands on May 20, 2011, as an exempted company with limited liability. Our shares have been listed on the Hong Kong Stock Exchange since November 23, 2012. Our corporate headquarters is at CIFI Center, Lane 1088, No. 39 Shenhong Road, Minhang District, Shanghai, PRC. Our place of business in Hong Kong is at Suites 2002–2003, 20th Floor, One Pacific Place, 88 Queensway, Hong Kong. Our registered office is located at P.O. Box 309, Ugland House, Grand Cayman KY1-1104, Cayman Islands. Our website is [www.cifi.com.cn](http://www.cifi.com.cn). Information contained on our website does not constitute part of this offering circular.

## THE OFFERING

*The following is a brief summary of the terms of this offering and is qualified in its entirety by the remainder of this offering circular. Terms used in this summary and not otherwise defined shall have the meanings given to them in “Terms and Conditions of the Bonds.”*

Issuer . . . . .	CIFI Holdings (Group) Co. Ltd.
Bonds Offered . . . . .	<p>HK\$588,000,000 in aggregate principal amount of 6.95 per cent. Guaranteed Convertible Bonds Due 2025 (the “Additional Bonds”), to be consolidated and form a single series with the HK\$1,957,000,000 in aggregate principal amount of 6.95 per cent. Guaranteed Convertible Bonds Due 2025.</p> <p>The terms of the Additional Bonds are the same as those for the Original Bonds in all respects except for the issue date and issue price. The Additional Bonds will be immediately fungible with the Original Bonds upon issuance.</p>
Issue Price . . . . .	100.75 per cent. of the principal amount of the Additional Bonds plus accrued interest from (and including) 8 April 2022 to (but excluding) 20 April 2022.
Status of the Bonds . . . . .	The Bonds constitute direct, unconditional, unsubordinated and (subject to the provisions of Condition 4) unsecured obligations of the Issuer and shall at all times rank <i>pari passu</i> and without any preference or priority among themselves. The payment obligations of the Issuer under the Bonds shall, save for such exceptions as may be provided by mandatory provisions of applicable law and subject to Condition 4, at all times rank at least equally with all of the Issuer’s other present and future unsecured and unsubordinated obligations, including the Existing Guaranteed Indebtedness (as defined in the Conditions).
Guarantee of the Bonds . . . . .	Each initial Subsidiary Guarantor has unconditionally and irrevocably guaranteed, on a joint and several basis, the due payment of all sums expressed to be payable by the Company under the Bonds, the Trust Deed and the Agency Agreement.
Form and Denomination . . . . .	The Bonds are issued in registered form in the denomination of HK\$2,000,000 each and higher integral multiples of HK\$1,000,000.
Issue Date of the Additional Bonds	20 April 2022.
Maturity Date . . . . .	8 April 2025.
Coupon . . . . .	6.95 per cent.
Initial Conversion Price . . . . .	HK\$5.53 per Share.

The Conversion Price is subject to adjustment upon the occurrence of certain prescribed events including, consolidation, subdivision or reclassification of shares, capitalization of profits or reserves, distributions, rights issues or options over Shares, rights issues of other securities, issues at less than current market price, modification of rights of conversion, a change of control and certain other dilutive events as set out in the Conditions.

Initial Conversion Ratio . . . . .	361,663.6528 Shares per HK\$2,000,000 principal amount of the Bonds at the Initial Conversion Price.
Conversion Period . . . . .	Convertible into the Shares at the election of the bondholders at any time starting from 19 May 2022 to 10 days before the Maturity Date.
Redemption Price at Maturity . . . .	Unless previously redeemed, converted or repurchased and cancelled, the Issuer will redeem each Bond at 100 per cent. of its principal amount on the Maturity Date.
Negative Pledge . . . . .	So long as any Bond remains outstanding (as defined in the Trust Deed), the Issuer shall not, and shall procure that none of its Subsidiaries will, create or permit to subsist any Security Interest upon the whole or any part of its present or future undertaking, assets or revenues (including uncalled capital) to secure any Relevant Indebtedness or guarantee of Relevant Indebtedness without (a) at the same time or prior thereto securing the Bonds equally and rateably therewith or (b) providing such other security for the Bonds as may be approved by an Extraordinary Resolution (as defined in the Trust Deed) of Bondholders.
Taxation . . . . .	All payments made by the Issuer and any Subsidiary Guarantor under or in respect of the Bonds, the Guarantee of the Bonds and the Trust Deed will be made free from any restriction or condition, be made without set-off or counterclaim and be made without deduction or withholding for or on account of any present or future taxes, duties, assessments or governmental charges of whatever nature imposed or levied by (i) any jurisdiction where the Issuer or a Subsidiary Guarantor is organised or otherwise considered by a taxing authority to be resident for tax purposes or any political organisation or governmental authority thereof or therein having power to tax or (ii) the Cayman Islands, Hong Kong, or any political organisation or governmental authority thereof or therein having power to tax, unless deduction or withholding of such taxes, duties, assessments or governmental charges is compelled by law. In such event, the Issuer or, as the case may be, the relevant Subsidiary Guarantor will, subject to the limited exceptions specified in Condition 9 ( <i>Taxation</i> ), pay such additional amounts as will result in the receipt by the Bondholders of the net amounts after such deduction or withholding equal to the amounts which would otherwise have been receivable by them had no such deduction or withholding been required.

Redemption for Taxation Reasons . . . . .	<p>The Bonds may be redeemed at the option of the Issuer in whole, but not in part, at any time, on giving not less than 30 nor more than 60 days' notice to the Trustee and the Principal Agent in writing and to the Bondholders (which notice shall be irrevocable) at their principal amount together with accrued and unpaid interest (to but excluding the date fixed for redemption) if (1) the Issuer has or will become obliged to pay Additional Tax Amounts as provided or referred to in Condition 9 (<i>Taxation</i>) as a result of any change in, or amendment to, the laws or regulations or rulings (including a holding by a court of competent jurisdiction) of any Relevant Tax Jurisdiction, or any change in the general application or official interpretation of or the standing of an official position with respect to, such laws, regulations or rulings, which change or amendment becomes effective, or official position is announced, on or after 31 March 2022, and (2) such obligation cannot be avoided by the Issuer taking reasonable measures available to it, provided that no Tax Redemption Notice shall be given earlier than 90 days prior to the earliest date on which the Issuer would be obliged to pay such Additional Tax Amounts were a payment in respect of the Bonds then due.</p>
Redemption at the Option of the Issuer . . . . .	<p>The Issuer may at any time prior to the Maturity Date at its option, on giving not less than 30 nor more than 60 days' notice to the holders of Bonds (which notice will be irrevocable) and in writing to the Trustee and the Principal Agent, redeem in whole, but not in part, the Bonds for the time being outstanding at their principal amount together with accrued but unpaid interest (to but excluding the date fixed for redemption), provided that prior to the date of such notice at least 90 per cent. in principal amount of the Bonds originally issued (including any further Bonds issued pursuant to Condition 15 (<i>Further Issues</i>) and consolidated and forming a single series with the Bonds) has already been converted, redeemed or purchased and cancelled.</p>
Redemption for Relevant Event . . .	<p>Following the occurrence of a Relevant Event (as defined in the Conditions), the holder of each Bond will have the right at such holder's option, to require the Issuer to redeem all or some only (subject to the principal amount of such holder's Bonds redeemed and the principal amount of the balance of such holder's Bonds not redeemed being an Authorised Denomination) of such holder's Bonds on the Relevant Event Redemption Date at their principal amount together with accrued but unpaid interest (to but excluding the date fixed for redemption).</p>
Redemption at the option of the Bondholders . . . . .	<p>The Issuer will, at the option of the holder of any Bond, redeem all or some only (subject to the principal amount of such holder's Bonds redeemed and the principal amount of the balance of such holder's Bonds not redeemed being an Authorised Denomination) of such holder's Bonds on 8 April 2024 (the "<b>Put Option Date</b>") at their principal amount together with accrued but unpaid interest (to but excluding the Put Option Date).</p>

Holders' Tax Option . . . . .	If the Issuer gives a Tax Redemption Notice pursuant to Condition 8(B)(i) ( <i>Redemption, Purchase and Cancellation</i> ), each holder of Bonds will have the right to elect that its Bond(s) shall not be redeemed and that the provisions of Condition 9 ( <i>Taxation</i> ) shall not apply in respect of any payment to be made in respect of such Bond(s) whereupon no Additional Tax Amounts shall be payable in respect thereof pursuant to Condition 9 ( <i>Taxation</i> ) and payment of all amounts shall be made subject to the deduction or withholding of any tax required to be deducted or withheld.
Use of Proceeds . . . . .	The Issuer intends to use the net proceeds for refinancing, including upcoming redemption of RMB1,600,000,000 6.70% Senior Notes due 2022 with an outstanding amount of approximately RMB1,477,600,000. See "Use of Proceeds."
Delivery of the Additional Bonds . .	The Issuer expects to make delivery of the Additional Bonds, against payment in same-day funds on or about 20 April 2022.
Trustee . . . . .	China Construction Bank (Asia) Corporation Limited (中國建設銀行(亞洲)股份有限公司).
Principal Agent, Paying Agent, Registrar and Transfer Agent . . .	China Construction Bank (Asia) Corporation Limited (中國建設銀行(亞洲)股份有限公司).
Listing and Trading . . . . .	Approval in-principle has been received from the SGX-ST for the listing and quotation of the Additional Bonds on the SGX-ST. For so long as the Bonds are listed on the SGX-ST and the rules of the SGX-ST so require, the Bonds, if traded on the SGX-ST, will be traded in a minimum board lot size of S\$200,000 (or its equivalent in foreign currencies). Accordingly the Bonds, if traded on the SGX-ST, will be traded in a minimum board lot size of HK\$2,000,000.
Clearance and Settlement . . . . .	The Bonds have been accepted for clearance by Euroclear and Clearstream under the following codes:

<u>ISIN</u>	<u>Common Code</u>
XS2466214629	246621462

The Bonds will be represented by beneficial interests in the Global Certificate, which will be registered in the name of a nominee of, and deposited on the Issue Date with a common depositary for, Euroclear and Clearstream. Beneficial interests in the Global Certificate will be shown on and transfers thereof will be effected only through records maintained by Euroclear and Clearstream. Except as described herein, certificates for Bonds will not be issued in exchange for beneficial interests in the Global Certificate.



Governing Law . . . . .	The Bonds, the Trust Deed and the Agency Agreement and any non-contractual obligations arising out of or in connection with them will be governed by, and will be construed in accordance with, the laws of England.
Risk Factors . . . . .	For a discussion of certain factors that should be considered in evaluating an investment in the Bonds, see “Risk Factors.”

## SUMMARY CONSOLIDATED FINANCIAL AND OTHER DATA

The following table presents our summary financial and other data. The summary consolidated statement of comprehensive income data for 2018, 2019 and 2020 and the summary consolidated financial position data as of December 31, 2018, 2019 and 2020 set forth below (except for EBITDA data) have been derived from our consolidated financial statements for such periods and as of such dates, as audited by Deloitte Touche Tohmatsu, independent certified public accountants, and included elsewhere in this Offering Circular. The summary condensed consolidated income statement data for the six months ended June 30, 2020 and 2021 and the summary condensed consolidated statement of financial position data as of June 30, 2021 set forth below (except for EBITDA data) have been derived from our unaudited condensed consolidated interim financial statements for such periods and as of such dates, as reviewed by Deloitte Touche Tohmatsu, our independent certified public accountants, in accordance with Hong Kong Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the HKICPA, and included elsewhere in this Offering Circular. Historical results are not necessarily indicative of results that may be achieved in any future period. Our financial statements have been prepared and presented in accordance with IFRS, which differ in certain respects from generally accepted accounting principles in other jurisdictions. The summary financial data below should be read in conjunction with our consolidated financial statements and the notes to those statements included elsewhere in this Offering Circular.

### Summary Consolidated Statements of Comprehensive Income and Other Financial Data

	For the year ended December 31,				For the six months ended June 30,		
	2018	2019 <sup>(5)</sup>	2020		2020	2021	
	RMB'000	RMB'000 (restated)	RMB'000	US\$'000 (unaudited)	RMB'000 (unaudited)	RMB'000 (unaudited)	US\$'000 (unaudited)
<b>Revenue</b> . . . . .	42,367,647	56,451,103	71,798,663	11,120,197	23,022,350	36,373,349	5,633,514
Cost of sales and services . . . . .	(31,754,818)	(42,334,889)	(56,189,600)	(8,702,661)	(17,121,271)	(28,848,212)	(4,468,019)
<b>Gross profit</b> . . . . .	10,612,829	14,116,214	15,609,063	2,417,536	5,901,079	7,525,137	1,165,495
Other income, gains and losses . . . . .	2,065,884	1,469,636	3,173,369	491,492	1,065,570	1,700,041	263,303
Change in fair value of investment properties . .	106,385	200,659	940,585	145,678	427,580	299,246	46,347
Selling and marketing expenses . . . . .	(1,153,089)	(1,579,990)	(2,067,375)	(320,196)	(674,209)	(1,167,837)	(180,875)
Administrative expenses . . . . .	(2,121,731)	(3,148,306)	(2,946,420)	(456,342)	(1,328,590)	(1,739,493)	(269,413)
Share of results of joint ventures . . . . .	725,068	1,984,710	968,468	149,997	951,334	201,764	31,249
Share of results of associates . . . . .	1,450,388	1,522,961	1,159,501	179,584	291,441	453,154	70,185
Finance costs . . . . .	(368,741)	(729,158)	(667,424)	(103,371)	(291,654)	(225,964)	(34,997)
<b>Profit before taxation</b> . . . . .	11,316,993	13,836,726	16,169,767	2,504,378	6,342,551	7,046,048	1,091,294
Income tax expense . . . . .	(4,198,668)	(4,594,879)	(4,274,234)	(661,995)	(1,606,022)	(1,682,673)	(260,613)
<b>Profit for the year/period</b> . . . . .	7,118,325	9,241,847	11,895,533	1,842,383	4,736,529	5,363,375	830,681
Other comprehensive (expense)/income . . . . .	312,479	(28,629)	(148,906)	(23,063)	(101,402)	(94,474)	(14,632)
<b>Total comprehensive income for the year/period</b> . . . . .	<u>7,430,804</u>	<u>9,213,218</u>	<u>11,746,627</u>	<u>1,819,320</u>	<u>4,635,127</u>	<u>5,268,901</u>	<u>816,049</u>
Attributable to:							
Equity owners of the Company . . . . .	5,721,470	6,414,676	7,882,989	1,220,920	3,267,404	3,508,046	543,327
Owners of perpetual capital instruments . . . . .	215,078	221,817	229,627	35,564	114,078	66,797	10,346
Non-controlling interests . . . . .	1,494,256	2,576,725	3,634,011	562,836	1,253,645	1,694,058	262,376
<b>Total comprehensive income for the year/period</b> . . . . .	<u>7,430,804</u>	<u>9,213,218</u>	<u>11,746,627</u>	<u>1,819,320</u>	<u>4,635,127</u>	<u>5,268,901</u>	<u>816,049</u>
Other financial data:							
EBITDA <sup>(1)</sup> . . . . .	16,652,404	20,787,202	23,282,436	3,605,990	8,567,341	9,561,771	1,480,929
EBITDA margin <sup>(2)</sup> . . . . .	39.3%	36.8%	32.4%	32.4%	37.2%	26.3%	26.3%
Core net profit and total comprehensive income for the year/period <sup>(3)</sup> . . . . .	8,483,642	10,492,428	12,410,435	1,922,132	4,705,380	5,060,075	783,706
Core net profit attributable to equity owners of the Company for the year/period <sup>(4)</sup> . . . . .	5,535,564	6,903,283	8,025,962	1,243,063	3,194,008	3,345,903	518,214

*Notes:*

- (1) EBITDA consists of profit and total comprehensive income for the year/period before fair value changes from investment properties (including investment properties from joint venture), financial assets at FVTPL, and derivative financial instrument, interest expense (including interest capitalized in costs of sales), amortization, income tax expense, depreciation, gain from business combination and re-measurement, exchange (gain) loss (including exchange (gain) loss from joint venture) and loss on early redemption of senior notes. EBITDA is not a standard measure under IFRS. EBITDA is a widely used financial indicator of a company's ability to service and incur debt. EBITDA should not be considered in isolation or construed as an alternative to cash flows, net income or any other measure of financial performance or as an indicator of our operating performance, liquidity, profitability or cash flows generated by operating, investing or financing activities. In evaluating EBITDA, we believe that investors should consider, among other things, the components of EBITDA such as sales and operating expenses and the amount by which EBITDA exceeds capital expenditures and other charges. We have included EBITDA because we believe it is a useful supplement to cash flow data as a measure of our performance and our ability to generate cash flow from operations to cover debt service and taxes. EBITDA presented herein may not be comparable to similarly titled measures presented by other companies. Investors should not compare our EBITDA to EBITDA presented by other companies because not all companies use the same definition.
- (2) EBITDA margin is calculated by dividing EBITDA by revenue.
- (3) Core net profit and total comprehensive income for the year/period represents profit and total comprehensive income for the year/period excluding the amounts of (i) change in fair value of investment properties net of tax; (ii) change in fair value of financial assets at FVTPL; (iii) change in fair value of derivative financial instruments; (iv) net exchange loss/gain; (v) recognition of equity-settled share-based payments; (vi) loss on early redemption of senior notes; (vii) gain from business combination; (viii) gain on re-measurement; (ix) the Group's share of change in fair value of investment properties and net exchange loss/gain of joint ventures and associated companies; and (x) the accounting effect of increment of cost of properties sold resulting from fair value adjustment upon business combination. It is not a standard measure under IFRS.
- (4) Core net profit attributable to equity owners for the year/period represents profit and total comprehensive income for the year/period attributable to equity owners of the Company excluding the amounts attributable to equity owners of the Company in relation to (i) change in fair value of investment properties net of tax; (ii) change in fair value of financial assets at FVTPL; (iii) change in fair value of derivative financial instruments; (iv) net exchange loss/gain; (v) recognition of equity-settled share-based payments; (vi) loss on early redemption of senior notes; (vii) gain from business combination; (viii) gain on re-measurement; (ix) the Group's share of change in fair value and net exchange loss/gain of joint ventures and associates of investment properties; and (x) the accounting effect of increment of cost of properties sold resulting from fair value adjustment upon business combination. It is not a standard measure under IFRS.
- (5) Restatement have been made to the data due to the Company's acquisition of Ever Sunshine Lifestyle Services Group Limited (the shares of which are listed on the Main Board of the Hong Kong Stock Exchange, stock code: 1995) ("Ever Sunshine Lifestyle") in which the acquisition was completed in June 2020. Subsequent to the acquisition, Ever Sunshine Lifestyle has been consolidated to the Group's financial statements.

## Summary Consolidated Statements of Financial Position

	As of December 31,				As of June 30,	
	2018	2019	2020		2021	
	RMB'000	RMB'000 (restated)	RMB'000	US\$'000 (unaudited)	RMB'000 (unaudited)	US\$'000 (unaudited)
<b>Non-Current Assets</b>						
Investment properties . . . . .	16,147,400	17,686,036	22,698,969	3,515,623	33,758,373	5,228,506
Property, plant and equipment . . . . .	134,143	172,475	235,207	36,429	359,305	55,649
Right-of-use assets . . . . .	—	142,090	117,325	18,171	228,828	35,441
Intangible assets . . . . .	—	100,600	91,049	14,102	210,216	32,558
Goodwill . . . . .	—	431,128	470,952	72,941	706,659	109,448
Interest in associates . . . . .	5,779,492	8,019,593	16,861,861	2,611,570	18,074,979	2,799,458
Interests in joint ventures . . . . .	8,511,247	12,872,071	17,825,596	2,760,833	17,938,326	2,778,293
Investments in property projects . . . . .	582,722	417,688	286,531	44,378	306,873	47,529
Financial assets at fair value through profit or loss . . . . .	564,553	526,458	905,388	140,227	2,495,220	386,460
Equity instruments at fair value through other comprehensive income . . . . .	919,274	881,832	739,685	114,563	594,951	92,146
Deferred taxation assets . . . . .	1,021,876	1,758,447	2,195,730	340,075	2,075,825	321,504
Deposits paid for acquisitions of equity interests . . . . .	50,000	—	—	—	—	—
Prepayment of property, plant and equipment . . . . .	—	13,368	12,448	1,928	587	91
	<u>33,710,707</u>	<u>43,021,786</u>	<u>62,440,741</u>	<u>9,670,840</u>	<u>76,750,142</u>	<u>11,887,083</u>

	As of December 31,				As of June 30,	
	2018	2019	2020		2021	
	RMB'000	RMB'000 (restated)	RMB'000	US\$'000 (unaudited)	RMB'000 (unaudited)	US\$'000 (unaudited)
<b>Current Assets</b>						
Properties held for sale . . . . .	10,238,165	15,552,823	12,904,429	1,998,642	15,196,543	2,353,645
Properties under development for sale . . . . .	84,137,912	115,202,723	129,018,163	19,982,369	160,984,312	24,933,295
Accounts and other receivables, deposits and prepayments . . . . .	16,740,132	24,596,795	30,384,186	4,705,911	39,500,588	6,117,862
Amounts due from non-controlling interests . . . . .	13,416,613	18,766,941	26,359,618	4,082,585	33,280,500	5,154,493
Amounts due from joint ventures and associates . . . . .	27,798,425	36,569,805	57,515,448	8,908,009	46,056,480	7,133,240
Deposits for land use rights for properties held for sale . . . . .	7,950,061	8,713,034	5,704,636	883,536	9,914,573	1,535,572
Taxation recoverable . . . . .	1,746,262	2,877,209	3,443,355	533,308	5,347,146	828,167
Financial assets at fair value through profit or loss ("FVTPL") . . . . .	705,386	573,761	374,261	57,966	554,258	85,844
Derivative financial instruments . . . . .	—	11,912	—	—	—	—
Restricted bank deposits . . . . .	1,290,000	431,695	101,873	15,778	102,419	15,863
Bank balances and cash . . . . .	43,327,561	58,536,676	51,052,696	7,907,056	52,303,957	8,100,851
	<u>207,350,517</u>	<u>281,833,374</u>	<u>316,858,665</u>	<u>49,075,160</u>	<u>363,240,776</u>	<u>56,258,832</u>
<b>Current Liabilities</b>						
Accounts and other payables and accrued charges . . . . .	25,888,004	39,846,798	58,332,009	9,034,478	74,045,241	11,468,147
Contract liabilities . . . . .	44,238,431	54,465,082	74,626,818	11,558,222	93,548,390	14,488,801
Amounts due to non-controlling interests . . . . .	16,571,325	16,447,941	12,207,232	1,890,659	8,515,962	1,318,955
Amounts due to joint ventures and associates . . . . .	15,519,116	29,170,655	32,425,022	5,021,996	42,953,723	6,652,685
Taxation payable . . . . .	7,655,950	9,712,706	10,248,100	1,587,229	8,937,650	1,384,266
Lease liabilities — due within one year . . . . .	—	66,570	65,824	10,195	68,622	10,628
Bank and other borrowings — due within one year . . . . .	8,842,371	13,941,253	7,300,715	1,130,737	8,170,819	1,265,499
Senior notes — due within one year . . . . .	—	3,190,356	3,637,114	563,317	5,501,468	852,069
Derivative financial instruments . . . . .	74,949	19,260	266,362	41,254	2,884	447
Corporate bonds — due within one year . . . . .	3,646,140	4,006,799	7,761,443	1,202,094	5,894,009	912,866
Debt component of convertible bonds . . . . .	907,724	—	—	—	—	—
	<u>123,344,010</u>	<u>170,867,420</u>	<u>206,870,639</u>	<u>32,040,181</u>	<u>247,638,768</u>	<u>38,354,363</u>
<b>Non-Current Liabilities</b>						
Other payable — due after one year . . . . .	—	1,265	6,849	1,061	5,289	819
Lease liabilities — due after one year . . . . .	—	72,159	56,748	8,789	168,646	26,120
Bank and other borrowings — due after one year . . . . .	41,061,189	51,140,979	54,260,449	8,403,873	60,420,682	9,357,972
Senior notes — due after one year . . . . .	15,293,614	23,674,188	26,979,739	4,178,629	25,408,302	3,935,245
Corporate bonds — due after one year . . . . .	8,113,997	7,744,996	4,775,653	739,654	5,351,696	828,872
Deferred taxation liabilities . . . . .	3,802,243	3,157,208	2,650,025	410,437	4,434,218	686,773
Derivative financial instruments — due after one year . . . . .	—	—	57,054	8,837	35,088	5,434
	<u>68,271,043</u>	<u>85,790,795</u>	<u>88,786,517</u>	<u>13,751,280</u>	<u>95,823,921</u>	<u>14,841,235</u>
Equity attributable to equity owners of the Company . . . . .	25,604,096	30,199,337	36,051,681	5,583,694	37,368,528	5,787,648
Perpetual capital instruments . . . . .	3,883,572	3,883,572	3,536,877	547,792	1,924,545	298,074
Non-controlling interests . . . . .	19,958,503	34,114,036	44,053,692	6,823,048	57,235,156	8,864,597
<b>Total Equity</b> . . . . .	<u>49,446,171</u>	<u>68,196,945</u>	<u>83,642,250</u>	<u>12,954,534</u>	<u>96,528,229</u>	<u>14,950,319</u>

## RISK FACTORS

*You should carefully consider the risks and uncertainties described below and other information contained in this offering circular before making an investment decision. The risks and uncertainties described below may not be the only ones that we face. Additional risks and uncertainties that we are not aware of or that we currently believe are immaterial may also adversely affect our business, financial condition or results of operations. If any of the possible events described below occur, our business, financial condition or results of operations could be materially and adversely affected. In such case, we may not be able to satisfy our obligations under the Bonds, and you could lose all or part of your investment.*

### RISKS RELATING TO OUR BUSINESS

**We are dependent on the performance of the property market in the PRC, particularly in the cities in which we develop our property projects and manage the properties we have developed.**

Our business depends on the performance of the property market in the PRC, particularly in the cities where we have property projects. Any real estate market downturn in China generally or in the cities in which we have property projects may materially and adversely affect our business, financial condition and results of operations. The property market in the PRC is affected by many factors, including changes in the PRC's social, political, economic and legal environment, changes in the PRC government's fiscal and monetary policy, the lack of a mature and active secondary market for residential and commercial properties in China and consumer spending, all of which are beyond our control. In the event that we expand into markets outside of PRC in the future, our operations will also be subject to the performance of local property markets and government policies.

In addition, there may be over-supply of properties, economic downturn in China or austerity measures imposed by the PRC government generally or particularly in the cities where we have property projects, any of which may result in a decline in property sales or property prices nationally or regionally. In recent months, our contracted sales and contracted GFA were lower than the contracted sales and contracted GFA for the corresponding month in 2021. From January to February 2022, our aggregated contracted sales (including contracted sales by joint ventures and associated companies) amounted to approximately RMB16.74 billion, representing an approximately 45% decrease compared to the same period in 2021. Our contracted GFA from January to February 2022 amounted to approximately 1,126,300 sq.m., representing an approximately 41.0% decrease compared to the same period in 2021. If we fail to respond to market changes or customer preferences in a timely manner or at all, our business, financial condition and results of operations will be adversely affected.

Property market conditions experienced a significant deterioration in 2021, particularly in the second half of 2021, and such trend has continued in early 2022. Persistent government tightening policies and deteriorating consumer sentiment have made it increasingly difficult for property developer to obtain financing and sell their property and for property purchasers to obtain mortgage financing, resulting in enormous pressure on property developers' short-term liquidity. Since September 2021, there has been negative news relating to certain Chinese property companies including rating downgrades and defaults on their indebtedness. These recent defaults fueled a downward spiral effect which further intensified the difficulty in obtaining financing, and resulted in very low market confidence and very low demand for real estate in China. There is no guarantee that such situation will improve. The property market may not continue to grow and may even experience significant contraction. There may be more developers defaulting on their indebtedness. Any such changes of the overall deteriorating real estate market in the PRC could have a material adverse effect on our business, financial condition and results of operations.



**Our profitability and results of operations are affected by the success of our business model and our ability to successfully expand our business in China and other markets.**

Our business model is to have a business operation that is diversified in terms of geographic locations and the groups of customers whom we target. We have established a strong market position in Shanghai, Suzhou and other second-tier cities in the Yangtze River Delta, and have been active in expanding our business in Beijing, as well as in other selected second-tier cities in the PRC. Our success is dependent on our managerial and operational resources, capital contributions, and our knowledge of the needs of our target customers. We cannot assure you that our business model will be successful in all cities where we have a presence. If we fail to establish or expand our business model as anticipated, our business, financial condition and results of operations may be materially and adversely affected.

We also expanded and intend to further expand into other selected emerging cities in China and other markets with growth potential through land acquisitions or acquisition of companies with suitable land reserves. Expansion may place substantial strains on our managerial, operational and financial resources. In addition, we may not have the same level of familiarity with contractors, business practices, regulations, customer preferences, behavior and spending pattern as other local and more experienced property developers in such cities, which may put us in a less competitive position as compared to such property developers. Further, the property markets in emerging cities are less developed than those of the first and second-tier cities and may be more susceptible to changes in the PRC economic development and other property market-related factors. Any failure to leverage our experience or failure to understand the property market of a city to which we want to expand in the PRC and other markets may have a material adverse effect on our business, financial condition and results of operations.

**Our profit margin varies with each property development project, and we may not be able to sustain our existing profit margin.**

We recorded gross profit margin of approximately 34.7% (as adjusted to exclude the effects of accounting treatment due to financial consolidation of certain projects as subsidiaries of our Group), 29.7% (as adjusted to exclude the effects of accounting treatment due to financial consolidation of certain projects as subsidiaries of our Group), 25.1% (as adjusted to exclude the effects of accounting treatment due to financial consolidation of certain projects as subsidiaries of our Group), 25.6% and 20.7%, in 2018, 2019 and 2020 and the six months ended June 30, 2020 and 2021, respectively. Factors that may affect our gross profit margin include: (i) product mix, (ii) selling price and (iii) cost of development. We cannot assure you that we can always maintain or increase our gross profit margin. If we are unable to maintain our gross profit margin, our profitability may be materially and adversely affected.

**We may not have adequate resources to fund our existing and future property development.**

Property development is capital intensive. We historically have financed our property development projects primarily through a combination of internally generated funds, external financing including bank borrowings, trust financings and funds raised from capital markets. Our ability to procure sufficient financing for property development depends on a number of factors that are beyond our control, including general economic conditions in the PRC, performance and outlook of the property development industry in the PRC, our financial strength and performance, availability of credit from financial institutions, and regulatory measures instituted by the PRC government. Property market conditions experienced a significant deterioration in 2021, particularly in the second half of 2021. Persistent government tightening policies and deteriorating consumer sentiment have made it increasingly difficult for property developer to obtain financing and sell their property and for property purchasers to obtain mortgage financing, resulting in enormous pressure on property developers' short-term liquidity. We cannot assure you that we will be able to meet our sales targets or that we will be

able to secure external financing on terms acceptable to us or at all. As a result, we may not be able to raise adequate funds for our operations in the future. As of June 30, 2021, our outstanding long-term and short-term bank and other borrowings under IFRS (not including senior notes and onshore bonds) were RMB60,420.7 million (US\$9,358.0 million) and RMB8,170.8 million (US\$1,265.5 million), respectively. As of June 30, 2021, we also had outstanding Existing Notes, the Second Tranche of 2015 Onshore Bonds, the Second Tranche of 2016 Onshore Bonds, the 2018 Onshore Bonds, the First and Second Tranche of 2018 Onshore Corporate Bonds and the August 2017 Perpetual Securities and with aggregate carrying amounts of RMB44,080.0 million (US\$6,827.1 million).

The PRC government has in recent years taken a number of policy initiatives in the financial sector to further tighten lending requirements for property developers, which, among other things:

- forbid PRC commercial banks from extending loans to property developers to finance land premiums;
- restrict the grant or extension of revolving credit facilities to property developers that hold a large amount of idle land and vacant commodity properties;
- prohibit commercial banks from taking commodity properties that have been vacant for more than three years as security for mortgage loans;
- forbid property developers from using borrowings obtained from any local banks to fund property developments outside that local region;
- tighten the grant of trust financing to property developers to control the scale and growth of real estate financing;
- the minimum down payment of land premium of 50% must be paid within one month after the signing of a land grant contract and the rest of the land premium must be fully paid within one year after the signing of a land grant contract;
- forbid commercial banks from issuing loans or providing loan extension services to a developer for its new projects if the developer has a record of maintaining idle land, changing the land use purpose and nature without proper approval, delaying the construction commencement or completion date, hoarding properties or other forms of non-compliance;
- restrict private equity and asset management plans to make investments into ordinary residential property projects located in certain popular cities such as Beijing, Shanghai, Guangzhou and Shenzhen; and
- prohibit the use of private equity products to finance property developers, including paying land grant fees, providing working capital loans and down payment facilities.

In addition, the People's Bank of China (the "PBOC") regulates the reserve requirement ratio for commercial banks in the PRC, which affects the availability and cost of financing from PRC commercial banks. The PBOC has adjusted the bank reserve requirement ratio six times in 2010, seven times in 2011 and twice in 2012. From January 2014 to February 2016, PBOC further adjusted the reserve requirement ratio eight times. The current reserve requirement ratio ranges from 13.0% to 16.5%. On December 28, 2020, the PBOC and the China Banking and Insurance Regulatory Commission (the "CBIRC") jointly issued the Notice on Establishing a Centralization Management System for Real Estate Loans of Banking Financial Institutions (關於建立銀行業金融機構房地產貸款集中度管理制度的通知), pursuant to which, the proportion of the real estate loan balance of banking financial institutions (excluding overseas branches) to the institution's loans in RMB balances (hereinafter referred to as the

proportion of real estate loans) and the proportion of the personal housing loan balance to the institution's loans in RMB balances (hereinafter referred to as the proportion of housing loans) shall meet the management requirements determined by the PBOC and the CBIRC, that is, not higher than the upper limit of the proportion of real estate loans and the upper limit of the proportion of personal housing loans determined by the PBOC and the CBIRC. Development banks and policy banks should refer to and implement such requirements. The PBOC and the CBIRC manage the concentration of real estate loans in different stages according to the asset scale and type of banking financial institutions, and comprehensively consider factors such as the development scale and the performance of real estate systemic financial risks to timely adjust the scope of coverage of applicable institutions, grading settings, management requirements and statistical coverage of related indicators. On January 1, 2021, the PBOC, together with CBIRC, set forth the capped ratios of the amount of outstanding real estate loans to the total outstanding amount of RMB denominated loans of a PRC financial institution. See "Regulation — Real Estate Development — Estate Loan" for details. This ratio currently ranges from 12.5% to 40.0%. Such restriction may further limit the financing channels of real estate enterprises.

In August 2020, the Ministry of Housing and Urban-Rural Development of the PRC ("MOHURD") and PBOC have held a joint meeting to communicate with key real estate enterprises and other relevant governmental departments. In the meeting, it is announced that MOHURD and PBOC, jointly with other relevant governmental departments, have formulated rules for fund monitoring and financing administration of key real estate enterprises to establish a more market-oriented, rule-based and transparent administration over the financing by real estate enterprises. The "Three Red Lines" policy was set up in relation to financings for real estate enterprises. According to public media reports, on August 21, 2021, the Ministry of Natural Resources and other relevant governmental departments have held a joint meeting to impose conditions on granting state-owned land use rights to property developers, including setting price ceiling and requiring property developers to retain a portion of the property developed. No official announcement was published as of the date of this Offering Circular and our ability to raise capital for business operation and expansion may be adversely affected if the PRC government officially imposes further conditions for land bidding, auction or listing for sale.

The government may further restrict PRC commercial banks from extending loans to real estate developers in the future and may also further tighten alternative financing channels such as trust financing, mortgaging financing and borrowing from asset management companies and wealth management companies. We cannot assure you that the PRC government will not introduce other initiatives which may limit our access to capital resources. The foregoing and other initiatives introduced by the PRC government may limit our flexibility and ability to use bank loans or other forms of financing (such as trust financing) to finance our property developments and, therefore, may require us to maintain a relatively high level of internally sourced cash. Recent negative news relating to certain Chinese property companies has also had a significant effect on the property sector in China. Such recent defaults have an adverse impact on property sales in China and the ability of Chinese property companies to obtain onshore and offshore financing and/or refinance its existing indebtedness. We cannot assure you that we will be able to obtain sufficient financing or renew our existing credit facilities. As a result, our business, financial condition and results of operations may be materially and adversely affected.

**We may not always be able to obtain land reserves that are suitable for our property development at commercially acceptable prices.**

We derive our revenue principally from the sale of properties that we have developed. To maintain sustainable growth, we must replenish our land bank with suitable sites for development. Our ability to identify and acquire suitable land is subject to a number of factors, some of which are beyond our control. To the extent that we are unable to acquire suitable sites at commercially acceptable prices for

our project development on a timely basis or at prices which will enable us to achieve reasonable returns, our business, financial condition and results of operations may be materially and adversely affected.

Central and local governments have implemented various measures to regulate the means by which property developers may obtain land and the manner in which land can be developed. The PRC government also controls land supply through zoning, land usage regulations and other measures. All these measures could intensify the competition for land in China among property developers. Please refer to the section headed “— Risks Relating to Our Industry — Our operations are subject to extensive governmental regulations, and in particular, we are susceptible to changes in policies related to the real estate industry in the PRC and the PRC government may adopt further measures to slow down growth in the real estate sector.”

**Our results of operation, financial condition and cash flow may be adversely and materially affected by the COVID-19 pandemic.**

Since early March 2020, the outbreak of COVID-19, a highly infectious novel coronavirus initially detected toward the end of 2019, has started a pandemic. In the first half of 2021, a new Delta variant of COVID-19 began to spread globally and caused an increase in COVID-19 cases in many places in the PRC, and in November 2021, a new Omicron variant, which appears to be the most transmissible variant to date, was detected, which Omicron variant has since caused an increase in COVID-19 cases in multiple countries, including the PRC, and of which the potential severity is currently being evaluated. The heightened spread of the Omicron variant In the first quarter of 2022 continues to create more economic and business uncertainties and present potential risks that could affect economic recovery. In response to the COVID-19 pandemic, many countries have imposed unprecedented measures to halt the spread of the COVID-19 pandemic, including strict city lockdowns and travel bans. Several cities in China where we have land bank and operations had been under lockdown, and have had travel restrictions imposed upon to curb the spread of COVID-19. There is no assurance that more countries will not impose similar travel restrictions or lockdowns in response to the pandemic or that the current containment measures will be effective in halting the COVID-19 pandemic.

The ongoing pandemic and containment measures may adversely and materially affect the manufacturing, exports and imports and consumption of goods and services globally and may significantly reduce global market liquidity and depress economic activities.

Due to the lockdown and travel restrictions imposed by several cities in China where we have land bank and operations, sales offices and construction of our development projects was temporarily shut down. Moreover, supply of our raw materials and productivity of our employees may be adversely affected. As a result, the completion of our projects may be delayed and sales might be lower than expected, which might in turn result in substantial increase in our development costs, late delivery of properties and/or otherwise adversely affect our profitability and cash flows. Further, customers who have previously entered into contracts to purchase properties may default on their purchase contracts if the economic situation further deteriorates as a result of the COVID-19 pandemic. The COVID-19 pandemic may further create negative economic impact and increase volatility in the PRC and global market and continue to cause increasing concerns over the prospects of the PRC residential property market, which may materially and adversely affect the demand for properties and property prices in China.

**We have substantial indebtedness and may incur substantial additional indebtedness in the future, which could adversely affect our financial health and our ability to generate sufficient cash to satisfy our outstanding and future debt obligations.**

We now have, and will continue to have after the offering of the Bonds, a substantial amount of indebtedness. As of December 31, 2018, 2019 and 2020 and June 30, 2021, our total bank and other borrowings under IFRS (not including senior notes and onshore bonds) amounted to RMB49,903.6 million, RMB65,082.2 million, RMB61,561.2 million (US\$9,534.6 million) and RMB68,591.5 million (US\$10,623.5 million), respectively. As of June 30, 2021, we also had outstanding Existing Notes, the Second Tranche of 2015 Onshore Bonds, the Second Tranche of 2016 Onshore Bonds, the 2018 Onshore Bonds, the First and Second Tranche of 2018 Onshore Corporate Bonds and the August 2017 Perpetual Securities with carrying amounts of RMB44,080.0 million (US\$6,827.1 million). See “Description of Other Material Indebtedness and Obligations” for details on the outstanding loans and other indebtedness.

Our substantial indebtedness could have important consequences to you. For example, it could:

- limit our ability to satisfy our obligations under the Bonds and other debt;
- increase our vulnerability to adverse general economic and industry conditions;
- require us to dedicate a substantial portion of our cash flow from operations to servicing and repaying our indebtedness, thereby reducing the availability of our cash flow to fund working capital, capital expenditures and for other general corporate purposes;
- limit our flexibility in planning for or reacting to changes in our businesses and the industry in which we operate;
- place us at a competitive disadvantage compared to our competitors that have less debt;
- limit, along with the financial and other restrictive covenants of our indebtedness, among other things, our ability to borrow additional funds; and
- increase the cost of additional financing.

In the future, we may from time to time incur substantial additional indebtedness and contingent liabilities.

Our ability to generate sufficient cash to satisfy our outstanding and future debt obligations will depend upon our future operating performance, which will be affected by prevailing economic conditions and financial, business and other factors, many of which are beyond our control. If we are unable to service our indebtedness, we will be forced to adopt an alternative strategy that may include actions such as reducing or delaying capital expenditures, selling assets, restructuring or refinancing our indebtedness or seeking equity capital. These strategies may not be instituted on satisfactory terms, if at all.

Certain of our financing arrangements also impose operating and financial restrictions on our business. See “Description of Other Material Indebtedness and Obligations.” Such restrictions in the Bonds and our other financing arrangements may negatively affect our ability to react to changes in market conditions, take advantage of business opportunities, obtain future financing, fund required capital expenditures, or withstand a continuing or future downturn in our business. Any of these factors could materially and adversely affect our ability to satisfy our obligations under the Bonds and other debt.

**We maintain a certain level of indebtedness. Any recurrence of the global financial crisis and economic downturn or a deterioration of our cash flow position may materially and adversely affect our ability to service our indebtedness and to continue our operations.**

We maintain a certain level of indebtedness to finance our operations. As of June 30, 2021, our total outstanding bank and other borrowings under IFRS (not including senior notes and onshore bonds) amounted to RMB68,591.5 million (US\$10,623.5 million). As of June 30, 2021, we also had outstanding Existing Notes, Second Tranche of 2015 Onshore Bonds, Second Tranche of 2016 Onshore Bonds, 2018 Onshore Bonds, the First and Second Tranche of 2018 Onshore Corporate Bonds and August 2017 Perpetual Securities with carrying amounts of RMB44,080.0 million (US\$6,827.1 million). The cash flow and results of operations of our operating subsidiaries will affect our liquidity and our ability to service our indebtedness. We cannot assure you that we will be able to generate sufficient cash to service our indebtedness. If we are unable to make scheduled payments in connection with our debts and other fixed payment obligations when they become due, we may need to refinance such obligations or obtain additional financing. Our ability to do so will depend on a number of factors, many of which are beyond our control. We cannot assure you that our refinancing efforts would be successful or timely or that we could secure additional financing on acceptable terms, or at all. Furthermore, we have entered into loan agreements with various financial institutions in Hong Kong or in the PRC under which we have pledged certain collateral to secure their obligations. If we fail to maintain sufficient cash flow to service our indebtedness or if our refinancing efforts are otherwise unsuccessful, we may lose part or all of the pledged collateral, and our business, financial condition and results of operations may be materially and adversely affected.

In addition, the global capital and credit markets have in recent years experienced periods of extreme volatility and disruption. The global financial crisis in these years has caused banks and other credit providers to restrict the availability of new credit facilities and to require more collateral and higher pricing upon the renewal of existing credit facilities. The recurrence of the global financial crisis or prolonged disruptions to the credit market may further slow down the growth of the PRC economy and sales of property, limit our ability to raise funds from current or other funding sources, or cause our access to funds to be more expensive, which may materially and adversely affect our business, financial condition and results of operations.

In addition to bank and other borrowings, we rely on internally generated funds, in particular, pre-sale proceeds of our properties as a major source of funding for our operations. If our pre-sale activities are significantly limited or otherwise materially and adversely affected as a result of changes in the relevant PRC laws and regulations, the occurrence of a global economic downturn, or a significant economic slowdown in China generally or in the cities where we have properties, our cash flow position and ability to service our indebtedness may be materially and adversely affected. Furthermore, if banks or other financial institutions decline to provide additional loans to us or to re-finance our existing loans when they mature as a result of our perceived credit risk, and we fail to raise financing through other channels, our business, financial condition and results of operations may be materially and adversely affected.

**Our profitability and results of operations are affected by changes in foreign exchange rates.**

We conduct our business primarily in Renminbi. We are exposed to foreign exchange rate risk relating to (i) the portion of our bank deposits that we maintain in foreign currencies and (ii) foreign currency-denominated obligations. Since 2005, the PRC government has followed a policy under which the Renminbi is permitted to fluctuate within a narrow and managed band against a basket of certain foreign currencies. In 2007, the PBOC widened the floating band for the trading prices in the inter-bank foreign exchange market of the Renminbi against the U.S. dollar from 0.3% to 0.5% around the central parity rate. The floating band was further widened to 1.0% in 2012 and to 2.0% in 2014. These changes in currency policy resulted in the Renminbi appreciating against the U.S. dollar by approximately 33.0%



from July 21, 2005 to December 31, 2014. However, in August 2015, the PBOC moved to devalue the Renminbi against the U.S. dollar and announced a policy change allowing a more market-based determination of the official fixing rate. Following such announcement, the Renminbi depreciated significantly against the U.S. dollar. In February 2017, the PBOC has adjusted its FX fixing formula, making adjustments to existing fixing model which was introduced in February 2016. In October 2016 RMB was formally included in IMF's Special Drawing Rights basket. Renminbi has witnessed multiple fluctuation in past one year. As a result, we reported a net exchange gain of RMB139.6 million (US\$21.6 million) in the six months ended June 30, 2021 as compared to a net exchange loss of RMB273.7 million in the same period in 2020. We reported a net exchange gain of RMB858.6 million (US\$133.0 million) in 2020 as compared to a net exchange loss of RMB263.7 million in 2019. The PRC government may take further actions that could cause future exchange rates to vary significantly from current or historical exchange rates. A depreciation in the Renminbi could adversely affect the value of any dividends we pay to our shareholders outside the PRC, require us to use more Renminbi funds to service the same amount of any foreign currency debt and materially and adversely affect our financial condition and results of operations. Starting in early 2016, we adopted a hedging policy to actively manage our foreign exchange rate risk exposure relating to non-Renminbi denominated indebtedness and entered into U.S. dollar versus offshore Renminbi capped forward contracts to hedge certain of our foreign exchange rate risk exposure relating to non-Renminbi denominated indebtedness. However, our protection against Renminbi depreciation will be limited up to capped rates specified in the relevant contracts and may not be able to hedge against all of our foreign exchange rate risk.

**Our profitability and results of operations are affected by changes in interest rates.**

Changes in interest rates have affected, and will continue to affect, our financing costs. Except for certain offshore credit facilities, our bank borrowings are principally denominated in Renminbi. The interest rates on our Renminbi bank borrowings are primarily affected by the benchmark interest rate set by the PBOC, which has fluctuated significantly in recent years. The PBOC loan prime rates in the PRC (which directly affects the property mortgage rates offered by commercial banks in the PRC) as of December 31, 2018, 2019 and 2020 and June 30, 2021 were 4.31%, 4.15% and 3.85% and 3.85%. In 2018, 2019 and 2020 and June 30, 2021, our weighted average cost of indebtedness (calculated as the weighted average of interest costs of all bank and other borrowings and senior notes outstanding during the relevant year) was 5.8%, 6.0%, 5.4% and 5.1%, respectively. In addition, changes in interest rates may affect our customers' ability to secure mortgages on acceptable terms, which, in turn, may affect their ability to purchase our properties. We cannot assure you that the PBOC will not increase lending rates further or otherwise discourage bank lending or that our business, financial condition and results of operations may not be materially and adversely affected as a result.

**We may not be able to complete or deliver our development projects on time.**

The progress and costs of a development project may be materially and adversely affected by many factors, including, without limitation:

- delays in obtaining necessary licenses, permits or approvals from governmental agencies or authorities;
- relocation of existing residents and/or demolition of existing buildings;
- shortages of or increase in costs of materials, equipment, contractors and skilled labor;
- availability and cost of financing;
- failure of contractors or suppliers to provide products and services as anticipated, due to financial difficulties or other reasons;

- labor disputes;
- construction accidents;
- natural catastrophes;
- adverse weather conditions; and
- changes in governmental policies.

As our revenue from sale of properties generally depends on our schedule of delivery of our properties, if completion of our development projects is delayed, our business, financial condition and results of operations may be materially and adversely affected. We cannot assure you that we will not experience any significant delays in completion or delivery of our projects, or that we will not be subject to any liabilities for any such delays. Liabilities arising from any delays in the completion or delivery of our projects may have a material adverse effect on our business, financial condition and results of operations.

**Our results of operations fluctuate from period to period.**

We derive our revenue principally from the sale of properties developed by us, and our results of operations may vary significantly from period to period. According to our accounting policies, our recognized revenue mainly depends on the project completion schedule. Periods in which we deliver properties with a higher aggregate GFA typically generate higher levels of revenue. However, our revenue is not evenly distributed over different periods of any particular year due to a combination of factors, which include the overall delivery schedules of our projects, the market demand for our properties, the timing of the sale of properties that we have developed and fluctuation in costs such as land costs and construction costs.

Consequently, our results of operations for any given period may not be indicative of the actual demand for our properties or the pre-sale or sales achieved during that period. Our revenue and profit during any given period generally reflect property purchase decisions made by purchasers at some time in the past.

**We may not have adequate insurance to cover our potential losses and claims.**

We do not maintain insurance against all risks associated with our industry, either because we have deemed it commercially unfeasible to do so, or because our insurers have carved certain risks out of their standard policies. We cannot assure you that we will not be sued or held liable for damages due to tortious acts. In addition, there are certain losses for which insurance is not available on commercially reasonable terms, such as losses suffered due to earthquake, war, civil unrest and certain other events of force majeure. If we suffer any loss, damage or liability in the course of our operations arising from events for which we do not have insurance cover, we may not have sufficient funds to cover such losses, damage or liabilities or to replace any property development that has been destroyed. The occurrence of any of the above events and the resulting payment we may make to cover any loss, damage or liability could have a material adverse effect on our business, financial condition and results of operations.

**We may be affected by the performance of contractors.**

We engage contractors to carry out various services, including construction, equipment installation, internal decoration, landscaping, pipeline engineering and lift installation. We select contractors mainly through a tender process. We cannot guarantee that any such contractor will provide satisfactory services or meet our quality standards. If the performance of a contractor is unsatisfactory, we may need to replace such contractor or take other actions to remedy the situation, which may materially and

adversely affect the cost and construction progress of our projects. Furthermore, our contractors may undertake projects from other developers, engage in risky undertakings or otherwise encounter financial or other difficulties, which may cause delay in the completion of our property projects or cause additional costs. The occurrence of any of the above events may have a material adverse effect on our business, financial condition and results of operations.

**Our profit margin is sensitive to fluctuations in the costs of construction materials.**

A principal component of our cost of sales is construction costs, and historically, construction materials costs have been the primary driver of our construction costs. Construction costs include all of the costs for the design and construction of a project, including payments to third-party contractors and designers and cost of construction materials. Our construction costs are affected by a number of factors, such as changes in construction labor costs, location and types of properties, choice of materials, landscaping and investments in ancillary facilities. In particular, construction costs fluctuate as a result of changes in the prices of key construction materials such as steel and cement. Construction costs have a direct effect on our gross margin.

We procure construction materials through our contractors or by ourselves. If the costs of construction materials increase beyond the agreed or pre-determined price, the contractors may request to transfer such increase in costs to us by increasing their contractor fees. If we cannot pass on such increase to our customers, our profit margins will be adversely affected, and, as a result, our business, financial condition and results of operations may be materially and adversely affected.

**We may be materially and adversely affected if we fail to obtain, or if there are material delays in obtaining, requisite governmental approvals for our property business.**

The real estate industry in the PRC is heavily regulated by the PRC government. In order to undertake and complete a property development or to commence property leasing, a property developer must obtain various permits, licenses, certificates and other approvals from the relevant governmental and administrative authorities at various stages of the property development, including, but not limited to, land use rights certificates, construction land planning permits, construction work planning permits, construction work commencement permits, pre-sale permits, various qualification certificates and certificates of completion. For example, certain of our subsidiaries are in the process of renewing their respective real estate development enterprise qualification certificates. Furthermore, in the event that we expand into markets outside of PRC, our operations will face regulations from local governments on their property sectors.

We cannot assure you that we will not encounter problems in obtaining such governmental approvals or in fulfilling the conditions required for obtaining the approvals, or that we will be able to comply with new laws, regulations or policies that may come into effect from time to time with respect to the real estate industry in general or the particular processes with respect to regulatory approvals. If we fail to obtain the relevant approvals or to fulfill the conditions of the approvals for our property development, those developments may not proceed on schedule. As a result, our business, financial condition and results of operations may be materially and adversely affected.

**The PRC government may impose fines or other penalties on us if we fail to comply with the terms of the land grant contracts, and we may not be able to obtain land use rights certificates with respect to certain parcels of land.**

Under PRC laws and regulations, if a property developer fails to comply with the terms of the relevant land grant contract, including those relating to the payment of land premium, scope of usage of the land and schedule for commencement and completion of the property development, the relevant PRC government authorities may issue a warning to or impose fines or other penalties on the developer.

Specifically, under current PRC laws and regulations, if a developer fails to commence development for more than one year but less than two years from the commencement date stipulated in the land grant contract, the Ministry of Land and Resources of the PRC (the “MLR”) or its local branches may launch an investigation in respect of idle land. Upon the investigation, if the MLR or its local branches prove the land to be idle land, they will issue the Letter of Identification of Idle Land and impose an idle land fee on the land of 20% of the land premium specified in the contract. If a developer fails to commence development for more than two years from the commencement date stipulated in the land grant contract, the land may be subject to reclamation by the PRC government unless the delay in development is caused by governmental actions or force majeure. In addition, even if the commencement of the development is in line with the relevant land grant contract, the land will nonetheless be treated as idle land if (i) the developed GFA on the land is less than one-third of the total GFA of the project or the total capital expenditure is less than one-fourth of the total investment of the project, and (ii) the development of the land has been suspended for over one year without governmental approval. We cannot assure you that circumstances leading to reclamation or significant delays in development schedules will not arise in the future. If any of our land is subject to reclamation, we will not only lose the opportunity to develop property projects on the land, but may also lose all our past investment in the land, including land premium paid and development costs incurred.

As of June 30, 2021, out of our land bank with a total planned GFA of approximately 58.4 million sq.m. under development or held for future development, we had certain parcels of land in respect of which we had not yet obtained land use rights certificates. Subsequent to June 30, 2021 and as of the date of this offering memorandum, we purchased 19 projects for future development. If we fail to obtain the land use rights certificate for any of these parcels of land, we will not be able to commence development and may not be able to acquire other parcels of land as replacements. As a result, our business, financial condition and operating results may be materially and adversely affected.

**We may not be able to realize the anticipated economic and other benefits from our joint ventures, and disputes with joint venture partners may adversely affect our business.**

We have entered into joint ventures with other property developers to develop projects and may continue to do so in the future. We have limited experience in developing projects through joint ventures or in managing joint ventures and relationships with joint venture partners. The success of a joint venture depends on a number of factors, some of which are beyond our control. As a result, we may not be able to realize the anticipated economic and other benefits from our joint ventures. In addition, in accordance with PRC law, certain matters relating to joint ventures require the consent of all parties to the joint ventures. Joint ventures may involve risks associated with, among others, the possibility that our joint venture partners may:

- have economic or business interests or goals inconsistent with ours;
- take actions contrary to our instructions, requests or our policies or objectives;
- be unable or unwilling to fulfill their obligations under the relevant joint venture agreements;
- have financial difficulties; or
- have disputes with us as to the scope of their responsibilities and obligations.

We cannot assure you that we will not encounter problems with respect to our joint ventures which may have an adverse effect on our business operations, profitability and prospects.

**Resettlement negotiations may add costs or cause delays to our development projects.**

Currently, certain parts of our property developments in Wuhan Hanyang District Hanqiao Village Project Section B require demolition and resettlement. The sellers of the land are responsible for the demolition and resettlement under PRC laws and regulations and the related contracts for the acquisition of the land, and are liable to pay additional demolition and resettlement costs. Given the nature of demolition and resettlement, which depends on various external factors that are beyond our control, we cannot guarantee when the demolition and resettlement will be completed. If the party responsible for the demolition or resettlement and the original residents fail to reach an agreement on the amount of compensation, either of them may apply to the relevant authorities for a ruling on the amount of compensation. Dissenting residents may also refuse to relocate. Such administrative process or resistance or refusal to relocate may delay the timetable of our development projects or, in extreme cases, prevent their completion. The occurrence of any of the above events may have an adverse effect on our business, financial condition and results of operations. In addition, any such delays may lead to an increase in costs or a delay in the expected cash inflow from pre-sales of the relevant projects, which may, in turn, materially and adversely affect our business, financial position and results of operations.

If any of our project developments in the future requires demolition and resettlement, we cannot assure you that the resettlement negotiation will proceed smoothly or our project developments will not be delayed. If such delay occurs, it could adversely affect our reputation, lead to an increase in development cost and a delay in the expected cash inflow from pre-sales of the relevant project and the recognition of sales as revenue upon completion, which may in turn adversely affect our business, financial position and results of operations.

**Our operating results include the change in fair value of our investment properties, which may fluctuate significantly over financial periods and may materially and adversely affect our business, financial condition and results of operations.**

For 2018, 2019 and 2020 and the six months ended June 30, 2020 and 2021, we had fair value gains of our investment properties of RMB106.4 million, RMB200.7 million, RMB940.6 million (US\$145.7 million), RMB427.6 million and RMB299.2 million (US\$46.3 million), respectively, accounting for approximately 0.9%, 1.5%, 5.8%, 6.7% and 4.2%, respectively, of our profit before tax in those periods. The fair value in relation to our investment properties may continue to fluctuate in the future. Our business, financial condition and results of operations may be materially and adversely affected by any significant changes in the fair value of our investment properties completed or under development or any transfer of properties held for sale/under development to investment properties.

**Our profitability and results of operations are affected by the development and profitability of our property rental segment and our ability to continue to attract and maintain key tenants.**

In the six months ended June 30, 2021, rental income accounted for 1.1% of our total revenue. As we seek to increase our portfolio of investment properties, rental income may become an increasingly important contributor to our revenue going forward. We may not, however, be able to identify new tenants or secure existing tenants for our properties. An increase in the number of competing properties, particularly in close proximity to our properties, could increase competition for tenants, reduce the relative attractiveness of our properties and force us to reduce rents or incur additional costs in order to make our properties more attractive. If there is a significant downturn in the commercial property leasing markets generally or in the cities where we have investment properties, we may not be able to maintain our current levels of rental income. Our inability to expand our portfolio of commercial properties for lease and operations, to secure suitable tenants or otherwise to enhance the profitability of our leasing segment or to maintain our current levels of rental income may have an adverse effect on our business, financial condition and results of operations.

**We are subject to certain restrictive covenants and risks normally associated with debt financing, which may limit or otherwise materially and adversely affect our business, financial condition and results of operations.**

We are subject to certain restrictive covenants in our loan and financing agreements with certain banks, including certain offshore facilities, the Existing Notes (other than the 2017 Notes which matured on January 23, 2022), the August 2017 Perpetual Securities, the 2017 Club Loan Facilities, the September 2017 Club Loan Facilities, the March 2018 Club Loan Facilities, the February 2020 Facilities, the April 2020 Facilities, the July 2021 Club Loan Facilities, the July 2021 Facilities, the August 2021 Facilities and the September 2021 Facilities. See “Description of Other Material Indebtedness and Obligations.” Some of our loan agreements contain cross-default clauses. If any cross default occurs, these banks are entitled to accelerate payment of all or any part of the indebtedness owing under all the loan agreements and to enforce all or any of the security for such indebtedness. In addition, certain loan agreements contain covenants pursuant to which we or our relevant PRC operating subsidiaries may not enter into merger, joint venture or restructuring, decrease our registered share capital, transfer material assets, liquidate, change our shareholding, or distribute dividends without the relevant lenders’ prior written consent or unless we fully settle the outstanding amounts under the relevant loan agreements. If we fail to comply with the restrictions and covenants in our relevant loan and financing agreements, the lenders of our debt could terminate their commitments to lend to us, accelerate repayment of the debt and declare all amounts borrowed due and payable or terminate the agreements. If any of these events occur, we cannot assure you that our assets and cash flow will be sufficient to repay in full all of our indebtedness, or that we will be able to find alternative financing on terms that are favorable or acceptable to us, or at all and the occurrence of any of the above events may have a material adverse effect on our business, financial condition and results of operations.

**A deterioration in our brand image may materially and adversely affect our business, financial condition and results of operations.**

We rely to a significant extent on our brand name and image to attract potential customers to our properties. Any negative incident or negative publicity concerning us or our properties may materially and adversely affect our reputation and business prospects. Brand value is based largely on consumer perceptions with a variety of subjective qualities and can be damaged even by isolated business incidents that degrade consumer trust. Consumer demand for our properties and our brand value could diminish significantly if we fail to preserve the quality of our properties or fail to deliver a consistently positive consumer experience in our properties, or if we are perceived to act in an unethical or socially irresponsible manner. Any negative publicity and the resulting decrease in brand value, or failure to establish our brand may have a material adverse effect on our business, financial condition and results of operations.

**Our success depends on the continued services of our executive directors and members of our senior management.**

Our success in implementing proposed plans and maintaining growth in our profitability largely depends on the continued services provided by our executive directors and members of our senior management. In addition, along with our steady growth and expansion into other cities in China, we will need to employ, train and retain employees on a much larger geographical scale. The ability to attract skilled employees is dependent on the resources available in each geographic area. Furthermore, labor supply will be impacted by the economic condition of each geographic area, and we cannot assure you that our labor costs will not increase as a result of a shortage in the supply of skilled personnel. If any member of our core management team leaves and we fail to find a suitable substitute or we cannot attract and retain the management personnel necessary to maintain efficient operations, our business, financial condition and results of operations may be materially and adversely affected.



**We may not be able to successfully manage our growth.**

We have been continuously expanding our operations in recent years. As we continue to grow, we must continue to improve our managerial, technical and operational knowledge and allocation of resources, and to implement an effective management information system. To effectively manage our expanded operations, we need to continue to recruit and train managerial, accounting, internal audit, engineering, technical, sales and other staff to satisfy our development requirements. In order to fund our ongoing operations and our future growth, we need to have sufficient internal sources of liquidity or access to external financing sources. Furthermore, we will be required to manage relationships with a greater number of customers, suppliers, contractors, service providers, lenders and other third parties. We will need to further strengthen our internal control and compliance functions to ensure that we are able to comply with our legal and contractual obligations and reduce our operational and compliance risks. We have entered and may from time to time enter into strategic acquisitions, investments, alliances or joint ventures during the ordinary course of business. Acquisitions involve substantial risks, including, but not limited to unforeseen difficulties in integrating operations, uncertainties as to whether the investments are assessed accurately in terms of the likely benefits, failure to obtain sufficient financing, disagreement with partners and uncertainty of financial condition of the joint venture partners. Acquisitions may be expensive and difficult to implement and subject to us monetary losses that may materially and adversely affect our business. We cannot assure you that we will not experience issues such as capital constraints, construction delays, operational difficulties at new locations, or difficulties in expanding our existing business and operations and in training an increasing number of personnel to manage and operate the expanded business. Our expansion plans may also adversely affect our existing operations and thereby have a material adverse effect on our business prospects, results of operations and financial condition.

**Our controlling shareholders are able to exercise substantial influence over our corporate policies and direct the outcome of corporate actions.**

As of the date of this offering memorandum, approximately 55.55% of the total issued share capital of the Company is beneficially owned by Mr. Lin Zhong, Mr. Lin Wei and Mr. Lin Feng, the founders of our Group and the executive directors of our Company. Subject to compliance with applicable laws, by maintaining such ownership, Mr. Lin Zhong, Mr. Lin Wei and Mr. Lin Feng are able to exercise substantial influence over our corporate policies and our business, appoint our directors and officers and vote on corporate actions requiring shareholders' approval. In particular, the strategic goals and interests of Mr. Lin Zhong, Mr. Lin Wei and Mr. Lin Feng may not be aligned with our strategy and interests and could reduce the level of management flexibility that would otherwise exist with a more diversified shareholder base. The interests of our controlling shareholders may differ from those of the holders of the Notes. We cannot assure you that our controlling shareholders will act completely in the interests of the holders of the Notes or that possible conflicts of interest will be resolved in favor of the holders of the Notes.

**We may be involved in disputes, administrative, legal and other proceedings arising out of our operations from time to time and may face significant liabilities or damage to our reputation as a result.**

We may be involved in disputes with various parties involved in the development and sale of our properties, including contractors, suppliers, construction workers, tenants, residents of surrounding areas, business partners and purchasers. These disputes may lead to protests and legal or other proceedings and may result in damage to our reputation, substantial costs, delay in our development schedule and diversion of resources and management's attention.

We carry out some of our business through joint ventures with our business partners. Such joint venture arrangements involve a number of risks, including, but not limited to:

- disputes with our business partners in connection with the performance of their obligations under the relevant project or joint venture arrangements;
- disputes as to the scope of each party's responsibilities under these arrangements;
- financial difficulties encountered by a business partner affecting its ability to perform its obligations under the relevant project or joint venture arrangements; and
- conflicts between the policies or objectives adopted by our business partners and those adopted by us.

Furthermore, as some of our projects comprise multiple phases, purchasers of our properties in earlier phases may commence legal action against us if our subsequent planning and development of the projects is perceived to be inconsistent with our representations and warranties made to such earlier purchasers.

In addition, we may have compliance issues or disagreements with regulatory bodies in the course of our operations, which may subject us to administrative proceedings and unfavorable decrees that may result in liabilities and cause delays to our property development. We may also be involved in disputes or legal proceedings in relation to delays in the completion and delivery of our projects. The occurrence of any of the above events may have a material adverse effect on our business, financial condition and results of operations. Finally, any failure or alleged failure by us or any of our directors, officers or other agents to fully adhere to the PRC or other applicable anti-corruption laws or regulations, any investigation in relation to such failure or alleged failure by any regulatory body, or any failure to comply with other applicable laws or regulations could materially and adversely affect our reputation and our business, financial condition and results of operations.

**Our business, financial condition, results of operations and prospects may be adversely affected as a result of negative media coverage relating to us or the property market in which we operate.**

We may be subject to and associated with negative publicity, including those on the Internet, with respect to our corporate affairs and conduct related to our personnel, the property market in which we operate may also be subject to negative reports or criticisms by various media, including in relation to incidents of fraud and bribery. We make no representation as to the appropriateness, accuracy, completeness or reliability of any such information or publication. Nonetheless, any negative coverage, whether or not related to us or our related parties and regardless of truth or merit, may have an impact on our reputation and, consequently, may undermine the confidence of our customers and investors, which may in turn materially and adversely affect our business, financial condition, results of operations and prospects.

**We are subject to potential environmental liability that could result in substantial costs.**

Property developers in the PRC are subject to a variety of laws and regulations concerning the protection of health and the environment. The particular environmental laws and regulations which apply to any given project development site vary greatly according to the location, the environmental condition and the present and former uses of the site, as well as adjacent properties. The relevant property development project may be delayed due to our efforts to comply with environmental laws and regulations may result in delays in development. In some environmentally sensitive regions or areas, the compliance costs could be prohibitively expensive. In addition, each property development project is required by the relevant PRC laws and regulations to undergo environmental assessments and to submit an environmental impact assessment report to the relevant government authorities for approval before commencement of construction. Failure to obtain such approval prior to construction may result in suspension of construction and penalties.

The environmental investigations conducted relating to each of our property development projects to date have not revealed any material environmental liability. However, it is possible that these investigations did not reveal all environmental liabilities, and there may be environmental liabilities of which we are unaware that may have a material adverse effect on our business, financial condition or results of operations.

**The terms on which mortgage loans are available to purchasers of our properties, if at all, may affect our sales.**

Many purchasers of our properties rely on mortgages to fund their purchases. An increase in interest rates may significantly increase the cost of mortgage financing, thus reducing the attractiveness of mortgages as a source of financing for property purchase and adversely affecting the affordability of properties. In addition, the PRC government has in recent years implemented measures to tighten mortgage financing, and the PRC government and commercial banks may further increase the down payment requirement, impose other conditions or otherwise change the regulatory framework in a manner that would make mortgage financing unavailable or unattractive to potential property purchasers. There are a number of factors beyond our control that could affect the market for, and availability of, mortgage loans in China, and make it more difficult for us to pre-sell or sell our properties. These factors include the following:

- Increases in interest rates will increase the cost to our customers of funding property purchases through mortgages. According to media reports, recently several PRC commercial banks have tightened their loan policies for real estate by raising their lending rates. For example, a number of PRC domestic banks have raised the mortgage rates for first-time home buyers by a minimum of 5%. On August 25, 2019, PBOC issued the Announcement of the People's Bank of China No.16 [2019]. According to the Announcement, starting from October 8, 2019, new commercial individual mortgage loans should be priced by adding basis points to the latest monthly loan prime rate (LPR) of corresponding maturity. The basis points added should conform to the national and local housing credit policy requirements, reflect the loan risk profile, and remain fixed during the contract period. The interest rate of first-time commercial individual mortgage loans should not be lower than the LPR of corresponding maturity, and the interest rate of second-time commercial individual mortgage loans not be lower than the LPR of corresponding maturity plus 60 basis points. Any further increases in interest rates, including by increases initiated by the PBOC, will adversely affect the affordability and attractiveness of mortgage financing to potential purchasers of our properties. Our cost of borrowing would also increase as a result of the increase in interest rate, which might, in turn, adversely affect our results of operations;
- The PRC government may also increase the down payment requirements, impose other conditions or otherwise change the regulatory framework in a manner that would make mortgage financing unattractive or even unavailable to potential property purchasers. Since January 2020, the PRC government has increased the minimum amount of down payment to 40% of the purchase price for all home buyers. For commercial property buyers, banks are no longer allowed to finance the purchase of pre-sold properties. The minimum down payment for commercial property buyers has increased to 50% of the purchase price, and the minimum mortgage loan interest rates for such purchases has been set at 110% of the relevant benchmark lending interest rate and maximum maturities of no more than 10 years. Furthermore, beginning on January 1, 2021, PRC financial institutions (excluding their overseas branches) are required to limit the amount of real estate loans and personal mortgage loans they lend to a proportion determined by PBOC and CBRC and calculated based on the total amount of RMB loans extended by such PRC financial institution; and

- In addition, further regulatory changes, competition, and inability to procure governmental approvals or required changes in project development practice could occur at any stage of the planning and development process. We may not be able to complete projects that we are currently developing or plan to develop and we may find ourselves liable to purchasers of pre-sold units for losses suffered by them.

In line with industry practice, we provide guarantees to banks for mortgages they offer to our purchasers until the time when we complete the relevant properties and the property ownership certificates and the certificates of other interests with respect to the relevant properties are delivered to the mortgagee banks. If a purchaser defaults on a mortgage loan, we may have to repossess the underlying property by paying off the mortgage. If we fail to do so, the mortgagee bank may sell the underlying property and recover any additional outstanding amount from us as the guarantor of the mortgage loan.

As of June 30, 2021, our outstanding guarantees in respect of our customers' mortgage loans amounted to RMB25,499.3 million (US\$3,949.3 million). If any material defaults occur which require us to honor our guarantees and we cannot resell the repossessed properties at appropriate prices, our business, financial condition and operating results may be materially and adversely affected. We cannot assure you that changes in laws, regulations, policies or practices which may prohibit or restrict property developers from providing guarantees to banks in respect of mortgages offered to property purchasers will not occur in the PRC in the future. If there are such changes in laws, regulations, policies or practices that would prohibit property developers from providing guarantees to banks in respect of mortgages offered to property purchasers and these banks do not accept any alternative guarantees by third parties, or if no third party is available or willing in the market to provide such guarantees, it may become more difficult for property purchasers to obtain mortgages from banks and other financial institutions during sales and pre-sale of our properties. Such difficulties in financing could result in substantially lower sales and pre-sale of our properties, which may materially and adversely affect our cash flow, business, financial condition and results of operations.

**Intensified competition may materially and adversely affect our business, financial condition and results of operations.**

Competition within the PRC real estate industry is intense. In recent years, many competitors, including large-scale nationwide and overseas property developers have entered the property development markets in cities of China where we have operations. Many of them may have more financial, marketing, technical or other resources than us. Competition among property developers may cause an increase in land premium and raw material costs, shortages in quality construction contractors, surplus in property supply leading to decreasing property prices, further delays in issuance of governmental approvals, and higher costs to attract or retain skilled employees. If we fail to compete effectively, our business, financial condition and results of operations may be materially and adversely affected.

**Our investment properties are illiquid.**

Investments in properties are in general illiquid compared to many other types of investments. Therefore, our ability to sell one or more of our investment properties in response to changing economic, financial and investment conditions promptly, or at all, is limited. We cannot assure you that we will be able to sell any of our investment properties at prices or on terms satisfactory to us, if at all. We cannot predict the length of time needed to find a purchaser and to complete the sale of a property currently held or planned to be held for investment purposes. Moreover, should we decide to sell a property subject to a tenancy agreement, we may have to obtain consent from or pay termination fees to our tenant. In addition, investment properties may not be readily convertible to alternative uses if they become unprofitable due to competition, age, decreased demand or other factors. The conversion of

investment properties to alternative uses generally requires substantial capital expenditures. In particular, we may be required to expend funds to maintain properties, correct defects, or make improvements before a property can be sold and we may not have sufficient funds available for such purposes. These factors and any others that would impede our ability to respond to adverse changes in the performance of our investment properties may materially and adversely affect our ability to retain tenants and to compete against our competitors and therefore our business, financial condition and results of operations may be materially and adversely affected.

**We may be required to forfeit the land if we fail to comply with the terms of the land grant contracts.**

Under PRC law, if we fail to develop a property project according to the terms of the land grant contract, including those relating to the payment of land premium, the designated use of the land and the schedule for commencing and completing the development, the relevant government authorities may issue a warning, impose a penalty and/or liquidated damages, or require us to forfeit the land. Any violation of the land grant contract may also restrict or prevent us from participating in future land bidding.

Under current PRC law, if we fail to commence the development of a parcel of land for more than one year from the commencement date stipulated in the land grant contract, the relevant PRC land bureau may serve a warning notice on us and impose an idle land fee of up to 20% of the land assignment or allocation fee. If we fail to commence development for more than two years from the relevant commencement date stipulated in the land grant contract, the land will be subject to forfeiture to the PRC government. Moreover, even if the commencement of the property development satisfies the stated requirements of the land grant contract, if the developed GFA is less than one-third of the total planned GFA of the project or the total capital invested is less than one-fourth of the total planned investment the project, and development of the land is suspended continuously for more than one year without government approval, the land will still be treated as idle land. In the Notice on Promoting the Saving and Intensification of Use of Land (國務院關於促進節約集約用地的通知) promulgated by the State Council in January 2008, the aforesaid policy was reinforced. This notice states, among other things, that the MLR and other authorities are required to conduct research on and commence drafting of implementation rules concerning the levy of land appreciation fees on idle land. Furthermore, the MLR issued a Notice on Restricting the Administration of Construction Land and Promoting the Use of Approved Land (關於嚴格建設用地管理促進批而未用土地利用的通知) in August 2009, which reiterates the current rules regarding idle land. In September 2010, the MLR and the Ministry of Housing and Urban-Rural Development (“MOHURD”) jointly issued the Notice On Further Strengthening the Administration and Control of Real Estate Land and Construction (關於進一步加強房地產用地和建設管理調控的通知), which provides that a property developer and its shareholders will be prohibited from participating in land bidding before any illegal behaviors in which it engages, such as (1) having land idle for more than one year on its own reasons; (2) illegal transfer of land use rights; (3) noncompliance with the land development requirements specified in a land grant contract; and (4) crimes such as taking land by forging official documents and illegal land speculation, have been completely rectified. We cannot assure you that circumstances leading to imposition of penalty, liquidated damages or forfeiture of our land will not arise in the future. If we are deemed as holding land idle for more than one year without cause or are required to forfeit land, we may lose the opportunity to develop the relevant land, our investments in the land, including land premiums paid and development costs incurred, and our ability to bid for other land in the future, any of which could materially and adversely affect our business prospects, results of operations and financial condition.

On July 19, 2012, the MLR and the MOHURD promulgated the Urgent Notice on Further Tightening the Management of Land for Real Estate and Consolidating the Achievements of Regulation and Control of the Real Estate Market (《國土資源部住房城鄉建設部關於進一步嚴格房地產用地管理鞏



固房地產市場調控成果的緊急通知》。The notice provides that all regions shall strictly implement the Measures for the Disposal of Idle Land, deal with the early warning information on idle land displayed in the system for the monitoring and supervision of transactions in the land market, early discover and handle such information, and urge the timely formation of effective supply of land granted. With regard to users who have committed acts such as failing to make payment for land granting, leaving land idle, hoarding land and land speculation, developing land in excess of their actual development capacity or failing to fulfil a land use contract, the competent departments of land and resources of counties and cities shall forbid them from participating in land bidding within a certain period of time.

**The total GFA of our projects under development or future property developments may exceed the original GFA authorized in the land grant contract and we may need to obtain additional government approvals and be subject to additional payments.**

When the PRC government grants the land use rights for a parcel of land, it will specify in the land use rights grant contract the designated use of the land and the total GFA that the developer may develop on the land. The actual GFA constructed, however, might have exceeded the total GFA authorized in the land use rights grant contract due to various factors such as subsequent planning and design adjustments. The amount of GFA in excess of the authorized amount is subject to approval when the relevant authorities inspect the properties after their completion and the developer may be required to pay additional land premium in respect of such excess GFA. In addition, if we fail to obtain the completion certificate due to such excess GFA, we will not be allowed to deliver the relevant properties to the purchasers or recognize the revenue from the relevant pre-sold properties and may also be subject to liabilities under the pre-sale contracts. If this occurs, our business prospects, results of operations and financial condition may be materially and adversely affected.

## **RISKS RELATING TO OUR INDUSTRY**

**We may be adversely affected by fluctuations in the China real estate markets, the global economy and financial markets.**

In addition, the economic slowdown and turmoil in the global financial markets that started in the second half of 2008 have had a negative impact on the world economy, which in turn has affected the PRC real estate industry. As financial institutions, companies, investors and consumers attempted to retrench in an effort to reduce exposure, save capital and weather the economic contraction, the demand for and hence value of real estate and the supply of credit decreased. Although the real estate market has recovered in the past year, any economic slowdown in the future could affect our property investment and property development projects. In addition, banks in the PRC have been tightening credit since 2010 after extensive lending in the first half of 2009. This may cause an increase in the interest expense on our bank borrowings, or banks may reduce the amount of, or discontinue, banking facilities currently available to us.

China's economic growth may also slow down due to weakened exports as well as recent developments surrounding the trade-war with the United States. In 2018 and 2019, the U.S. government, under the administration of President Donald J. Trump, imposed several rounds of tariffs on cumulatively US\$550 billion worth of Chinese products. In retaliation, the PRC government responded with tariffs on cumulatively US\$185 billion worth of U.S. products. In addition, in 2019, the U.S. government restricted certain Chinese technology firms from exporting certain sensitive U.S. goods. The PRC government lodged a complaint in the World Trade Organization against the U.S. over the import tariffs in the same year. The trade war created substantial uncertainties and volatilities to global markets. On January 15, 2020, the U.S. and Chinese governments signed the U.S.-China Economic and Trade Agreement (the "Phase I Agreement"). Under the Phase I Agreement, the U.S. agreed to cancel a portion of tariffs imposed on Chinese products, China promised additional purchases of U.S. goods and services, and both parties expressed a commitment to further improving various trade issues. Subsequent



to the entering of Phase I Agreement, the PRC government and the U.S. government adopted specific measures to exclude imports from the other country from additional tariffs. Despite this reprieve, however, it remains to be seen whether the Phase I Agreement will be abided by both governments and successfully reduce trade tensions. If either government violates the Phase I Agreement, it is likely that enforcement actions will be taken and trade tensions will escalate. Furthermore, additional concessions are needed to reach a comprehensive resolution of the trade war. The roadmap to the comprehensive resolution remains unclear, and the lasting impact the trade war may have on China's economy and the real estate industry remains uncertain. Should the trade war between the United States and the PRC begin to materially impact the PRC economy, the purchasing power of our customers in the PRC would be negatively affected.

These and other issues resulting from the global economic slowdown and financial market turmoil have adversely affected, and may continue adversely affecting, property purchase and leasing activities, which may lead to a decline in the general demand for our properties and erosion of their sale or rental prices. In addition, any further tightening of liquidity in the global financial markets may negatively affect our liquidity. Therefore, if the global economic slowdown and turmoil in the financial markets continue, our business, financial condition and results of operations may be adversely affected.

**Our operations are subject to extensive governmental regulations, and in particular, we are susceptible to changes in policies related to the real estate industry in the PRC, and the PRC government may adopt further measures to slow down growth in the real estate sector.**

Our business is subject to extensive governmental regulations. As with other PRC property developers, we must comply with various requirements mandated by the relevant PRC laws and regulations, including the policies and procedures established by local authorities designed for the implementation of such laws and regulations. In particular, the PRC government exerts considerable direct and indirect influence on the PRC property sector by imposing industry policies and other economic and fiscal measures, such as control over the supply of land for property development, foreign exchange, property financing, taxation and foreign investment.

Starting from 2004, in response to concerns over the scale of the increase in property investment and the overheating of the property sector in the PRC, the PRC government introduced policies to restrict development in the property sector.

On February 20, 2013, the State Council announced five measures on the control of the PRC property market, including: (1) stabilizing property prices. Each major city in China is required to compile and announce its target for 2013 on how to control the prices of newly completed commodity properties; (2) strictly limiting speculative purchase of properties. Restrictions on purchasing commodity properties should be strictly implemented; expand the scope of experimental taxation against residential properties held by individuals; (3) increasing the supply of small to medium-sized commodity properties and lands; (4) accelerating the construction of housing for low-income individuals; and (5) strengthening the supervision of the property market.

On March 1, 2013, the State Council issued the Notice on Continuing Adjustment and Control of Property Markets 《關於繼續做好房地產市場調控工作的通知》 which, among other restrictive measures, provides that further restraining measures are to be adopted to strengthen the regulation of the property market. Major cities which have implemented the commodity housing purchase restrictions are required to enforce purchase restrictions in all administrative areas of cities and restricted housing are to include new commodity housing and second-hand housing. Non-local residents who have one or more residential properties and fail to provide one-year or longer tax payment certificates or social insurance payment certificates will be barred from purchasing any residential properties located in the administrative areas subject to restrictions. For cities where housing prices are increasing at an excessively high rate, local branches of the PBOC may further raise the down-payment rate and

mortgage interest rate for the purchase of a second residential property. In addition, the Notice stipulates that a 20% individual income tax on profits from sales of properties will be strictly enforced. Financial institutions, subject to credit requirements, will prioritize requests for mortgages for ordinary commodity housing construction projects in which medium and small housing units constitute 70% or more of the total units in such construction projects.

In March 2015, the PBOC, CBRC and the MOHURD jointly issued the Circular on Issues concerning Individual Housing Loan Policies 《關於個人住房貸款政策有關問題的通知》. Pursuant to the circular, the minimum down payment ratio is lowered to 40% for the family that owns a residential property and has not paid off its existing mortgage loan applying for a new mortgage loan to purchase another ordinary residential property to improve living conditions and the banks are allowed to decide at their own discretion the down payment ratio and loan interest rate taking into consideration the solvency and credit standing of the borrower. Furthermore, according to a notice jointly issued by the State Administration of Taxation (“SAT”) and the Ministry of Finance (“MOF”), effective from March 31, 2015, a business tax will be levied on the entire sales proceeds from resale of properties if the holding period is shorter than two years, and if the holding period is more than two years, business tax for transfer of ordinary residences will not be imposed, whereas for the transfer of non-ordinary residences (as defined in relevant regulations) business tax shall be paid on the basis of price difference between the sales proceeds and payment for original purchase. According to the Circular on Comprehensively Promoting the Pilot Program of the Collection of Value-added Tax in Lieu of Business Tax (關於全面推開營業稅改徵增值稅試點的通知) (“Circular 36”), which was promulgated by SAT and MOF, the pilot program of the collection of value-added tax in lieu of business tax shall be promoted nationwide in a comprehensive manner as of May 1, 2016. All taxpayers of business tax engaged in the building industry, the real estate industry, the financial industry and the life service industry shall be included in the scope of the pilot program with regard to payment of value-added tax instead of business tax. Entities and individuals engaged in sales of real property within the territory of the PRC are value-added taxpayers, and shall pay value-added tax rather than business tax according to these measures. We expect that the introduction of these new tax measures will involve a transition period during which regulators and taxpayers adapt to the new tax policies. During such transition period, there could be some uncertainty regarding the implementation of the new tax measures and the calculation of our tax liabilities. We cannot assure you that the implementation of such tax measures will not increase our tax liability or decrease any profits we might have in the future.

More recently, on May 21, 2021, the Ministry of Finance (the “MOF”), the Ministry of Natural Resources, the State Taxation Administration of the PRC (the “STA”) and the PBOC jointly issued the “Notice on Relevant Issues to Allocate the Tax Administrations to Collect Four Non-tax Governmental Revenues including State-owned Land Use Rights Grant Premiums, Mineral Resources Special Revenues, Sea Area Use Premiums and Uninhabited Islands Use Premiums” (關於將國有土地使用權出讓收入、礦產資源專項收入、海域使用金、無居民海島使用金四項政府非稅收入劃轉稅務部門徵收有關問題的通知) under which, the tax administrations, will be responsible for the collection of, among others, state-owned land use rights premiums. The pilot scheme has taken effect from July 1, 2021 in certain selected provinces and will be carried out nationwide from January 1, 2022. We cannot assure you that such scheme will not have any material impact on the regional and local government’s land grant process and other aspects of property development in general in the PRC, which may in turn adversely affect our operations in the regions affected.

We cannot assure you that the PRC government will not adopt more stringent policies, regulations and measures in the future. On October 23, 2021, the Standing Committee of the NPC promulgated the Decision of Authorizing the State Council to Pilot Property Tax Reforms in Certain Regions (全國人大常委會關於授權國務院在部分地區開展房地產稅改革試點工作的決定). The State Council and related departments as well as local governments need to create scientific and feasible approaches and procedures for tax collection and management. We are not certain when or whether such tax reforms

will be imposed and neither can we assess the adverse impact of such new tax policies on our business operations and financial results. If we fail to adapt our operations to such new policies, regulations and measures that may come into effect from time to time with respect to the real property industry, or such policy changes disrupt our business or cause us to incur additional costs, our business, financial condition, results of operations and prospects may be materially and adversely affected.

**The full-fledged levy of value added tax on revenues from a comprehensive list of service sectors may subject our revenues to an higher average tax rate.**

Pursuant to Circular 36 issued on March 23, 2016, implemented on May 1, 2016 and amended on July 1, 2017 and April 1, 2019 by the MOF and the SAT, PRC tax authorities have started imposing value-added tax on revenues from various service sectors, including the real estate sector, to replace the business tax that co-existed with value-added tax for over 20 years. See “— Our operations are subject to extensive governmental regulations, and in particular, we are susceptible to changes in policies related to the real estate industry in the PRC, and the PRC government may adopt further measures to slow down growth in the real estate sector.” Since the issuance of Circular 36, the MOF and SAT have subsequently issued a series of tax circulars in March and April 2016 to implement the collection of VAT on revenues from construction, real estate, financial services and lifestyle services. The VAT rates applicable to us may be generally higher than the business tax rate we were subject to prior to the implementation of Circular 36. For example, the value-added tax rate for the sale of self-developed real estate projects has increased from 5% (the business tax rate that we were subject to) to 11%. Unlike business tax, the value-added tax is only imposed on added value, which means the input tax incurred from our construction and real estate can be offset from our output tax. However, details of concrete measures are still being formulated in accordance with Circular 36. We are still in the process of assessing the comprehensive impact of the new value-added tax regime on our tax burden, our revenues and results of operations, which remains uncertain.

**Changes in PRC laws and regulations with respect to pre-sale may materially and adversely affect our business performance.**

We depend on cash flows from the pre-sale of properties as an important source of funding for our property development. Under current PRC laws and regulations, property developers must fulfill certain conditions before they can commence pre-sale of the relevant properties and may only use pre-sale proceeds to finance their development. We cannot assure you that the PRC government will not implement further restrictions on property pre-sale, such as imposing additional conditions for obtaining pre-sale permits or imposing further restrictions on the use of pre-sale proceeds. The adoption of any such measures may materially and adversely affect our cash flow position and force us to seek alternative sources of funding to finance our project development.

**We are exposed to contractual and legal risks in relation to pre-sale.**

We make certain undertakings in our sale and purchase agreements, including delivering completed properties and property ownership certificates to the customers within the period stipulated in the sale and purchase agreements. These sale and purchase agreements and the relevant PRC laws and regulations provide for remedies for breach of such undertakings. For example, if we pre-sell a property project and fail to complete that property project, we will be liable to the purchasers for their losses. Should we fail to complete a pre-sale property project on time, our purchasers may seek compensation for late delivery pursuant to either their contracts with us or relevant PRC laws and regulations. If our delay extends beyond a specified period, our purchasers may terminate the sale and purchase agreements and claim compensation. A purchaser may also claim damages against us if the GFA of the relevant unit, as set out in the individual property ownership certificate, deviates by more than 3% from the GFA of that unit set out in his or her contract. We cannot assure you that we will not experience significant

delays in the completion and delivery of our projects, nor that the GFA for a delivered unit will not deviate more than 3% from the GFA set out in the relevant pre-sale contract, which may have a material adverse effect on our business, financial condition and results of operations.

**We are required to deliver individual property ownership certificates in a timely manner and the failure to do so may result in claims against us.**

According to the relevant PRC laws and regulations, property developers are typically required to assist purchasers in the registration and application for the relevant individual property ownership certificates within 90 days after delivery of the property or within a time frame set out in the relevant sale and purchase agreements. Property developers, including us, generally elect to specify the deadline for the delivery of the individual property ownership certificates in the sale and purchase agreements to allow sufficient time for the application and approval process. Under current regulations, we are then required to submit requisite governmental approvals in connection with our property development, including land use rights documents, construction work planning permits and certificates of completion, to the local bureau of land resources and housing administration after the receipt of the certificates of completion for the relevant properties and to apply for the general property ownership certificates in respect of these properties. Within regulated periods after delivery of the properties, we are required to submit the relevant sale and purchase agreements and identification documents of the purchasers, together with the general property ownership certificates, for the bureau's review before its issuance of the individual property ownership certificates in respect of the properties purchased. Delay by the various administrative authorities in reviewing the relevant applications and granting the relevant approvals as well as other factors may affect timely delivery of the general, as well as individual, property ownership certificates.

Property developers, including us, may become liable for monetary penalties to purchasers for late delivery of the individual property ownership certificates due to delays in the administrative approval processes or for any other reason beyond our control. We cannot assure you that we will be able to timely deliver all property ownership certificates in the future or that we will not be subject to any liabilities as a result of any late deliveries of property ownership certificates.

**The relevant PRC tax authorities may challenge the basis on which we calculate our land appreciation tax ("LAT") obligations.**

Under PRC laws and regulations, our PRC subsidiaries that are engaged in the property development business are subject to LAT as determined by the local authorities in the location in which each project is located. All income from the transfer of state-owned land use rights, buildings and their attached facilities in the PRC is subject to LAT at progressive rates ranging from 30% to 60% of the appreciation value as defined in the relevant tax laws. Certain exemptions are available for the sale of ordinary residential properties if the appreciation values do not exceed 20% of the total deductible items as defined in the relevant tax laws. Sales of commercial properties are not eligible for such an exemption. Whether a property qualifies for the ordinary residential property exemption is determined by the local government. Sales of higher-end properties and commercial properties are generally assessed at higher appreciation values, and are therefore generally subject to higher LAT rates. On December 28, 2006, the SAT promulgated the Notice on the Settlement Management of Land Appreciation Tax on Real Estate Enterprises 《關於房地產開發企業土地增值稅清算管理有關問題的通知》, which took effect on February 1, 2007 and has been amended on June 15, 2018. Such notice provides further clarifications as to the settlement of LAT. Local provincial tax authorities can formulate their own implementation rules according to the notice and local situations. On May 12, 2009, the SAT issued the Regulations of Land Appreciation Tax Settlement Administration 《土地增值稅清算管理規程》 effective on June 1, 2009, which further clarifies the specific conditions and procedures for the settlement of LAT. On May 25, 2010, the SAT published the Circular on Strengthening the Collection and Administration of Land Appreciation Tax 《關於加強土地增值稅徵管工作的通知》 to require all

local governments to formulate the tax rate and strengthen provisional LAT taxation. According to this circular, the provisional LAT rate of provinces in the eastern region shall not be lower than 2%, while the provinces in the middle and northeastern region shall not be lower than 1.5% and the provinces in western region shall not be lower than 1%. The local governments shall determine the provisional LAT rate applicable to different types of real estate. We estimate and make provisions for the full amount of applicable LAT in accordance with the requirements set out in the relevant PRC tax laws and regulations, but only prepay 1.0% to 5.0% of the pre-sale proceeds each year as required by the local tax authorities under prevailing practice. For 2018, 2019 and 2020 and the six months ended June 30, 2020 and 2021, we made provisions for LAT in the amount of RMB3,676.5 million, RMB2,631.6 million, RMB1,836.3 million (US\$284.4 million), RMB506.8 million and RMB89.9 million (US\$13.9 million), respectively.

We estimate and make provision for the amount of applicable LAT at the time the relevant property sales revenue is recognized and recorded in our books, but actual LAT payment will only be made at the time specified by the relevant PRC tax laws and regulations. We cannot assure you that the local tax authorities will agree with the basis on which we calculate our LAT obligations. In addition, we cannot assure you that the applicable tax rate for LAT will not increase, or that the PRC government or local tax authorities will not abolish the authorized taxation method, or that we will be able to obtain approval in the future to use the authorized taxation method. If the relevant tax authorities determine that a higher amount of LAT should be paid, our business, financial condition and results of operations may be materially and adversely affected.

Furthermore, relevant notices issued by the PRC government relating to the settlement of LAT allow provincial tax authorities to formulate their own implementation rules according to the local situation. If the implementation rules promulgated in the cities in which our projects are located require us to settle all unpaid LAT at the same time, or impose other conditions, our business, financial conditions and results of operations may be materially and adversely affected.

**Our transfer of funds into China to finance our development projects is subject to approval by the PRC government and, as a result, the deployment of funds raised in offshore financing in our business may be delayed.**

Equity contributions by us and our non-PRC subsidiaries to our PRC subsidiaries will require approvals or record-filing from the commerce department of the local government and registration with the relevant local branch of the State Administration of Industry and Commerce (“SAIC”), which may take considerable time and delay the actual contribution of funds to our PRC subsidiaries.

In recent years, in an effort to cool down its economy, the PRC government has introduced a series of rules and measures, including those aimed at controlling the inflow of foreign funds into the property development industry or for property speculation. The transfer of our net proceeds from this offering into China will be subject to such PRC governmental approval process.

On May 23, 2007, the China’s Ministry of Commerce (“MOFCOM”) and the State Administration of Foreign Exchange (“SAFE”) jointly promulgated the Notice on Further Reinforcing and Regulating the Approval and Supervision on Foreign Direct Investment in the Real Estate Industry 《關於進一步加強、規範外商直接投資房地產業審批和監管的通知》 which was amended on October 28, 2015, often known as “Notice No. 50,” pursuant to which, prior to obtaining approval for the establishment of an Foreign Investment Real Estate Enterprise (hereinafter referred to as “FIREE”), either (i) both the land use rights certificates and property ownership certificates must have been obtained, or (ii) contracts for obtaining land use rights or property ownership must have been entered into. In addition, a foreign-invested enterprise needs to obtain approval before expanding its business scope into the real estate sector or engaging in a new real estate development project. Pursuant to Notice No. 50, we must first enter into land grant contracts before we may apply for the establishment of a new FIREE.



Alternatively, if we elect to engage in any new real estate project development through an existing FIREE, we must first apply to the relevant PRC governmental authorities to expand the scope of business or scale of operations of such FIREE. In any event, we must file with MOFCOM and wait until such filing is complete before we could transfer the proceeds into China for the property development. We cannot assure you how long the filing process will take.

These regulations effectively prohibit us from injecting funds raised offshore into our PRC project companies by way of shareholder loans. Without this flexibility, to transfer funds to and from our PRC subsidiaries in the form of loans and interest or loan payments, respectively, we cannot assure you that the dividend payments from our PRC subsidiaries will be available, if applicable, on each payment of distributions or arrears of distributions under the Notes, or on a redemption date or the maturity date to pay for the principal of the Notes.

We cannot assure you that we will obtain in a timely manner all relevant necessary approval certificates, record-filing or registration for all our operating subsidiaries in the PRC to deploy the proceeds of this offering or other offshore financing into our business in the PRC, which may adversely affect the financial condition of our PRC subsidiaries and may cause delays to the development undertaken by such PRC subsidiaries. Furthermore, we cannot assure you that the PRC government will not introduce new policies that further restrict our ability to deploy, or that prevent us from deploying, in China the funds raised outside of China. Therefore, we may not be able to use all or any of the capital that we may raise outside China to finance our projects in a timely manner or at all. Failure to obtain such governmental approvals, record-filing and registration or material delays in the approval or registration process may also result in foreign exchange loss as well as administrative penalties, thereby adversely affecting our business, financial condition and results of operations.

**Our property development business is subject to claims under statutorily mandated quality warranties.**

Under Regulations on the Administration of Quality of Construction Works 《建設工程質量管理條例》, all property development companies in the PRC must provide certain quality warranties for the properties they construct or sell. We are required to provide these warranties to our customers. We may sometimes receive quality warranties from third-party contractors we hire to construct our development projects. If a significant number of claims are brought against us under our warranties and if we are unable to obtain reimbursement for such claims from third-party contractors in a timely manner or at all, or if the retention money retained by us is not sufficient to cover our payment obligations under the quality warranties, we could incur significant expenses to resolve such claims or face delays in correcting the related defects, which may in turn harm our reputation and have a material and adverse effect on our business, financial condition and results of operations.

**The property market in the PRC is still at a relatively early stage of development.**

The property development industry and ownership of private property in the PRC are still in a relatively early stage of development. Although demand for private residential property in the PRC has been growing rapidly in recent years, such growth is often coupled with volatility in market conditions and fluctuation in property prices. We cannot predict how much and when demand will develop, as many social, political, economic, legal and other factors may affect the development of the market. The level of uncertainty is increased by limited availability of accurate financial and market information as well as the overall low level of transparency in the PRC.



The lack of an effective liquid secondary market for residential property may discourage investors from acquiring new properties because resale is not only difficult, but can also be a long and costly process. The limited amount of property mortgage financing available to PRC individuals compounded by the lack of security of legal title and enforceability of property rights may further inhibit demand for residential developments.

**Certain facts and statistics are derived from publications not independently verified by us, the Managers or our or its respective advisors.**

Facts and statistics in this Offering Circular relating to China's economy and the industries in which we operate are derived from publicly available and third-party professional sources. While we have taken reasonable care to ensure that the facts and statistics presented are accurately reproduced from such sources, they have not been independently verified by us, the Managers or its advisors and, therefore, we or the Managers make no representation as to the accuracy of such facts and statistics, which may not be consistent with other information compiled within or outside China. Due to ineffective calculation and collection methods and other problems, the facts and statistics herein may be inaccurate or may not be comparable to facts and statistics produced for other economies and should not be unduly relied upon. Further, we cannot assure you that they are stated or compiled on the same basis or with the same degree of accuracy as may be the case elsewhere.

## **RISKS RELATING TO THE PRC**

**Any adverse change in the political and economic policies of the PRC government may materially and adversely affect our business, prospects, financial condition and results of operations and may result in our inability to sustain our growth and expansion strategies.**

Substantially all of our business and operations are conducted in China. Accordingly, our business, financial condition, results of operations and prospects are, to a significant degree, subject to economic, political and social developments in China. The Chinese economy differs from the economies of most developed countries in many respects, including the extent of government involvement, level of development, growth rate, control of foreign exchange and allocation of resources. Although the PRC government has implemented measures since the late 1970s emphasizing the utilization of market forces for economic reform, the reduction of state ownership of productive assets and the establishment of improved corporate governance in business enterprises, a substantial portion of productive assets in China is still owned by the PRC government. In addition, the PRC government continues to play a significant role in regulating industry development by imposing industrial policies. The PRC government also exercises significant control over China's economic growth through allocation of resources, controlling payment of foreign currency denominated obligations, setting monetary policy and providing preferential treatment to particular industries or companies. Certain measures taken by the PRC government to guide the allocation of resources may benefit the overall economy of China but may, however, also have a negative effect on us. For example, our business, financial condition, results of operations and prospects may be adversely affected by government control over capital investments, changes in tax regulations that are applicable to us, change in interest rates and statutory reserve rates for banks or government control in bank lending activities. Further, in May 2017, Moody's Investors Service downgraded China's sovereign credit rating for the first time since 1989 and changed its outlook from stable to negative, citing concerns on the country's rising levels of debt and expectations of slower economic growth. In September 2017, S&P Global Ratings downgraded China's sovereign credit rating for the first time since 1999, citing similar concerns. The full impact of such actions by international rating agencies remains to be seen, but the perceived weaknesses in China's economic development model, if proven and left unchecked, would have profound implications. If China's economic conditions worsen, or if the banking and financial systems experience difficulties from over indebtedness, businesses in China may face a more challenging operating environment.

**Inflation in China may have a material adverse effect on our business, financial condition and results of operations.**

While the PRC economy has experienced rapid growth, such growth has been uneven among various sectors of the economy and in different geographic areas of the country. Rapid economic growth can lead to growth in money supply and inflation. If prices of our properties rise at a rate that is insufficient to compensate for the rise in our costs, our business, financial condition and results of operations may be materially and adversely affected. To control inflation in the past, the PRC government has imposed control on bank credits, limits on loans for fixed assets and restrictions on state bank lending. Such an austerity measure can lead to a slowdown in the economic growth and may materially and adversely affect our business, financial condition and results of operations.

**The PRC legal system is less developed than legal systems in certain other jurisdictions and embodies inherent uncertainties, such as the uncertainties associated with the implementation of the NDRC Notice that could have adverse consequences for the Issuer, the Bonds and the holders of the Bonds.**

Our operations are conducted in the PRC. The PRC legal system is based on written statutes and thus prior court decisions can only be cited as reference and have limited use as precedents. Since the late 1970s, the PRC government has been developing a comprehensive system of laws, regulations and rules in relation to economic matters.

However, due to the fact that these laws, regulations and rules have not been fully developed, and because of the limited volume of published cases and their non-binding nature, the interpretation and enforcement of these laws, regulations and rules involve some degree of uncertainty with respect to the outcome of any legal action that may be taken against us in the PRC. The interpretation of statutes, regulations and rules may also be subject to government policies which can change to reflect domestic political factors. For example, we have registered the issuance of the Bonds with the NDRC with reference to the NDRC Notice and are required to file a post-issuance report with the NDRC within 10 working days in the PRC pursuant to the registration certificate. As the NDRC Notice is a new regulation, there are still uncertainties regarding its interpretation, implementation and enforcement by the NDRC. If we fail to complete such filing in accordance with the relevant requirements due to any change in such regulation, we may be subjected to penalties or other enforcement actions by relevant PRC government authorities. In addition, the administration of the NDRC Notice may be subject to a certain degree of executive and policy discretion by the NDRC. However, there is no assurance that we will be able to comply with the NDRC requirements to provide the notification of the particulars of the issue of the Bonds to the NDRC within the prescribed timeframe. The NDRC Notice does not expressly state the legal consequences of non-compliance with such post-issue notification requirements, therefore there is no assurance that the failure to comply with the NDRC requirements would not result in any adverse consequences for us, the Bonds or the investors in the Bonds. There is also no assurance that the registration with the NDRC will not be revoked or amended in the future or that future changes in PRC laws and regulations will not have a negative impact on the performance or validity and enforceability of the Bonds in the PRC.

In addition, the PRC legal system is based, in part, on governmental policies and internal rules (some of which are not published on a timely basis or at all) that may have a retroactive effect. Furthermore, we may be deemed to have violated certain policies or rules for the actions of our counterparties in various transactions even if we are not aware of whether our counterparties are acting in compliance with applicable PRC laws and regulations. As a result, we may not be aware of actual or deemed violations of such policies and rules until some time after such violations have taken place. In addition, due to the limited volume of published cases and the non-binding nature of prior court decisions, the outcome of dispute resolution may not be as consistent or predictable as in other more

developed jurisdictions, which may limit the legal protection available to us. Furthermore, any litigation we undertake in the PRC, regardless of its outcome, may be protracted and result in substantial costs to us and diversion of both our resources and management attention.

**PRC regulations relating to acquisition of PRC companies by offshore holding companies may limit our ability to acquire PRC companies and may materially and adversely affect the implementation of our acquisition strategies as well as our business and prospects.**

The Provisions on the Mergers and Acquisitions of Domestic Enterprises by Foreign Investments 《關於外國投資者併購境內企業的規定》 issued by six PRC ministries and commissions, effective September 8, 2006 and revised on June 22, 2009, also known as “The M&A Provisions,” provide rules with which foreign investors must comply should they seek to (i) purchase the equities of the shareholders of a domestic non-foreign-funded enterprise, or subscribe to the increased capital of a domestic non-foreign-funded enterprise, and thus change the domestic non-foreign-funded enterprise into a foreign-funded enterprise, or (ii) set up a foreign-funded enterprise to acquire assets from a domestic enterprise, or acquire assets from a domestic enterprise and set up a foreign-funded enterprise by contribution of the acquired assets. The M&A Provisions stipulate that the business scope upon acquisition of a domestic enterprise must conform to the Special Administrative Measures for Access of Foreign Investment (Negative List) (2021 Edition). The M&A Provisions also provide for the takeovers procedures for equity interests in domestic enterprises.

There are uncertainties as to how the M&A Provisions will be interpreted or implemented. If we decide to acquire a PRC enterprise, we cannot assure you that we or the owners of such PRC enterprise can successfully complete all necessary approval requirements under the M&A Provisions. This may restrict our ability to implement our acquisition strategies and may materially and adversely affect our business, financial condition and results of operations.

**Failure to comply with the SAFE regulations relating to special purpose vehicles by our beneficial owners may materially and adversely affect our business operations, limit our ability to inject capital into our PRC subsidiaries, limit the ability of our PRC subsidiaries to distribute profit to us or subject us to fines.**

The SAFE promulgated the Circular on Relevant Issues Concerning Foreign Exchange Administration for PRC Residents to Engage in Offshore Investment and Financing and Round Trip Investment via Special Purpose Vehicles 《關於境內居民通過特殊目的公司境外投融資及返程投資外匯管理有關問題的通知》 (the “Circular 37”) and its implementation guidelines in July 2014, which abolishes and supersedes the SAFE’s Circular on Relevant Issues Concerning Foreign Exchange Administration for PRC Residents to Engage in Financing and Round Trip Investment via Overseas Special Purpose Vehicles 《關於境內居民通過境外特殊目的公司融資及返程投資外匯管理有關問題的通知》 (the “Circular 75”) and its related implementation rules and guidelines. Pursuant to the Circular 37 and its implementation guidelines, PRC residents (including PRC institutions and individuals) must register with local branches of SAFE in connection with their direct or indirect offshore investment in an overseas special purpose vehicle (an “SPV”) directly established or indirectly controlled by PRC residents for the purposes of offshore investment and financing with their legally owned assets or interests in domestic enterprises, or their legally owned offshore assets or interests. Such PRC residents are also required to amend their registrations with SAFE when there is a significant change to the registered SPV, such as changes of its PRC resident individual shareholder, name, operation period or other basic information or the PRC individual resident’s increase or decrease of its capital contribution in the SPV, or any share transfer or exchange, merger, division of the SPV.

Under this regulation, our individual controlling shareholders are required to comply with foreign exchange registration requirements in all material respects in connection with our investments and financing activities. If our individual controlling shareholders or we fail to comply with the relevant

SAFE requirements, such failure may subject our individual controlling shareholders or us to fines and legal sanctions, restrict our ability to inject capital into our subsidiaries in the PRC or limit the ability of our subsidiaries in the PRC to distribute profit to us, which as a result may materially and adversely affect our business, financial condition and results of operations.

**PRC regulations on provisions of loans and direct investments by offshore holding companies to PRC entities may delay or prevent us from using proceeds we receive from this offering to make loans or additional capital contributions to our PRC subsidiaries.**

On March 30, 2015, SAFE promulgated Circular of the State Administration of Foreign Exchange on Reforming the Management Approach regarding the Settlement of Foreign Exchange Capital of Foreign-invested Enterprises (國家外匯管理局關於改革外商投資企業外匯資本金結匯管理方式的通知) (the “Circular 19”), which became effective on June 1, 2015 and has been amended on December 30, 2019. On June 9, 2016, SAFE promulgated the Circular of the State Administration of Foreign Exchange on Reforming and Regulating the Management Policies Regarding the Settlement under Capital Account (國家外匯管理局關於改革和規範資本專案結匯管理政策的通知) (the “Circular 16”). Pursuant to the Circular 19 and the Circular 16, the foreign exchange capital of foreign-invested enterprises shall be subject to the discretionary foreign exchange settlement, which refers to that the foreign exchange capital in the capital account of foreign-invested enterprises for which the confirmation of rights and interests of monetary contribution by the local foreign exchange bureau (or the book-entry registration of monetary contribution by the banks) has been handled can be settled at the banks based on the actual operation needs of the enterprises. The proportion of discretionary settlement of foreign exchange capital of foreign-invested enterprises is temporarily determined as 100 per cent. SAFE can adjust the aforementioned proportion in due time based on the situation of international balance of payments.

As an offshore holding company of our PRC subsidiaries, our Company may make loans to our PRC subsidiaries, or we may make additional capital contributions to our PRC subsidiaries by utilizing the proceeds we receive from this offering, subject to the foreign investment regulations in the PRC and registration or approval with the PRC Government. We cannot assure you that we will be able to obtain these governmental registrations or approvals on a timely basis, if at all, with respect to our future loans or capital contributions to our PRC subsidiaries or any of their respective subsidiaries. If we fail to receive such registrations or approvals, our ability to use the proceeds received from this offering and to fund our PRC operations may be negatively affected, which may materially and adversely affect our liquidity and ability to expand our business.

**We may be deemed to be a PRC tax resident enterprise under the EIT Law, which could result in unfavorable tax consequences to us and our non-PRC holders of the Notes.**

The EIT Law and the implementation regulations to the EIT Law issued by the PRC State Council became effective on January 1, 2008. Under the EIT Law, enterprises established outside China whose “de facto management bodies” are located in China are considered “resident enterprises” and will generally be subject to a uniform 25% EIT on their worldwide income. Under the EIT Rules, “de facto management bodies” are defined as bodies that have material and overall management control over the business, personnel, accounts and properties of an enterprise. Substantially all of our management is currently based in China and may remain in China. Therefore, we may be treated as a PRC resident enterprise for EIT purposes and thus be subject to EIT at a rate of 25% on our worldwide income. However, a PRC resident enterprise is exempt from tax on dividend income received from qualified resident enterprises. The tax consequences to us in the case that we are treated as a PRC resident enterprise are not entirely clear, as they will depend on the implementation regulations and how local tax authorities apply or enforce the EIT Law and the EIT Rules. Furthermore, if we are treated as a PRC “resident enterprise”, we may be obligated to withhold PRC income tax, generally at a rate of 10%, on interest paid on the Notes to investors that are “non-resident enterprises,” because the payments may be regarded as being derived from sources within the PRC. In the case of “non-resident individual”

investors, the PRC income tax on interest paid may be imposed and withheld at a rate of 20%. Any PRC tax liability described above may be reduced to the extent provided under applicable tax treaties. If we are required under the PRC tax laws to withhold PRC tax on our payments of interest to noteholders who are “nonresident,” we will be required, subject to certain exceptions, to pay such additional amounts as will result in receipt by the holder of each Note of such amounts as would have been received by such holder had no such withholding been required. The requirement to pay additional amounts will increase the cost of servicing interest payments on the Notes, and could have a material adverse effect on our ability to pay interest on, and repay the principal amount of, the Notes, as well as our profitability and cash flow. If we fail to do so, we may be subject to fines and other penalties. Further, if we are treated as a PRC “resident enterprise”, any gain realized by a “non-resident” investor from the transfer of the Notes may be regarded as being derived from sources within the PRC and accordingly may be subject to a 10% PRC tax for “non-resident enterprise” investors or a 20% PRC tax for “non-resident individual” investors.

**The governmental control on currency conversion may affect the value of your investment.**

The PRC government imposes controls on the convertibility of Renminbi into foreign currencies and, in certain cases, the remittance of currency out of China. We receive substantially all our revenues in Renminbi. Under our current structure, our income is primarily derived from dividend payments from our PRC subsidiaries. Shortages in the availability of foreign currency may restrict the ability of our PRC subsidiaries to remit sufficient foreign currency to pay dividends or other payments to us, or otherwise satisfy their foreign currency denominated obligations, if any. Under existing PRC foreign exchange regulations, payments of certain current account items can be made in foreign currencies without prior approval from the local branch of the SAFE by complying with certain procedural requirements. However, approval from appropriate government authorities is required where Renminbi is to be converted into foreign currency and remitted out of China to pay capital expenses such as the repayment of indebtedness denominated in foreign currencies, including the Notes. The restrictions on foreign exchange transactions under capital accounts could also affect our subsidiaries’ ability to obtain foreign exchange through debt or equity financing, including by means of loans or capital contribution from us. The PRC government may also at its discretion restrict access in the future to foreign currencies for current account transactions. If the foreign exchange control system prevents us from obtaining sufficient foreign currency to satisfy our currency demands and our subsidiaries is not able to pay dividends in foreign currencies to us, we then may not be able to service our debt obligations denominated in foreign currencies, including the Notes.

**The holders of the Notes may experience difficulties in effecting service of legal process and enforcing judgments against us and our management.**

Substantially all of our operating subsidiaries are incorporated under PRC laws, and substantially all of our assets are located in the PRC. In addition, most of our directors and officers reside within the PRC, and substantially all of their assets are located within the PRC. As a result, it may not be possible to effect service of process in connection with disputes brought in the courts outside the PRC on, or to enforce judgments obtained from non-PRC courts against, us or our management who reside in the PRC. Moreover, our PRC counsel has advised us that the PRC does not have treaties providing for the reciprocal recognition and enforcement of judgments of courts in civil and commercial cases with the United States, the United Kingdom, the Cayman Islands, Japan or most other western countries. Therefore, it may be difficult for you to enforce against us or our directors or officers in the PRC any judgments obtained from non-PRC courts.



**Natural Disaster, acts of God, acts of war, epidemics, such as severe acute respiratory syndrome (SARS), H5N1 or H7N9 avian flu, Ebola virus disease (Ebola) or H1N1 influenza or COVID-19, and other disasters may affect our business.**

Our business is subject to general and social conditions in the PRC. Natural disasters, epidemics, acts of God and other disasters that are beyond our control may materially and adversely affect the economy, infrastructure and livelihood of the people of the PRC. Some cities in the PRC are under the threat of flood, earthquake, rainstorm, typhoon, sandstorm or drought. Our business, financial condition and operating results may be materially and adversely affected if any of these natural disasters occurs in the areas in which we operate.

Epidemics threaten people's lives and may materially and adversely affect their livelihoods as well as living and consumption patterns. The occurrence of an epidemic is beyond our control and there is no assurance that the outbreak of SARS, H5N1 or H7N9 avian flu, Ebola or H1N1 influenza will not happen again or how long the COVID-19 outbreak will last. Any epidemic occurring in areas in which we operate, or even in areas in which we do not operate, may materially and adversely affect our business, financial condition and results of operations.

Acts of war and terrorist attacks may cause damage or disruption to us, our employees, facilities, our distribution channels, markets, suppliers and customers, the occurrence of any of which may materially and adversely affect our business, revenue, cost of sales, financial condition and results of operations. Potential wars or terrorist attacks may also cause uncertainties and cause our business to suffer in ways that we cannot currently predict.

## **RISKS RELATING TO THE BONDS AND THE SHARES**

**We are a holding company and payments with respect to the Bonds are structurally subordinated to liabilities, contingent liabilities and obligations of our subsidiaries.**

We are a holding company with no material operations. We conduct our operations through our PRC subsidiaries. The Bonds will not be guaranteed by any current or future PRC subsidiaries. Our primary assets are loans to and ownership interests in our PRC subsidiaries. Accordingly, our ability to pay principal and to satisfy our obligations under the Trust Deed and the Bonds will depend upon our receipt of principal and interest payments on the intercompany loans and distributions of dividends from our subsidiaries. See also “— Risks Relating to the PRC — Governmental control of currency conversion may affect the value of your investment.”

Creditors including trade creditors of our PRC subsidiaries and any holders of preferred shares in such entities would have a claim on such subsidiaries' assets that would be prior to the claims of holders of the Bonds. As a result, our payment obligations under the Bonds are effectively subordinated to all existing and future obligations of such subsidiaries, and all claims of creditors of our PRC subsidiaries will have priority as to the assets of such entities over our claims and those of our creditors, including holders of the Bonds. As of June 30, 2021, our PRC subsidiaries had indebtedness in the amount of RMB62,452.7 million (US\$9,672.7 million) and capital commitments and contingent liabilities arising from guarantees of approximately RMB8,658.6 million (US\$1,341.0 million) and RMB25,499.3 million (US\$3,949.3 million), respectively. See “Description of Other Material Indebtedness and Obligations.” The Bonds and the Trust Deed do not restrict the ability of our subsidiaries to issue certain categories of guarantee in the ordinary course of business. In addition, our secured creditors would have priority as to our assets securing the related obligations over claims of holders of the Bonds.



**The Bonds and the Subsidiary Guarantees are unsecured obligations.**

As the Bonds and the Subsidiary Guarantees are unsecured obligations, the ability of the Issuer or the Subsidiary Guarantors to fulfill its or their financial obligations may be compromised if:

- the Issuer or any Subsidiary Guarantor enters into bankruptcy, liquidation, reorganization or other winding-up proceeding;
- there is a default in payment under secured indebtedness or other unsecured indebtedness of the Issuer or any Subsidiary Guarantor; or
- there is an acceleration of any indebtedness of the Issuer or any Subsidiary Guarantor.

If any of these events occur, the assets of the Company and the Subsidiary Guarantors may not be sufficient to pay amounts due on the Bonds and the Subsidiary Guarantees.

**The Bonds may not be a suitable investment for all investors.**

Each potential investor in the Bonds must determine the suitability of an investment in the Bonds in light of its own circumstances. In particular, each potential investor should consider, either on its own or with the help of its financial and other professional advisers, whether it: (i) has sufficient knowledge and experience to make a meaningful evaluation of the Bonds, the merits and risks of investing in the Bonds and the information contained in this offering circular; (ii) has access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the Bonds and the impact such investment will have on its overall investment portfolio; (iii) has sufficient financial resources and liquidity to bear all of the risks of an investment in the Bonds, including where the currency for principal or Distributions is different from the currency in which the potential investor's financial activities are principally denominated; (iv) understands thoroughly the terms of the Bonds and is familiar with the behavior of any relevant indices and financial markets; and (v) is able to evaluate possible scenarios for economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks.

The Bonds are complex financial instruments. Sophisticated institutional investors generally do not purchase complex financial instruments as stand-alone investments. They purchase complex financial instruments as a way to reduce risk or enhance yield with an understood, measured, appropriate addition of risk to their overall portfolios. A potential investor should not invest in the Bonds which are complex financial instruments unless it has the expertise (either alone or with the help of a financial adviser) to evaluate how the Bonds will perform under changing conditions, the resulting effects on the value of such Bonds and the impact this investment will have on the potential investor's overall investment portfolio.

**The Bonds may be redeemed at the Issuer's option prior to maturity upon the occurrence of certain other events.**

Unless previously redeemed, converted or purchased and cancelled, the Issuer will redeem each Bond at 100 per cent. of its principal amount on 8 April 2025. Prior to that, the Bonds may be redeemed at the option of the Issuer in whole, but not in part, at any time, at a price equal to their principal amount and any accrued and unpaid interest (to but excluding the date fixed for redemption) upon the occurrence of certain changes in the Relevant Tax Jurisdiction requiring the payment of Additional Tax Amounts. Furthermore, the Bonds may be redeemed at the option of the Issuer on giving not less than 30 nor more than 60 days' notice to the holders of Bonds and the Trustee, in whole, but not in part, at any time prior to 8 April 2025 at a price equal to their principal amount and any accrued and unpaid interest provided that prior to the date of such notice at least 90 per cent. in principal amount of the

Bonds originally issued (including any further Bonds issued pursuant to Condition 15 (Further Issues) and consolidated and forming a single series with the Bonds) has already been converted, redeemed or purchased and cancelled. The date on which the Issuer elects to redeem the Bonds may not accord with the preference of individual Holders. This may be disadvantageous to holders of the Bonds in light of market conditions or the holders' individual circumstances. In addition, any investor may not be able to reinvest the redemption proceeds in comparable securities at an effective return rate at the same level as that of the Bonds.

In addition, upon occurrence of a Change of Control event, the Conversion Price will be adjusted, which may affect our ability to redeem the Bonds.

**We may be able to redeem the Bonds in whole at a price equal to their principal amount and any accrued and unpaid interest in the event we are required to pay Additional Tax Amounts because we are treated as a PRC “resident enterprise”.**

As discussed above in “Risk Factors — Risks Relating to the PRC — We may be deemed to be a PRC tax resident enterprise under the EIT Law, which could result in unfavorable tax consequences to us and our non-PRC holders of the Bonds,” in the event that we are treated as a PRC “resident enterprise” under the EIT Law, we may be required to withhold PRC tax on payments to certain of our non-resident investors. In such case, we will, subject to certain exceptions, be required to pay such Additional Tax Amounts as will result in receipt by a holder of a Security of such amounts as would have been received by the holder had no such withholding been required. As described in Condition 9 of the Terms and Conditions of the Bonds, in the event we are required to pay Additional Tax Amounts as a result of certain changes in specified tax law or certain other circumstances, including any change in the application or official interpretation thereof, we may redeem the Bonds in whole at a price equal to their principal amount and any accrued and unpaid interest.

**Bondholders will have no rights as holders of the Shares prior to conversion of the Bonds, but are subject to changes made with respect to the Shares.**

Unless and until the Bondholders acquire the Shares upon conversion of the Bonds, Bondholders will have no rights with respect to the Shares, including any voting rights or rights to receive any regular dividends or other distributions with respect to the Shares. Upon conversion of the Bonds, these holders will be entitled to exercise the rights of holders of the Shares only as to actions for which the applicable record date occurs after the date of conversion. However, such Bondholders are subject to all changes affecting the Shares. For example, in the event that an amendment is proposed to the Issuer's articles requiring shareholder approval, and the record date for determining the shareholders of record entitled to vote on the amendment occurs prior to the date of conversion of the Bonds for such Shares and (as applicable) the date of registration by the relevant Bondholder as the holder thereof, that Bondholder would not be entitled to vote on the amendment but would nevertheless be subject to any resulting changes in the powers, preferences or special rights that affect the Shares after conversion.

**Bondholders have limited anti-dilution protection.**

The conversion price of the Bonds will be adjusted only in the situations and only to the extent provided in the “Terms and Conditions of the Bonds — Conversion”. There is no requirement that there should be an adjustment for every corporate or other event that may affect the value of the Shares. Events in respect of which no adjustment is made may adversely affect the value of the Shares and therefore, adversely affect the value of the Bonds.

**The conversion of some or all of the Bonds will dilute the ownership interests of existing shareholders.**

The conversion of some or all of the Bonds will dilute the ownership interests of existing shareholders. Any sales in the public market of the Shares issuable upon such conversion could affect prevailing market prices for the Shares.

**Our operations are restricted by the terms of our outstanding Existing Notes and other financing documents.**

The indentures relating to our outstanding Existing Notes and our other financing documents include a number of significant restrictive covenants. These covenants restrict, among other things, our ability, and the ability of our subsidiaries, to incur or guarantee additional indebtedness and issue disqualified or preferred stock, declare dividends on capital stock or purchase or redeem capital stock or make investments or other specified restricted payments. These covenants could limit our ability to plan for or react to market conditions or to meet our capital needs or our ability to redeem the Bonds.

**Our credit rating may decline.**

There is a risk that our credit rating may change as a result of changes in our operating performance or capital structure, or for some other reason. No assurance can be given that a credit rating will remain for any given period of time or that a credit rating will not be lowered or withdrawn by the relevant rating agency if, in its judgment, circumstances in the future so warrant or if a different methodology is applied to derive such credit ratings. Any lowering or withdrawal of our credit rating could, notwithstanding that it is not a rating of the Bonds, adversely impact the market price and the liquidity of the Bonds.

**An active trading market for the Additional Bonds may not develop.**

There can be no assurance as to the liquidity of the Additional Bonds or that an active trading market will develop. The Additional Bonds may initially be sold to a small number of investors. Accordingly, a liquid trading market may not develop or be sustained, in which case you may not be able to resell your Additional Bonds at their fair market value or at all. If such a market were to develop, the Additional Bonds could trade at prices that may be higher or lower than the initial issue price depending on many factors, including prevailing interest rates, the Group's operations and the market for similar securities. The Joint Lead Managers are not obligated to make a market in the Additional Bonds and any such market making, if commenced, may be discontinued at any time at the sole discretion of such Joint Lead Manager. In addition, the Additional Bonds are being offered pursuant to exemptions from registration under the Securities Act and, as a result, investors will only be able to resell their Additional Bonds in transactions that have been registered under the Securities Act or in transactions not subject to or exempt from registration under the Securities Act.

**The Trustee may request the holders of the Bonds to provide an indemnity and/or security and/or prefunding to its satisfaction.**

In certain circumstances, the Trustee may request holders of the Bonds to provide an indemnity and/or security and/or prefunding to its satisfaction before it will take actions on their behalf. The Trustee will not be obliged to take any such actions if not indemnified and/or secured and/or prefunded to its satisfaction. Negotiating and agreeing to an indemnity and/or security and/or prefunding can be a lengthy process and may impact on when such actions can be taken. Further, the Trustee may not be able to take actions, notwithstanding the provision of an indemnity or security or prefunding to it, in breach of the terms of the Trust Deed or in circumstances where there is uncertainty or dispute as to

such actions' compliance with applicable laws and regulations. In such circumstances, to the extent permitted by any applicable agreements or applicable laws, it will be for the holders of the Bonds to take such actions directly.

**Our subsidiaries are subject to restrictions on the payment of dividends and the repayment of intercompany loans or advances to us and our subsidiaries.**

As a holding company, we depend on the receipt of dividends and the interest and principal payments on intercompany loans or advances from our subsidiaries, including our PRC subsidiaries, to satisfy our obligations, including our obligations under the Bonds. The ability of our subsidiaries to pay dividends and make payments on intercompany loans or advances to their shareholders is subject to, among other things, distributable earnings, cash flow conditions, restrictions contained in the articles of association of our subsidiaries, applicable laws and restrictions contained in the debt instruments of such subsidiaries. See "Description of Other Material Indebtedness and Obligations." In addition, if any of our subsidiaries raises capital by issuing equity securities to third parties, dividends declared and paid with respect to such shares would not be available to us to make payments on the Bonds. Further, certain loan agreements and financing agreements obtained by our PRC subsidiaries from lenders in the PRC contain provisions that restrict or prohibit the payment or declaration of dividends or distributions. These restrictions could have a negative impact on the calculation of our EBITDA and could also reduce the amounts that we receive from our subsidiaries, which would restrict our ability to meet our payment obligations under the Bonds. See "Description of Other Material Indebtedness and Obligations."

PRC laws and regulations permit payment of dividends only out of accumulated profits as determined in accordance with PRC accounting standards and regulations. Our PRC subsidiaries are also required to set aside a portion of their after-tax profits according to PRC accounting standards and regulations to fund certain reserves that are not distributable as cash dividends by the board of directors. In addition, dividends paid by our PRC subsidiaries to their non-PRC parent companies are subject to a 10% withholding tax, unless there is a tax treaty between the PRC and the jurisdiction in which the overseas parent company is incorporated that specifically exempts or reduces such withholding tax. Pursuant to a double tax treaty between Hong Kong and the PRC, if the non-PRC parent company is a Hong Kong resident and directly holds a 25% or more interest in the PRC enterprise, such withholding tax rate may be lowered to 5%. However, according to a Circular of the PRC SAT dated October 27, 2009, tax treaty benefits will be denied to "conduit" or shell companies without substantive business activities. As a result of such limitations, there could be timing limitations on payments from our PRC subsidiaries to meet payments required by the Bonds, and there could be restrictions on payments required to redeem the Bonds at maturity or as required for any early redemption.

Furthermore, in practice, the market interest rate that our PRC subsidiaries can pay with respect to offshore loans generally may not exceed comparable interest rates in the international finance markets. The interest rates on shareholders' loans paid by our subsidiaries, therefore, are likely to be lower than the interest rate for the Bonds. Our PRC subsidiaries are also required to pay a 10% (or 7% if the interest is paid to a Hong Kong resident, subject to approval by local tax authorities) withholding tax on our behalf on the interest paid under any shareholders' loans. PRC regulations require our non-PRC subsidiaries making shareholder loans in foreign currencies to our PRC subsidiaries to be registered with the SAFE. Prior to payment of interest and principal on any such shareholder loan, the PRC subsidiaries must present evidence of payment of the withholding tax on the interest payable on any such shareholder loan and evidence of registration with the SAFE, as well as any other documents that the SAFE or its local branch may require.

As a result of the foregoing, we cannot assure you that we will have sufficient cash flow from dividends or payments on intercompany loans or advances from our subsidiaries to satisfy our obligations under the Bonds. Any limitation on the ability of our PRC subsidiaries to pay dividends to us may also materially and adversely limit our ability to grow, make investments or acquisitions that could be beneficial to our businesses or otherwise fund and conduct our business.

**We may be subject to risks presented by fluctuations in exchange rates between the Renminbi and other currencies, particularly the U.S. dollar.**

The Bonds are denominated in U.S. dollars, while substantially all of our revenues are generated by our PRC operating subsidiaries and are denominated in Renminbi. Pursuant to reforms of the exchange rate system announced by the PBOC on July 21, 2005, Renminbi-to-foreign currency exchange rates are allowed to fluctuate within a narrow and managed band against a basket of foreign currencies, rather than being effectively linked to the U.S. dollar. Further, from May 18, 2007, the PBOC enlarged the floating band for the trading prices in the inter-bank foreign exchange market of the Renminbi against the U.S. dollar from 0.3% to 0.5% around the central parity rate, effective on May 21, 2007. This allows the Renminbi to fluctuate against the U.S. dollar by up to 0.5% above or below the central parity rate published by the PBOC. The PBOC announced its intention to proceed with the reform of the Renminbi exchange rate regime to increase the Chinese currency's exchange rate flexibility on June 19, 2010. The floating band was further widened to 1.0% on April 16, 2012. These changes in currency policy resulted in the Renminbi appreciating against the U.S. dollar and the H.K. dollar by approximately 33.0% and 36.5% from July 21, 2005 to December 31, 2014, respectively. On March 17, 2014, the PBOC further widened the floating band against the U.S. dollar to 2.0%. On August 11, 2015, the Renminbi depreciated significantly after the PBOC moved to devalue the Renminbi against the U.S. dollar and announced a policy change allowing a more market-based determination of the official fixing rate. The PRC government may adopt further reforms of its exchange rate system, including making the Renminbi freely convertible in the future. If such reforms were implemented and resulted in devaluation of the Renminbi against the U.S. dollar, our financial condition and results of operations could be adversely affected because of our substantial U.S. dollar-denominated indebtedness and other obligations. Such a devaluation could also adversely affect the value, translated or converted into U.S. dollars or otherwise, of our earnings and our ability to satisfy our obligations under the Bonds and other indebtedness denominated in foreign currencies. Starting in early 2016, we adopted a hedging policy to actively manage our foreign exchange rate risk exposure relating to non-Renminbi denominated indebtedness and entered into U.S. dollar versus offshore Renminbi capped forward contracts to hedge certain of our foreign exchange rate risk exposure relating to non-Renminbi denominated indebtedness. However, our protection against Renminbi depreciation will be limited up to capped rates specified in the relevant contracts and may not be able to hedge against all of our foreign exchange rate risk. See "Management's Discussion and Analysis of Financial Condition and Results of Operations — Quantitative and Qualitative Disclosure of Market Risks-Foreign Exchange Rate Risk."

There are limited hedging instruments available in China to reduce our exposure to exchange rate fluctuations between the Renminbi and other currencies. In addition, following the offering of the Bonds, we may enter into foreign exchange or interest rate hedging agreements in respect of our U.S. dollar-denominated liabilities under the Bonds. These hedging agreements may require us to pledge or transfer cash and other collateral to secure our obligations under the agreements, and the amount of collateral required may increase as a result of mark-to-market adjustments. The Joint Lead Managers and their affiliates may enter into such hedging agreements permitted under the Trust Deed, and these agreements may be secured by pledges of our cash and other assets as permitted under the Trust Deed. If we were unable to provide such collateral, it could constitute a default under such agreements.

**The insolvency laws of the Cayman Islands and the PRC and other local insolvency laws applicable to us may differ from those of any other jurisdiction with which holders of the Bonds are familiar.**

Because we are incorporated under the laws of the Cayman Islands, an insolvency proceeding relating to us, even if brought in England, would likely involve Cayman Islands insolvency laws, the procedural and substantive provisions of which may differ from comparable provisions of bankruptcy law in other jurisdictions.

We conduct substantially all of our business operations through PRC-incorporated subsidiaries in China. We as equity holders in our PRC subsidiaries, are necessarily subject to the bankruptcy and insolvency laws of China in a bankruptcy or insolvency proceeding involving any of such PRC subsidiaries. The PRC laws and regulations relating to bankruptcy and insolvency and the legal proceedings in that regard may significantly differ from those of England and Wales and other jurisdictions with which the holders of the Bonds are familiar. You should analyze the risks and uncertainties in the insolvency of the Cayman Islands, the PRC and other jurisdictions applicable to us carefully before you invest in our Bonds.

**We may be unable to obtain and remit foreign exchange.**

Our ability to satisfy our obligations under the Bonds depends solely upon the ability of our subsidiaries in the PRC to obtain and remit sufficient foreign currency to pay dividends to us and to repay shareholder loans. Our PRC subsidiaries must present certain documents to the SAFE, its authorized branch, or the designated foreign exchange bank, for approval before they can obtain and remit foreign currencies out of the PRC (including, in the case of dividends, evidence that the relevant PRC taxes have been paid and, in the case of shareholder loans, evidence of the registration of the loan with the SAFE). Prior to payment of interest and principal on any shareholder loan we make to our PRC subsidiaries, the relevant PRC subsidiary must also present evidence of payment of the 10% (or 7% if the interest is paid to a Hong Kong resident, subject to approval by local tax authorities) withholding tax on the interest payable in respect of such shareholder loan. If any PRC subsidiary for any reason fails to satisfy any of the PRC legal requirements for remitting foreign currency payments, the PRC subsidiary will be unable to pay us dividends or interest and principal on our existing shareholder loans, which may affect our ability to satisfy our obligations under the Bonds. In addition, the PRC government may also at its discretion impose additional requirements to restrict access to foreign currencies in the future. If the foreign exchange control system prevents us from obtaining sufficient foreign currencies to satisfy our foreign currency demands, we may not be able to satisfy our obligations under the Bonds.

**The Bonds will initially be held in book-entry form, and therefore investors must rely on the procedures of the relevant clearing systems to exercise any rights and remedies.**

The Bonds will initially only be issued in global certificated form and held through Euroclear and Clearstream. Interests in the global certificate representing the Bonds will trade in book-entry form only, and securities in definitive registered form will be issued in exchange for book-entry interests only in very limited circumstances. Owners of book-entry interests will not be considered owners or holders of the Bonds for purposes of the Bonds. The common depositary for Euroclear and Clearstream will be the sole registered holder of the global certificate. Accordingly, investors must rely on the procedures of Euroclear or Clearstream, and if an investor is not a participant in Euroclear or Clearstream, on the procedures of the participant through which such investor owns an interest, to exercise any rights of a holder of the Bonds under the Bonds. Upon the winding-up of the Issuer, unless and until definitive registered certificates are issued with respect to all book-entry interests, if an investor owns a book-entry interest, it will be restricted to acting through Euroclear and Clearstream. The procedures to be implemented through Euroclear and Clearstream may not be adequate to ensure the timely exercise of rights under the Bonds. See “Terms and Conditions of the Bonds.”



**The liquidity and price of the Additional Bonds may be volatile.**

The price and trading volume of the Additional Bonds may be highly volatile. Factors such as variations in our revenues, earnings and cash flows and proposals for new investments, strategic alliances and/or acquisitions, interest rates, fluctuations in price for comparable companies and government regulations and changes thereof applicable to our industry and general economic conditions nationally or internationally could cause the price of the Additional Bonds to change. A portion of the Additional Bonds may be purchased by the Joint Lead Managers or their affiliates for their own account. The Joint Lead Managers may sell the Additional Bonds in the initial distribution or from time to time in subsequent sales in negotiated transactions at varying prices. Any such developments may result in large and sudden changes in the trading volume and price of the Additional Bonds. We cannot assure you that these developments will not occur in the future.

**We will follow the applicable corporate disclosure standards for debt securities listed on the SGX-ST, which standards may be different from those applicable to debt securities listed in certain other countries.**

For so long as the Bonds are listed on the SGX-ST, we will be subject to continuing listing obligations in respect of the Bonds. The disclosure standards imposed by the SGX-ST may be different than those imposed by securities exchanges in other countries or regions such as the United States or Hong Kong. As a result, the level of information that is available may not correspond to what investors in the Bonds are accustomed to.

**RISKS RELATING TO THE SUBSIDIARY GUARANTEES**

**Our initial Subsidiary Guarantors do not currently have significant operations.**

None of our current PRC subsidiaries will provide a Subsidiary Guarantee. No future subsidiaries that are organized under the laws of the PRC will provide a Subsidiary Guarantee at any time in the future. As a result, the Bonds are effectively subordinated to all the debt and other obligations, including contingent obligations and trade payables, of the PRC subsidiaries.

Certain of our subsidiaries incorporated in the British Virgin Islands or in Hong Kong are not required to provide Subsidiary Guarantees. In addition, our future subsidiaries will not be required to guarantee the Bonds in certain situations. The initial Subsidiary Guarantors that guarantee the Bonds do not have significant operations. We cannot assure you that the initial Subsidiary Guarantors or any subsidiaries that may become Subsidiary Guarantors in the future will have the funds necessary to satisfy our financial obligations under the Bonds if we are unable to do so. Moreover, under the terms of the Bonds, a Subsidiary Guarantor may be able to release its Subsidiary Guarantee in certain situations.

**The Subsidiary Guarantees may be challenged under applicable insolvency or fraudulent transfer laws, which could impair the enforceability of the Subsidiary Guarantees.**

Under bankruptcy laws, fraudulent transfer laws, insolvency laws in the British Virgin Islands or bankruptcy law, fraudulent transfer laws, insolvency or unfair preference or similar laws in Hong Kong and other jurisdictions where future Subsidiary Guarantors may be established or where insolvency proceeding may be commenced with respect to any such Subsidiary Guarantor, a guarantee could be voided, or claims in respect of a guarantee could be subordinated to all other debts of that guarantor if, among other things, the guarantor, at the time it incurred the indebtedness evidenced by, or when it gives, its guarantee:

For Subsidiary Guarantors incorporated in the British Virgin Islands:

- incurred the debt with the intent to defraud creditors (whenever the transaction took place and irrespective of insolvency);

- either (i) put the beneficiary of the guarantee in a position which, in the event of the guarantor's insolvency, would be better than the position the beneficiary would have been in had the guarantee not been given or (ii) received no consideration, or received consideration in money or money's worth that is significantly less than the consideration supplied by the guarantor (although in either case a guarantee will only be voidable if it (i) was entered into at a time when the guarantor was insolvent or if it became insolvent as a consequence of doing so, insolvent in this context meaning that the guarantor is unable to pay its debts as they fall due, and (ii) it was given within the six-month, or, if the guarantee and beneficiary are connected entities, two-year, period preceding the commencement of liquidation).

For Subsidiary Guarantors incorporated in other jurisdictions:

- incurred the debt with the intent to hinder, delay or defraud creditors or was influenced by a desire to put the beneficiary of the guarantee in a position which, in the event of the guarantor's insolvency, would be better than the position the beneficiary would have been in had the guarantee not been given;
- received less than reasonably equivalent value or fair consideration for the incurrence of such guarantee;
- was insolvent or rendered insolvent by reason of such incurrence;
- was engaged in a business or transaction for which the guarantor's remaining assets constituted unreasonably small capital; or
- intended to incur, or believed that it would incur, debts beyond its ability to pay such debts as they mature.

The measure of insolvency for purposes of the foregoing will vary depending on the laws of the jurisdiction which are being applied. Generally, however, a guarantor would be considered insolvent at a particular time if it were unable to pay its debts as they fell due or if the sum of its debts was then greater than all of its property at a fair valuation or if the present fair saleable value of its assets was then less than the amount that would be required to pay its probable liabilities in respect of its existing debt as it became absolute and matured. We cannot assure you that such limitation will be effective in preserving the enforceability of any of the Subsidiary Guarantees. In addition, a guarantee may be subject to review under applicable insolvency or fraudulent transfer laws in certain jurisdictions or subject to a lawsuit by or on behalf of creditors of the guarantors. In such case, the analysis set forth above would generally apply, except that the guarantee could also be subject to the claim that, since the guarantee was not incurred for the benefit of the guarantor, the obligations of the guarantor thereunder were incurred for less than reasonably equivalent value or fair consideration, and, as a result, such guarantee would be rendered void.

In an attempt to limit the applicability of insolvency and fraudulent transfer laws in certain jurisdictions, the obligations of the Subsidiary Guarantors under the Subsidiary Guarantees will be limited to the maximum amount that can be guaranteed by the applicable Subsidiary Guarantor without rendering the guarantee, as it relates to such Subsidiary Guarantor, voidable under such applicable insolvency or fraudulent transfer laws.

If a court voided a Subsidiary Guarantee, subordinated such guarantee to other indebtedness of the Subsidiary Guarantor, or held such guarantee unenforceable for any other reason, holders of the Bonds would cease to have a claim against that Subsidiary Guarantor based upon such guarantee, would be subject to the prior payment of all liabilities (including trade payables) of such Subsidiary Guarantor, and would solely be creditors of us and any Subsidiary Guarantor whose guarantee was not voided or held unenforceable. We cannot assure you that, in such an event, after providing for all prior claims, there would be sufficient assets to satisfy the claims of the holders of the Bonds.

## **USE OF PROCEEDS**

We estimate that the net proceeds from this offering of the Bonds, after deducting the underwriting discounts and commissions and other estimated expenses payable in connection with this offering, will be approximately HK\$586 million. We intend to use the net proceeds for refinancing, including upcoming redemption of RMB1,600,000,000 6.70% Senior Notes due 2022 with an outstanding amount of approximately RMB1,477,600,000.

We may adjust the foregoing plans in response to changing market conditions and, thus, reallocate the use of the proceeds.

## EXCHANGE RATE INFORMATION

### CHINA

The PBOC sets and publishes daily a base exchange rate with reference primarily to the supply and demand of Renminbi against a basket of currencies in the market during the prior day. PBOC also takes into account other factors, such as the general conditions existing in the international foreign exchange markets. From 1994 to July 20, 2005, the conversion of Renminbi into foreign currencies, including Hong Kong dollars and U.S. dollars, was based on rates set daily by PBOC on the basis of the previous day's inter-bank foreign exchange market rates and then current exchange rates in the world financial markets. During this period, the official exchange rate for the conversion of Renminbi to U.S. dollars remained generally stable. Although the PRC government introduced policies in 1996 to reduce restrictions on the convertibility of Renminbi into foreign currencies for current account items, conversion of Renminbi into foreign currencies for capital items, such as foreign direct investment, loan principals and securities trading, still requires the approval of SAFE and other relevant authorities. On July 21, 2005, the PRC government introduced a managed floating exchange rate system to allow the value of the Renminbi to fluctuate within a regulated band based on market supply and demand and by reference to a basket of currencies. On the same day, the value of the Renminbi appreciated by approximately 2% against the U.S. dollar. The PRC government has since made and in the future may make further adjustments to the exchange rate system.

On May 18, 2007, PBOC widened the floating band for the trading prices in the inter-bank foreign exchange market of the Renminbi against the U.S. dollar from 0.3% to 0.5% around the central parity rate, effective on May 21, 2007. The floating band was further widened to 1.0% on April 16, 2012. These changes in currency policy resulted in the Renminbi appreciating against the U.S. dollar by approximately 33.0% from July 21, 2005 to December 31, 2014. On March 17, 2014, the PBOC further widened the floating band against the U.S. dollar to 2.0%. The PBOC announces the closing price of a foreign currency traded against the Renminbi in the inter-bank foreign exchange market after the closing of the market on each working day, and makes it the central parity for trading against the Renminbi on the following working day. On August 11, 2015, the PBOC moved to devalue the Renminbi against the U.S. dollar and announced a policy change allowing a more market-based determination of the official fixing rate. Following such announcement, the Renminbi depreciated significantly against the U.S. dollar.

The following table sets forth the exchange rates set forth in the H.10 statistical release of the Federal Reserve Board for the periods indicated. On June 30, 2021, the exchange rate was RMB6.4566 to US\$1.00.

Period	Exchange rate			
	Period end	Average <sup>(1)</sup>	High	Low
		(RMB per US\$1.00)		
2017 .....	6.5063	6.7350	6.9575	6.4773
2018 .....	6.8755	6.6090	6.9737	6.2649
2019 .....	6.9618	6.9081	7.1786	6.6822
2020 .....	6.5250	6.9042	7.1681	6.5208
2021 .....	6.3726	6.4508	6.5716	6.3435
September .....	6.4434	6.4563	6.4702	6.4320
October .....	6.4050	6.4172	6.4485	6.3820
November .....	6.3640	6.3889	6.4061	6.3640
December .....	6.3726	6.3693	6.3772	6.3435
2022 .....				
January .....	6.3610	6.3556	6.3822	6.3206
February .....	6.3084	6.3436	6.3660	6.3084
March .....	6.3393	6.3446	6.3720	6.3116
April (through April 8, 2022) .....	6.3643	6.3616	6.3643	6.3590

Source: Federal Reserve H.10 Statistical Release

Note:

- (1) Determined by averaging the rates on the last business day of each month during the relevant year, except for monthly average rates, which are determined by averaging the daily rates during the respective months.

## HONG KONG

The Hong Kong dollar is freely convertible into other currencies, including the U.S. dollar. Since October 17, 1983, the Hong Kong dollar has been linked to the U.S. dollar at the rate of HK\$7.80 to US\$1.00. The Basic Law of the Hong Kong Special Administrative Region of the People's Republic of China (the "Basic Law"), which came into effect on July 1, 1997, provides that no foreign exchange control policies shall be applied in Hong Kong.

The market exchange rate of the Hong Kong dollar against the U.S. dollar continues to be determined by the forces of supply and demand in the foreign exchange market. However, against the background of the fixed rate system which applies to the issuance and withdrawal of Hong Kong currency in circulation, the market exchange rate has not deviated significantly from the level of HK\$7.80 to US\$1.00. In May 2005, the Hong Kong Monetary Authority broadened the 22-year-old trading band from the original rate of HK\$7.80 per U.S. dollar to a rate range of HK\$7.75 to HK\$7.85 per U.S. dollar. The Hong Kong government has indicated its intention to maintain the link within that rate range. Under the Basic Law, the Hong Kong dollar will continue to circulate and remain freely convertible. The Hong Kong government has also stated that it has no intention of imposing exchange controls in Hong Kong and that the Hong Kong dollar will remain freely convertible into other currencies, including the U.S. dollar. However, no assurance can be given that the Hong Kong government will maintain the link within the current rate range or at all.

The following table sets forth the exchange rates set forth in the H.10 statistical release of the Federal Reserve Board for the periods indicated. On June 30, 2021, the exchange rate was HK\$7.7658 to US\$1.00.

Period	Exchange rate			
	Period end	Average <sup>(1)</sup>	High	Low
		(HK\$ per US\$1.00)		
2017 . . . . .	7.8128	7.7950	7.8267	7.7540
2018 . . . . .	7.8305	7.8376	7.8499	7.8043
2019 . . . . .	7.7894	7.8335	7.8499	7.7850
2020 . . . . .	7.7534	7.7562	7.7927	7.7500
2021				
September . . . . .	7.7850	7.7807	7.7877	7.7708
October . . . . .	7.7790	7.7793	7.7871	7.7725
November . . . . .	7.7967	7.7896	7.7993	7.7819
December . . . . .	7.7996	7.7727	7.8034	7.7515
2022				
January . . . . .	7.7971	7.7917	7.8001	7.7850
February . . . . .	7.8137	7.7992	7.8137	7.7894
March . . . . .	7.8275	7.8214	7.8297	7.8129
April (through April 8, 2022) . . . . .	7.8392	7.8363	7.8392	7.8340

Source: Federal Reserve H.10 Statistical Release

Note:

- (1) Determined by averaging the rates on the last business day of each month during the relevant year, except for monthly average rates, which are determined by averaging the daily rates during the respective months.



## CAPITALIZATION AND INDEBTEDNESS

The following table sets forth our consolidated cash and cash equivalents, short-term debt and capitalization as of June 30, 2021 on an actual basis and on an adjusted basis after giving effect to the issuance of the Additional Bonds, taking into account any premium or discount at issue and before deducting the underwriting discounts and commissions and other estimated expenses payable by us in this offering. The following table should be read in conjunction with the selected consolidated financial information and the consolidated financial statements and related notes included elsewhere in this Offering Circular.

	As of June 30, 2021			
	Actual		As adjusted	
	RMB'000	US\$'000	RMB'000	US\$'000
Cash and cash equivalents <sup>(1)</sup> . . . . .	52,406,376	8,116,714	55,377,159	8,576,829
Short-term borrowings <sup>(2)(4)</sup>				
Bank and other borrowings . . . . .	8,170,819	1,265,499	8,170,819	1,265,499
Senior Notes . . . . .	5,501,468	852,069	5,501,468	852,069
Onshore bonds . . . . .	5,894,009	912,866	5,894,009	912,866
Total short-term borrowings . . . . .	<u>19,566,296</u>	<u>3,030,434</u>	<u>19,566,296</u>	<u>3,030,434</u>
Long-term borrowings <sup>(3)(4)(5)</sup>				
Bank and other borrowings . . . . .	60,420,682	9,357,972	60,420,682	9,357,972
Senior notes . . . . .	25,408,302	3,935,245	25,408,302	3,935,245
Onshore bonds . . . . .	5,351,696	828,872	5,351,696	828,872
Additional August 2026 Notes . . . .	—	—	876,483	135,750
Original Bonds . . . . .	—	—	1,606,740	248,852
Additional Bonds to be issued . . .	—	—	487,560	75,513
Total long-term borrowings . . . . .	<u>91,180,680</u>	<u>14,122,089</u>	<u>94,151,463</u>	<u>14,582,204</u>
Equity . . . . .	<u>96,528,229</u>	<u>14,950,319</u>	<u>96,528,229</u>	<u>14,950,319</u>
Total capitalization <sup>(6)</sup> . . . . .	<u>187,708,909</u>	<u>29,072,408</u>	<u>190,679,692</u>	<u>29,532,523</u>

We continue to enter into short-term and long-term borrowings in the ordinary course of business, such as project loans. In addition, we may from time to time enter into other financing arrangements, such as onshore bonds and offshore facilities. Such additional indebtedness incurred since June 30, 2021 may be significant compared to the amount of borrowings set forth in the table above. See “Description of Other Material Indebtedness and Obligations.”

Except as otherwise disclosed in this Offering Circular, there has been no material change in our capitalization and indebtedness since June 30, 2021.

## RECENT DEVELOPMENTS

### EXTRACTED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2021

The following audited consolidated results for the year ended December 31, 2021 prepared in accordance with the IFRS, together with comparative figures for the year ended December 31, 2020, are extracted from the announcement of annual results for the year ended December 31, 2021 filed with the Hong Kong Stock Exchange on March 24, 2022.

### CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE YEAR ENDED DECEMBER 31, 2021

	2021	2020
	RMB'000	RMB'000
<b>Revenue</b> . . . . .	107,834,741	71,798,663
Cost of sales and services . . . . .	<u>(87,037,295)</u>	<u>(56,189,600)</u>
<b>Gross profit</b> . . . . .	20,797,446	15,609,063
Other income, gains and losses . . . . .	2,075,998	3,173,369
Change in fair value of investment properties . . . . .	1,308,122	940,585
Selling and marketing expenses . . . . .	(2,366,929)	(2,067,375)
Administrative expenses . . . . .	(3,767,093)	(2,946,420)
Share of results of joint ventures . . . . .	251,512	968,468
Share of results of associates . . . . .	507,292	1,159,501
Finance costs . . . . .	<u>(578,745)</u>	<u>(667,424)</u>
<b>Profit before taxation</b> . . . . .	18,227,603	16,169,767
<b>Income tax expense</b> . . . . .	<u>(5,900,426)</u>	<u>(4,274,234)</u>
<b>Profit for the year</b> . . . . .	<u>12,327,177</u>	<u>11,895,533</u>
<b>Other comprehensive income (expense):</b>		
<i>Items that may be reclassified subsequently to profit or loss:</i>		
Fair value change on hedging instruments designated as cash flow hedge . . . . .	11,967	(89,227)
Reclassification of fair value change on hedging instruments designated as cash flow hedge to profit or loss . . . . .	30,547	20,260
<i>Items that will not be reclassified to profit or loss:</i>		
Fair value loss on investments in equity instruments at fair value through other comprehensive income ("FVTOCI") . . . . .	(407,156)	(96,659)
Income tax relating to equity instruments at FVTOCI . . . . .	<u>(610)</u>	<u>16,720</u>
	<u>(365,252)</u>	<u>(148,906)</u>
<b>Total comprehensive income for the year</b> . . . . .	<u><u>11,961,925</u></u>	<u><u>11,746,627</u></u>

	<u>2021</u>	<u>2020</u>
	RMB'000	RMB'000
Profit for the year attributable to:		
Equity owners of the Company . . . . .	7,612,919	8,031,895
Owners of perpetual capital instruments . . . . .	118,773	229,627
Non-controlling interests . . . . .	<u>4,595,485</u>	<u>3,634,011</u>
	<u>12,327,177</u>	<u>11,895,533</u>
Total comprehensive income for the year attributable to:		
Equity owners of the Company . . . . .	7,247,667	7,882,989
Owners of perpetual capital instruments . . . . .	118,773	229,627
Non-controlling interests . . . . .	<u>4,595,485</u>	<u>3,634,011</u>
	<u>11,961,925</u>	<u>11,746,627</u>
	<u>2021</u>	<u>2020</u>
		(restated)
<b>Earnings per share, in RMB:</b>		
<b>Basic</b> . . . . .	<u>0.92</u>	<u>0.99</u>
<b>Diluted</b> . . . . .	<u>0.91</u>	<u>0.99</u>

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AT DECEMBER 31, 2021**

	<u>2021</u>	<u>2020</u>
	<u>RMB'000</u>	<u>RMB'000</u>
<b>NON-CURRENT ASSETS</b>		
Investment properties . . . . .	40,432,643	22,698,969
Property, plant and equipment . . . . .	525,693	235,207
Right-of-use assets . . . . .	213,318	117,325
Intangible assets . . . . .	328,474	91,049
Goodwill . . . . .	1,343,707	470,952
Interests in associates . . . . .	18,447,511	16,861,861
Interests in joint ventures . . . . .	15,966,150	17,825,596
Investments in property projects . . . . .	321,571	286,531
Financial assets at fair value through profit or Loss (“FVTPL”) . . . . .	1,221,747	905,388
Equity instruments at FVTOCI . . . . .	207,447	739,685
Deferred taxation assets . . . . .	2,201,865	2,195,730
Prepayment of property, plant and equipment . . . . .	367	12,448
Deferred contract costs . . . . .	<u>12,663</u>	<u>—</u>
	<u>81,222,556</u>	<u>62,440,741</u>
<b>CURRENT ASSETS</b>		
Properties held for sale . . . . .	20,690,184	12,904,429
Properties under development for sale . . . . .	167,611,374	129,018,163
Accounts and other receivables, deposits and prepayments . . . . .	34,816,698	30,384,186
Amounts due from non-controlling interests . . . . .	32,910,760	26,359,618
Amounts due from joint ventures and associates . . . . .	36,381,098	57,515,448
Deposits for land use rights for properties held for sale . . . . .	7,154,419	5,704,636
Taxation recoverable . . . . .	4,817,209	3,443,355
Financial assets at FVTPL . . . . .	431,061	374,261
Restricted bank deposits . . . . .	247,239	101,873
Bank balances and cash . . . . .	46,462,460	51,052,696
Deferred contract costs . . . . .	<u>4,474</u>	<u>—</u>
	<u>351,526,976</u>	<u>316,858,665</u>

	<u>2021</u>	<u>2020</u>
	<u>RMB'000</u>	<u>RMB'000</u>
<b>CURRENT LIABILITIES</b>		
Accounts and other payables and accrued charges . . . . .	68,298,821	58,332,009
Contract liabilities . . . . .	77,822,084	74,626,818
Amounts due to non-controlling interests . . . . .	9,281,787	12,207,232
Amounts due to joint ventures and associates . . . . .	40,823,109	32,425,022
Taxation payable . . . . .	9,708,922	10,248,100
Lease liabilities — due within one year . . . . .	69,783	65,824
Bank and other borrowings — due within one year . . . . .	11,930,926	7,300,715
Senior notes — due within one year . . . . .	4,971,339	3,637,114
Corporate bonds — due within one year . . . . .	832,898	7,761,443
Derivative financial instruments — due within one year . . .	—	266,362
	<u>223,739,669</u>	<u>206,870,639</u>
<b>NET CURRENT ASSETS</b> . . . . .	<u>127,787,307</u>	<u>109,988,026</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> . . . . .	<u>209,009,863</u>	<u>172,428,767</u>
<b>CAPITAL AND RESERVES</b>		
Share capital . . . . .	715,191	668,481
Reserves . . . . .	<u>41,274,963</u>	<u>35,383,200</u>
Equity attributable to owners of the Company . . . . .	41,990,154	36,051,681
Perpetual capital instruments . . . . .	1,924,545	3,536,877
Non-controlling interests . . . . .	<u>63,485,094</u>	<u>44,053,692</u>
<b>TOTAL EQUITY</b> . . . . .	<u>107,399,793</u>	<u>83,642,250</u>
<b>NON-CURRENT LIABILITIES</b>		
Other payable — due after one year . . . . .	20,787	6,849
Lease liabilities — due after one year . . . . .	155,023	56,748
Bank and other borrowings — due after one year . . . . .	60,957,693	54,260,449
Senior notes — due after one year . . . . .	25,050,987	26,979,739
Corporate bonds — due after one year . . . . .	10,368,164	4,775,653
Deferred taxation liabilities . . . . .	5,042,876	2,650,025
Derivative financial instruments — due after one year . . . .	<u>14,540</u>	<u>57,054</u>
	<u>101,610,070</u>	<u>88,786,517</u>
	<u>209,009,863</u>	<u>172,428,767</u>



## MANAGEMENT DISCUSSION AND ANALYSIS

### PERFORMANCE HIGHLIGHTS

	2021	2020	Year-on-Year Growth
<b>Contracted sales</b>			
Contracted sales (RMB' billion) . . . . .	247.3	231.0	7.1%
Contracted GFA (sq.m.) . . . . .	14,486,887	15,385,100	-5.8%
Contracted ASP (RMB/sq.m.) . . . . .	17,067	15,000	13.8%
<b>Selected financial information (RMB'million)</b>			
Revenue . . . . .	107,835	71,799	50.2%
Gross profit . . . . .	20,797	15,609	33.2%
Profit for the year attributable to equity owners . . . . .	7,613	8,032	-5.2%
Core net profit attributable to equity owners <sup>(1)</sup> . . . . .	7,284	8,026	-9.2%
<b>Selected balance sheet data (RMB'million)</b>			
Total assets . . . . .	432,750	379,299	14.1%
Bank balances and cash . . . . .	46,710	51,155	-8.7%
Total indebtedness <sup>(2)</sup> . . . . .	114,112	104,715	9.0%
Total equity . . . . .	107,400	83,642	28.4%
Equity attributable to equity owners . . . . .	41,990	36,052	16.5%
<b>Selected financial ratios</b>			
Gross profit margin <sup>(3)</sup> . . . . .	19.3%	21.7%	
Core net profit margin <sup>(4)</sup> . . . . .	6.8%	11.2%	
Earnings per share (basic), RMB cents . . . . .	92	99	
Core earnings per share (basic), RMB cents <sup>(5)</sup> . . . . .	87	99	
Core return on average equity <sup>(6)</sup> . . . . .	18.7%	24.2%	
Net debt-to-equity ratio, at the end of year <sup>(7)</sup> . . . . .	62.8%	64.0%	
Weighted average cost of indebtedness, at the end of year <sup>(8)</sup> . . . . .	5.0%	5.4%	
<b>Land bank (GFA, million sq.m.)</b>			
Land bank (GFA, million sq.m.), at the end of year			
— Total . . . . .	52.5	56.5	
— Attributable . . . . .	28.4	30.8	
New land acquisition (GFA, million sq.m.), during the year			
— Total . . . . .	11.7	13.1	
— Attributable . . . . .	6.0	8.7	

#### Notes:

- (1) “Core net profit attributable to equity owners” is calculated by deducting non-controlling interests and perpetual capital instruments from core net profit. “Core net profit” excludes fair value gains/losses, net exchange loss/gain, expenses relating to share option grants, loss on early redemption of senior notes, and share of fair value gains/losses and net exchange loss/gain at joint ventures and associated companies, net of deferred taxes.
- (2) “Total indebtedness” includes bank and other borrowings, onshore corporate bonds and offshore senior notes.

- (3) “Gross profit margin” is calculated based on gross profit over total revenue.
- (4) “Core net profit margin” is calculated based on core net profit attributable to equity owners over total revenue.
- (5) “Core earnings per share (basic)” is calculated based on core net profit over weighted average number of ordinary shares for the purpose of basic earnings per share.
- (6) The calculation of “core return on average equity” is based on our core net profit attributable to equity owners divided by average equity attributable to equity owners for each financial year.
- (7) “Net debt-to-equity ratio” is calculated by the Group’s total indebtedness under IFRS less bank balances and cash (including restricted bank deposits) as a percentage of total equity at the end of each financial year.
- (8) “Weighted average cost of indebtedness” is the weighted average of interest costs of all indebtedness outstanding as at the end of each financial year.

## FINANCIAL REVIEW

### Revenue

The Group’s recognised revenue was approximately RMB107,834.7 million in 2021, up 50.2% year-on-year. Out of the Group’s total recognised revenue in 2021, (i) sales of property and other property related service income increased by 49.8% from 2020 to approximately RMB102,675.3 million; (ii) leases increased by 66.4% from 2020; (iii) property management and other services income increased by 54.9% from the corresponding period of last year; (iv) other service income related to investment properties increased by 100% from 2020.

**Table 1: Breakdown of recognised revenue in 2021**

	2021		2020		Year-on-year change
	Recognised revenue	% of Total recognized revenue	Recognized revenue	% of Total recognized revenue	
	RMB'000	%	RMB'000	%	%
Sales of properties and other property related service income . . . . .	102,675,338	95.2	68,539,935	95.5	49.8
Leases . . . . .	982,491	0.9	590,449	0.8	66.4
Property management and other services income . . . . .	4,133,595	3.8	2,668,279	3.7	54.9
Other service income related to investment properties . . . . .	43,319	0.1	—	—	100
Total . . . . .	<u>107,834,741</u>	<u>100.0</u>	<u>71,798,663</u>	<u>100.0</u>	<u>50.2</u>

### Cost of sales

The Group’s reported cost of sales in 2021 was approximately RMB87,037.3 million, up 54.9% from 2020.

### Gross profit and gross profit margin

The Group’s reported gross profit in 2021 was approximately RMB20,797.4 million, up by 33.2% compared to RMB15,609.1 million in 2020.

### **Net exchange gain or loss from hedging arrangements**

In 2021, the Group incurred net exchange gain of RMB790.7 million due to the effects of RMB exchange rate appreciation during the year, compared to net exchange gain of RMB858.6 million in 2020.

The Group had entered into currency forward contracts to hedge certain of its foreign currency exposure in non-RMB denominated indebtedness. In 2021, the Group recorded in a fair value loss on derivative financial instruments of RMB26.2 million due to hedging arrangements (2020: fair value loss of RMB244.1 million).

### **Loss on early redemption of senior notes**

In 2021, the Group realized a loss on early redemption of senior notes of RMB80.9 million, loss of RMB42.5 million was incurred in 2020.

### **Change in fair value of investment properties**

In 2021, the Group recognised a fair value gain on investment properties of approximately RMB1,308.1 million as compared to a fair value gain on investment properties in 2020 of approximately RMB940.6 million.

### **Selling and marketing expenses**

The Group's selling and marketing expenses increased by 14.5% to approximately RMB2,366.9 million in 2021 from approximately RMB2,067.4 million in 2020. This increase was in line with the Group's massive new launches of property projects available for pre-sale in 2021. During the year, the Group kept its selling expenses at an appropriate level.

### **Administrative and other expenses**

The Group's administrative expenses increased by 27.9% to approximately RMB3,767.1 million in 2021 from approximately RMB2,946.4 million in 2020. During the year, the Group's administrative expenses were kept at a reasonable level due to implementation of stringent cost control and improvement in per capita efficiency.

### **Share of results of joint ventures and associates**

The Group's share of results of joint ventures and associates amounted to profits of RMB758.8 million in 2021, versus profits of RMB2,128.0 million in 2020. Included in the share of results of joint ventures and associated companies in 2021 were RMB45.0 million share of gain in the fair value of investment properties (2020: RMB40.1 million).

Eliminating the effects of fair value gains, the Group's share of results of joint ventures and associated companies were profits of RMB713.8 million in 2021, compared to RMB2,087.9 million in 2020.

### **Finance costs**

The Group's finance costs expensed in 2021 was approximately RMB578.7 million, versus RMB667.4 million in 2020. The change in finance costs expensed was primarily attributable to the change in the total finance costs incurred, net of the portion being capitalised in properties under development during the year.

The Group's total finance costs expensed and capitalised decreased by 2.4% to approximately RMB6,380.1 million in 2021 from RMB6,535.7 million in 2020. The decrease in total finance costs expensed and capitalised was due to the decrease of the Group's weighted average costs of indebtedness. The Group's total indebtedness was RMB114.1 billion as at December 31, 2021, compared to RMB104.7 billion as at December 31, 2020. The Group's weighted average cost of indebtedness as at December 31, 2021 was 5.0%, compared to 5.4% as at December 31, 2020.

### **Income tax expenses**

The Group's income tax expenses increased by 38.0% to approximately RMB5,900.4 million in 2021 from approximately RMB4,274.2 million in 2020. The Group's income tax expense included payments and provisions made for enterprise income tax and land appreciation tax ("LAT") less deferred taxation during the year. The Group's effective income tax rate increased to 32.4% in 2021 from 26.4% in 2020.

The Group made LAT provisions of approximately RMB1,091.0 million in 2021 versus approximately RMB1,836.3 million in 2020. The Group made actual LAT payments of approximately RMB3,466.7 million in 2021 versus approximately RMB2,316.6 million in 2020. As at 31 December 2021, the Group had accumulated unpaid LAT provisions of approximately RMB2,429.1 million.

### **Profit for the year**

As a result of the factors described above, the Group's profit before taxation increased by 12.7% to approximately RMB18,227.6 million in 2021 from approximately RMB16,169.8 million in 2020. The Group's profit for the year increased by 3.6% to approximately RMB12,327.2 million in 2021 from approximately RMB11,895.5 million in 2020. The Group's net profit attributable to equity owners decreased by 5.2% to approximately RMB7,612.9 million in 2021 from approximately RMB8,031.9 million in 2020.

The Group's core net profit attributable to equity owners decreased by 9.2% to approximately RMB7,283.9 million in 2021 from approximately RMB8,026.0 million in 2020. The Group's core net profit margin was 6.8% in 2021, compared to 11.2% in 2020.

### **Interests in and amount due from joint ventures and associates**

The Group recorded interests in joint ventures of RMB15,966.2 million and interests in associates of RMB18,447.5 million as at December 31, 2021, versus RMB17,825.6 million and RMB16,861.9 million respectively as at December 31, 2020. The Group recorded amount due from joint ventures and associates of RMB36,381.1 million as at December 31, 2021, versus RMB57,515.4 million as at December 31, 2020.

The interests in joint ventures and associates, and the amount due from joint ventures and associates are related to the holding of interest of the Group in relevant joint venture entities formed with joint venture partners and engaged in single purpose property projects developed for sale which is of revenue nature in the ordinary and usual course of business of the Group. The amount due from joint ventures and associates represented the shareholder's loans contributed by the Group in the capacity of the partners of the relevant joint venture incidental to the development of the aforesaid single purpose property project, including payment of the land premium and construction cost of the project. The increase in the interests in joint ventures and associates, and the amount due from joint ventures and associates was attributable to adopting prudent land acquisition strategies, and continuing to co-operate and co-develop implemented by way of diversifying the land bank in different geographical regions in the PRC through forming joint venture entities with local partners for single purpose property project developments in such regions so as to achieve a nationwide operating coverage and a strong presence in

major first- second- and third-tier cities in the PRC. Details of new land acquired in 2021 and increase in attributable land bank through joint ventures and associates of the Group are set out in paragraph headed “Land Bank — Land acquisition” of this Recent Development section.

### Properties under development for sale

The Group recorded properties under development for sale of RMB167,611.4 million as at December 31, 2021, versus RMB129,018.2 million as at December 31, 2020. Such increase was due to the land-bank expansion in 2021 mentioned in the aforesaid paragraph.

### Deferred taxation assets

The Group recorded deferred taxation assets of RMB2,201.9 million as at December 31, 2021, versus RMB2,195.7 million as at December 31, 2020. Such increase was due to increase in prepaid LAT made by the Group in 2021 in correspondence with the growth in contracted sales of the Group. Details of increase in contracted sales are set out in paragraph headed “Property Development — Contracted sales” of this Recent Development section.

## LAND BANK

As at December 31, 2021, the total GFA of the Group’s land bank was approximately 52.5 million sq.m., and the attributable GFA of the Group’s land bank was approximately 28.4 million sq.m.

**Table 2: Breakdown of the Group’s land bank as at December 31, 2021**

*By project*

Project	Primary intended use of the Project	Remaining unrecognised saleable/ rentable GFA remaining unsold (carpark excluded) (sq.m.)	Interest attributable to the Group (%)
<b>Yangtze River Delta</b>			
Shanghai E World Centre . . . . .	Investment properties	10,386	50.0
Shanghai LCMart . . . . .	Investment properties	2,241	50.0
Shanghai LCM . . . . .	Investment properties	131,937	50.0
Shanghai Gongyuan Mansion . . . . .	Residential/Commercial	692	51.0
Shanghai CIFI U Block . . . . .	Investment properties	5,407	100.0
Shanghai Haishang International . . . . .	Investment properties	29,585	100.0
Shanghai Pure Centre . . . . .	Residential/Office/Commercial	6,896	45.0
Shanghai Pure Centre . . . . .	Investment properties	29,663	45.0
Shanghai Changshou Road Project . . . . .	Investment properties	55,717	100.0
Shanghai Henderson CIFI Centre . . . . .	Residential/Office/Commercial	15,978	50.0
Shanghai Henderson CIFI Centre . . . . .	Investment properties	10,740	50.0
Shanghai The Roof . . . . .	Investment properties	35,771	50.0
Shanghai Yangjing S2/S3 Office . . . . .	Investment properties	46,871	100.0
Shanghai Gaohe Building . . . . .	Investment properties	1,022	100.0
Shanghai Xinzhuang Centre . . . . .	Investment properties	37,924	50.0
Shanghai Luxury Courtyard . . . . .	Residential/Commercial	3,574	100.0
Shanghai Pebble Beach . . . . .	Residential/Commercial	10,047	100.0
Shanghai Park Mansion West . . . . .	Residential	6,275	67.5
Shanghai Huangchuang Centre . . . . .	Investment properties	107,106	50.0
Shanghai Huangchuang Centre . . . . .	Office	4,896	50.0
Shanghai Baoshan U Block . . . . .	Investment properties	30,983	25.0
Wenzhou Yuelong Mansion . . . . .	Residential/Commercial	11,368	24.5
Wenzhou Xiangmao Oujiang World’s Metropolis . . . . .	Residential/Commercial	12,624	34.0
Wenzhou Oumao Oujiang World’s Metropolis . . . . .	Residential/Commercial	62,622	31.0
Nanchang Chenyue Jiangyu Courtyard . . . . .	Residential/Commercial	9,998	45.0
Nanchang Lingyun Mansion . . . . .	Residential/Commercial	1,117	34.0

Project	Primary intended use of the Project	Remaining unrecognised saleable/ rentable GFA remaining unsold (carpark excluded) (sq.m.)	Interest attributable to the Group (%)
Nanjing Baimalanshan . . . . .	Residential/Commercial	532	51.0
Nanjing Dongquan Noble Mansion . . . . .	Residential/Commercial	3,977	50.0
Hangzhou Original The One . . . . .	Investment properties	26,116	50.0
Hangzhou Guochen Mansion . . . . .	Residential/Commercial	2,045	53.3
Hefei Gongyuan Lake Mansion . . . . .	Residential/Office/Commercial	64,134	21.5
Hefei Park Mansion . . . . .	Residential/Commercial	48,403	50.0
Hefei Jiangshan Luzhou Seal . . . . .	Residential/Commercial	6,966	35.0
Hefei Jiuzhu Mansion . . . . .	Residential/Commercial	1,227	100.0
Hefei Glory Land . . . . .	Residential/Commercial	12,487	30.0
Hefei Lake Betsuin . . . . .	Residential/Commercial	73,879	50.0
Hefei Jade Seal . . . . .	Residential/Office/Commercial	33,332	25.4
Hefei Park Mansion Luzhou . . . . .	Residential/Office/Commercial	11,846	50.0
Hefei Jade Jianglai Mansion . . . . .	Investment properties	77,726	100.0
Hefei Xuelin Chunxiao . . . . .	Residential/Commercial	4,150	34.0
Hefei Yuexi Stage . . . . .	Residential/Commercial	740	50.0
Hefei Lake Jianglai Mansion . . . . .	Residential/Commercial	5,184	100.0
Suzhou Private Mansion . . . . .	Residential/Commercial	1,988	100.0
Suzhou Metropolis Shangpin . . . . .	Residential/Commercial	9,431	70.0
Suzhou No.1 Courtyard . . . . .	Residential/Commercial	912	50.0
Xuzhou Noble Mansion . . . . .	Residential/Commercial	1,461	50.0
Xuzhou Yunlong Mansion . . . . .	Residential/Commercial	19,334	50.0
Ningbo Shangning Mansion . . . . .	Residential/Commercial	3,204	100.0
Ningbo CIFI City . . . . .	Residential/Commercial	1,174	40.0
Wuxi CIFI City . . . . .	Residential/Commercial	2,777	20.0
Wuxi Times City . . . . .	Residential/Commercial	750	30.0
Changzhou Nature's Gift Garden . . . . .	Residential/Commercial	1,488	40.0
Changzhou Metropolis Shangzhu . . . . .	Residential/Commercial	2,934	100.0
Changzhou Metropolis Lane . . . . .	Residential/Commercial	788	100.0
Wuhu New Joy Mansion . . . . .	Residential/Commercial	1,645	40.0
Taicang Banhu Mansion . . . . .	Residential/Commercial	56,169	33.3
Taicang Glory Mansion . . . . .	Residential/Commercial	34,532	51.0
Taicang Coastal Mansion (1-4/1-5) . . . . .	Residential/Commercial	2,368	27.9
Taicang Coastal Mansion (1-7) . . . . .	Residential/Commercial	3,088	27.9
Taicang Xiyue Mansion . . . . .	Residential/Commercial	7,142	100.0
Jurong Jade Glory Mansion . . . . .	Residential/Office/Commercial	113,934	6.0
Jiangyin Yushan Mansion . . . . .	Residential/Commercial	9,871	33.0
Jiangyin Canal Gongyuan Mansion . . . . .	Residential/Commercial	11,734	100.0
Jiangyin Chengjiang Mansion . . . . .	Residential/Commercial	632	100.0
Kunshan Lakeside Mansion . . . . .	Residential/Commercial	1,159	31.1
Kunshan Lanting Garden . . . . .	Residential/Commercial	19,415	32.0
Jiaxing CIFI Plaza . . . . .	Investment properties	82,540	100.0
Jiaxing Ronchamp Town . . . . .	Residential/Commercial	1,931	100.0
Jiaxing Jiashan Future City . . . . .	Residential/Commercial	1,812	50.0
Jiaxing Jiashan Jimei Jiayue . . . . .	Residential/Commercial	547	49.0
Jinhua Yiwu Yunjing Mansion . . . . .	Residential/Commercial	26,067	34.0
Taizhou Gongyuan Mansion . . . . .	Residential/Commercial	1,948	95.0
Taizhou CIFI Mansion . . . . .	Residential/Commercial	19,093	100.0
Zhoushan Boyue Xihu . . . . .	Residential/Commercial	12,682	51.0
Quzhou CIFI City . . . . .	Residential/Office/Commercial	4,197	50.0
Zhangjiagang Wuyue Mansion . . . . .	Residential/Commercial	1,433	50.0
<b>Pan Bohai Rim</b>			
Beijing No.7 Courtyard . . . . .	Residential/Commercial	115,848	49.0
Beijing Wukesong Project . . . . .	Investment properties	179,502	50.0
Beijing Tianrui Chenzhang . . . . .	Residential/Commercial	1,396	20.0
Beijing Wangxin Commercial Centre . . . . .	Investment properties	4,860	100.0
Beijing Skyline Mansion . . . . .	Residential/Office/Commercial	4,032	50.0
Beijing Brocade To Home . . . . .	Residential/Commercial	17,321	26.0
Qingdao Xinghe City . . . . .	Residential/Commercial	4,296	50.0



Project	Primary intended use of the Project	Remaining unrecognised saleable/ rentable GFA remaining unsold (carpark excluded) (sq.m.)	Interest attributable to the Group (%)
Qingdao Boguan Xinghai . . . . .	Residential/Commercial	1,107	50.0
Qingdao Park Mansion Spiritual Bay . . . . .	Residential/Office/Commercial	55,121	25.5
Qingdao Fairview Park Mansion . . . . .	Residential/Commercial	12,195	50.0
Shenyang Gongyuan Mansion . . . . .	Residential/Commercial	4,223	100.0
Shenyang Dongchen Mansion (West) . . . . .	Residential/Commercial	27,403	70.0
Shenyang Dongchen Mansion (East) . . . . .	Residential/Commercial	36,959	70.0
Shenyang North Dongyuecheng . . . . .	Residential/Commercial	7,232	50.0
Shenyang South Dongyuecheng . . . . .	Residential/Commercial	3,750	70.0
Shenyang Langyue Mansion . . . . .	Residential/Commercial	2,735	33.5
Shenyang Central Palace . . . . .	Residential/Office/Commercial	58,254	100.0
Shenyang Central Palace . . . . .	Investment properties	50,922	100.0
Shenyang Luxury Mansion . . . . .	Residential/Commercial	5,041	100.0
Shenyang Jingchen Mansion . . . . .	Residential/Commercial	38,381	100.0
Tianjin Guangming Road No.8 . . . . .	Residential/Commercial	977	50.0
Tianjin Yuejun Metropolis . . . . .	Residential/Commercial	602	50.0
Tianjin Private Mansion . . . . .	Residential/Commercial	10,498	100.0
Tianjin Haojing Bay . . . . .	Residential/Commercial	1,041	50.0
Tianjin Tangu Bay No.6 . . . . .	Residential/Commercial	1,577	50.0
Tianjin Binxi Road No.5 . . . . .	Residential/Commercial	1,199	35.0
Tianjin Hanyue Mansion . . . . .	Residential/Commercial	111,647	51.0
Tianjin Rosedale . . . . .	Residential/Commercial	707	100.0
Jinan Jinyulanshan . . . . .	Residential/Commercial	2,800	50.0
Jinan City of Starry . . . . .	Residential/Commercial	6,306	22.5
Jinan Boguan Shanyue . . . . .	Residential/Commercial	56,495	25.5
Shijiazhuang Wise Mansion . . . . .	Residential/Commercial	36,520	65.0
Dalian Gongyuan Mansion . . . . .	Residential/Commercial	19,693	50.0
Dalian Jianshan Mansion . . . . .	Residential/Commercial	5,609	100.0
Dalian Family Villa . . . . .	Residential/Commercial	1,321	100.0
Linyi Xinghe City . . . . .	Residential/Commercial	3,424	25.5
Linyi Phoenix New City . . . . .	Residential/Commercial	61,772	40.0
Yantai Huisheng Lanhai . . . . .	Residential/Commercial	3,408	46.0
Weifang Waterfront Mansion . . . . .	Residential/Commercial	4,255	25.5
Jining Boguan Yunzhu (East) . . . . .	Residential/Commercial	1,961	40.0
<b>Central Western Region</b>			
Changsha CIFI International Plaza . . . . .	Residential/Office/Commercial	1,893	100.0
Changsha CIFI International Plaza . . . . .	Investment properties	24,012	100.0
Changsha Dongyue City . . . . .	Residential/Commercial	19,465	50.0
Changsha Yuhua Town . . . . .	Residential/Commercial	3,957	80.0
Chongqing Waves River Qianjiangfu . . . . .	Residential/Commercial	19,812	33.0
Chongqing Skyline Mansion . . . . .	Residential/Commercial	947	33.0
Chongqing CIFI City . . . . .	Residential/Office/Commercial	1,037	100.0
Chongqing CIFI City . . . . .	Investment properties	43,915	100.0
Chongqing Verdant Landscape . . . . .	Residential/Commercial	31,381	100.0
Chongqing The Landscape . . . . .	Residential/Office/Commercial	4,796	33.4
Chongqing Jianshan Mansion . . . . .	Residential/Commercial	4,601	30.0
Chongqing Jinsha Jiuyue . . . . .	Residential/Commercial	5,509	50.0
Chongqing The Essence of River . . . . .	Residential/Commercial	2,230	50.0
Chongqing Nature Grace . . . . .	Residential/Commercial	7,815	33.3
Chongqing Panorama . . . . .	Residential/Commercial	8,179	30.0
Chongqing Cloud Poem . . . . .	Residential/Commercial	36,297	35.0
Chongqing Prime Orient . . . . .	Residential/Office/Commercial	94,076	33.3
Chongqing Jiayue Plaza . . . . .	Residential/Commercial/Hotel	29,463	100.0
Chengdu CIFI Plaza . . . . .	Investment properties	86,000	100.0
Chengdu Tang Mansion . . . . .	Residential/Commercial	3,410	34.0
Chengdu Grand Flower City . . . . .	Investment properties	67,044	30.0
Wuhan CIFI Tower . . . . .	Residential/Office	35,064	51.0
Wuhan Noble Wonderland . . . . .	Residential/Commercial	98,484	55.0
Wuhan Jiangxia Mansion . . . . .	Residential/Commercial	2,165	50.0

Project	Primary intended use of the Project	Remaining unrecognised saleable/ rentable GFA remaining unsold (carpark excluded) (sq.m.)	Interest attributable to the Group (%)
Wuhan Jiangyue Mansion . . . . .	Residential/Commercial	93,425	51.0
Wuhan Skyline . . . . .	Residential/Commercial	17,228	70.0
Wuhan Yulong Peninsula B . . . . .	Residential/Office/Commercial	12,429	55.0
Wuhan Yulong Peninsula C . . . . .	Residential/Commercial	22,211	55.0
Ürümqi Yanlai Mansion . . . . .	Residential/Commercial	12,581	100.0
Guiyang Shangguan Jiangshan . . . . .	Residential/Commercial	24,893	100.0
Guiyang Shangguan Fenghua . . . . .	Residential/Commercial	35,515	50.0
Guiyang Skyline . . . . .	Residential/Commercial	59,699	100.0
Xi'an CIFI Centre . . . . .	Investment properties	41,129	100.0
Xi'an Landscape . . . . .	Residential/Commercial	10,146	80.0
Zhengzhou Grand Mansion . . . . .	Residential/Commercial	2,939	21.0
Zhengzhou The Park Mansion . . . . .	Residential/Commercial	68,777	100.0
Yinchuan Jiangnan Mansion(Jingxi) . . . . .	Residential/Commercial	1,743	40.0
Yinchuan Jiangnan Mansion(Longxi) . . . . .	Residential/Commercial	6,965	40.0
Yinchuan Jiangnan Mansion . . . . .	Residential/Commercial	1,618	75.0
Xuchang Landscape Garden . . . . .	Residential/Commercial	78,087	50.0
Xiangtan Yue Mansion . . . . .	Residential/Commercial	5,073	50.0
<b>South China</b>			
Guangzhou Flowers Bay . . . . .	Residential/Commercial	3,266	23.5
Foshan CIFI Agile Joy & Peace . . . . .	Residential/Commercial	72,226	33.0
Foshan Homeland . . . . .	Residential/Commercial	1,144	100.0
Foshan Landscape Glory . . . . .	Residential/Commercial	3,144	20.0
Foshan Changle Mansion . . . . .	Residential/Commercial	96,942	33.0
Foshan Jade Xijiang . . . . .	Residential/Commercial	9,948	34.0
Xiamen Tianyue Gongguan . . . . .	Residential/Commercial	11,065	100.0
Xiamen Hailian Centre . . . . .	Investment properties	1,470	100.0
Fuzhou Gongyuan Mansion . . . . .	Residential/Commercial	4,486	70.0
Fuzhou The Landscape . . . . .	Residential/Commercial	55,213	70.0
Fuzhou Jiangnan Mansion . . . . .	Residential/Commercial	3,450	70.0
Fuzhou Rongchen Tianzhu . . . . .	Residential/Commercial	3,220	100.0
Sanya Park Yalong Bay . . . . .	Residential/Commercial	6,340	100.0
Huizhou CIFI Block . . . . .	Residential/Commercial	33,714	50.0
Jiangmen No.1 Courtyard . . . . .	Residential/Commercial	44,210	40.0
Zhongshan Zhonghui City (Phase 1) . . . . .	Residential/Commercial	3,823	33.0
Zhongshan Zhonghui City (Phase 2) . . . . .	Residential/Commercial	1,696	34.0
Zhongshan Zhonghui City (Phase 3) . . . . .	Residential/Commercial	2,007	22.0
Quanzhou Shishi CIFI City . . . . .	Residential/Commercial	7,189	20.0
Hong Kong Maya . . . . .	Commercial	Net saleable area: 3,808 sq.m. (40,985 sq.ft.)	50.0
Hong Kong Maya . . . . .	Residential	Net saleable area: 1,174 sq.m. (12,639 sq.ft.)	50.0
Car Parks & Other . . . . .		2,691,271	
GRAND TOTAL . . . . .		6,663,570	

Project	Primary intended use of the Project	Estimated Year of Completion	Site Area	Total GFA under development and held for future development	Pre-sold	Interest attributable to the Group
				(excluding carparks)		
				(sq.m.)		
Yangtze River Delta						
Shanghai Century Gumei . . . . .	Residential/Commercial	2022	37,509	80,358	80,358	49.0
Wenzhou TOD International New City . .	Residential/Commercial	2022	52,731	165,586	154,487	16.5
Wenzhou Bund Jiangyue Bay . . . . .	Residential/Commercial	2022	39,608	129,008	122,244	22.4
Wenzhou Future CIFI City . . . . .	Residential/Commercial	2022	30,490	74,800	4,217	70.0
Wenzhou Future Coast . . . . .	Residential/Commercial	2023	117,959	333,645	30,860	50.0
Wenzhou Guanghui City . . . . .	Residential/Commercial	2023–2024	199,300	554,100	14,034	49.0
Wenzhou CIFI City . . . . .	Residential/Commercial	2022–2023	147,538	419,338	394,020	25.5
Wenzhou Luchen Yin . . . . .	Residential/Commercial	2022	41,422	118,898	111,231	34.0
Nanchang CIFI High-tech Jianglai Mansion 215 acres . . . . .	Residential/Commercial	2025–2026	143,564	223,452	—	100.0
Nanchang CIFI High-tech Jianglai Mansion 262 acres . . . . .	Residential/Commercial	2023–2025	174,459	284,746	—	100.0
Nanchang CIFI Centre . . . . .	Residential/Commercial	2022–2024	218,161	245,619	32,520	100.0
Nanchang CIFI Centre . . . . .	Investment properties	2022–2024	82,254	92,607	—	100.0
Nanchang CIFI Centre — Tianyu . . . . .	Residential/Commercial	2022–2023	52,038	78,076	16,027	55.0
Nanchang CIFI Centre — Shuitouyue Mansion . . . . .	Residential/Commercial	2023–2024	66,667	139,213	8,197	55.0
Nanjing Shangchen Skyline Mansion . . .	Residential/Commercial	2023	46,365	114,148	33,287	34.0
Nanjing Qianjiang Lingyun Mansion . . .	Residential/Commercial	2023	27,242	64,250	61,997	33.0
Nanjing Jiangbei New Area 2021G12 Project . . . . .	Residential/Commercial	2023–2025	71,626	233,929	30,605	20.0
Nanjing Jiangbei Getang 2021G57 Project . . . . .	Residential/Commercial	2023	56,193	115,440	—	51.0
Nanjing Jiangning G58 Project . . . . .	Residential/Office/Commercial	2023	26,669	77,674	—	24.1
Nanjing Jianye District No.2021G116 Southwest Plot . . . . .	Apartment rental	2024	11,446	22,900	—	100.0
Nanjing Fenghui Yipin Mansion (G30) . .	Residential/Office/Commercial	2022	47,286	119,073	68,506	45.0
Nanjing Fenghui Yipin Mansion (G37) . .	Residential/Office/Commercial	2022	45,684	109,944	80,098	45.0
Nanjing Jingyue Noble Mansion . . . . .	Residential/Office/Commercial	2022–2023	26,741	86,731	9,562	20.0
Hangzhou Tianmu Mountain Project . . . .	Residential/Commercial	2022	33,285	49,928	—	100.0
Hangzhou Junhe Mansion . . . . .	Residential/Commercial	2022	77,346	127,170	65,230	100.0
Hangzhou Zhaowen Flower City . . . . .	Residential/Commercial	2022–2023	105,869	259,445	254,783	33.0
Hangzhou Xianghu Glory Mansion . . . . .	Residential/Commercial	2022	93,039	246,859	246,271	18.0
Hangzhou Qianchuan Project . . . . .	Residential/Commercial	2022	23,915	32,873	—	100.0
Hangzhou Binxu Mansion . . . . .	Residential/Commercial	2022	63,356	148,857	66,015	30.4
Hefei Park Mansion . . . . .	Residential/Commercial	2022	13,071	22,920	22,561	50.0
Hefei CIFI Wangjianglai Mansion . . . . .	Residential/Commercial	2023	59,946	99,886	20,095	100.0
Hefei Jiangshan Luzhou Seal . . . . .	Residential/Commercial	2022	56,324	113,371	101,244	35.0
Hefei Zhengwu Future . . . . .	Residential/Commercial	2022	107,128	201,192	191,939	45.0
Hefei Park Tianhui . . . . .	Residential/Commercial	2022	19,165	50,344	50,344	50.0
Hefei Jade Jianglai Mansion . . . . .	Residential/Office/Commercial	2022	16,290	38,115	4,350	100.0
Suzhou Zhongjian CIFI-Jiangshang . . . .	Residential/Commercial	2023	29,252	56,767	6,018	20.0
Suzhou Wumen Lane . . . . .	Residential/Commercial	2022–2023	90,952	166,178	104,349	50.0
Suzhou Chunhe Wanxiang . . . . .	Residential/Commercial	2023	162,259	288,032	29,667	11.0
Suzhou Yangui Laiyuan . . . . .	Residential/Commercial	2022	161,765	26,807	—	100.0
Suzhou Park Lake Mansion . . . . .	Residential/Commercial	2022	45,635	46,794	20,282	35.5
Suzhou Jinlin Park Mansion . . . . .	Residential/Commercial	2022	73,873	146,957	145,196	46.0
Xuzhou Aristocrat Palace . . . . .	Residential/Office/Commercial	2022–2023	62,892	169,181	105,534	49.0
Xuzhou Hepingyunjing . . . . .	Residential/Commercial	2023	53,487	125,567	49,022	35.0
Xuzhou Jiawang Pengcheng Avenue Project . . . . .	Residential/Commercial	2023–2026	204,817	414,648	—	52.0

Project	Primary intended use of the Project	Estimated Year of Completion (sq.m.)	Site Area (sq.m.)	Total GFA under development and held for future development (excluding carparks) (sq.m.)	Pre-sold (%)	Interest attributable to the Group
Ningbo Shangdong Chenfu . . . . .	Residential/Office/Commercial	2023	84,775	167,825	8,206	50.0
Ningbo CIFI City . . . . .	Residential/Commercial	2022	178,265	253,407	87,477	40.0
Wuxi CIFI City . . . . .	Residential/Commercial	2022	50,521	88,924	41,643	20.0
Wuxi Central Palace . . . . .	Residential/Commercial	2022–2023	83,400	160,257	50,247	25.0
Wuxi Park Mansion . . . . .	Residential/Commercial	2022–2023	65,337	105,630	2,857	80.0
Shaoxing Shanghe City . . . . .	Residential/Commercial	2022–2023	94,757	206,957	77,722	49.0
Shaoxing Shanghe City . . . . .	Investment properties	2022–2023	26,892	58,734	—	49.0
Changzhou Duhui Jianglai Mansion . . . . .	Residential/Commercial	2022–2023	93,717	199,032	53,350	40.0
Nantong Dongsheng CIFI Centre . . . . .	Residential/Commercial	2023–2024	84,749	182,960	—	49.0
Lu'an CIFI Centre . . . . .	Residential/Commercial	2022–2025	257,736	502,600	36,497	70.0
Huai'an CIFI Plaza . . . . .	Residential/Office/Commercial	2023–2026	151,653	429,016	—	100.0
Huai'an CIFI Plaza . . . . .	Investment properties	2023–2026	24,504	69,320	—	100.0
Wuhu Zhongliang CIFI-Park Mansion . . . . .	Residential/Commercial	2023	65,773	126,416	73,332	49.0
Wuhu Park Mansion . . . . .	Residential/Commercial	2022	63,050	124,537	123,584	49.0
Xuancheng Wanling Palace . . . . .	Residential/Commercial	2023–2024	142,454	223,170	17,345	24.0
Taicang Glory Mansion . . . . .	Residential/Commercial	2022	30,804	54,150	24,183	51.0
Taicang Xiyue Mansion . . . . .	Residential/Commercial	2022	28,526	55,732	9,021	100.0
Jurong Chenyue Mansion . . . . .	Residential/Commercial	2022	49,625	97,924	48,133	26.4
Jiangyin Yushan Mansion . . . . .	Residential/Commercial	2022	24,039	40,253	30,250	33.0
Jiangyin Canal Gongyuan Mansion . . . . .	Residential/Commercial	2022	36,239	92,690	41,100	100.0
Suqian Chengyue Mansion . . . . .	Residential/Commercial	2022–2023	60,903	123,265	43,757	65.0
Kunshan Lanting Garden . . . . .	Residential/Commercial	2022	42,647	96,193	69,460	32.0
Yuyao Landscape Poetry . . . . .	Residential/Commercial	2022	67,191	109,311	108,449	50.0
Yancheng Chenyang Mansion . . . . .	Residential/Commercial	2023	23,319	67,018	—	27.0
<b>Pan Bohai Rim</b>						
Beijing Wukesong Project . . . . .	Investment properties	2022	37,000	88,308	—	50.0
Beijing Park District 17 . . . . .	Residential/Commercial	2022	8,988	21,346	9,652	33.0
Beijing Park City . . . . .	Residential/Commercial	2022–2023	94,117	152,531	84,795	9.0
Beijing Qingyun Mansion . . . . .	Residential/Commercial	2023	57,008	107,401	2,155	34.0
Beijing Gongchen Project . . . . .	Residential/Office/Commercial	2023	10,384	26,920	—	100.0
Beijing Guoxiang Mansion . . . . .	Residential/Commercial	2022	60,631	118,771	67,292	22.5
Beijing Guoxiang Yunzhu . . . . .	Residential/Commercial	2023	58,352	127,734	10,528	22.5
Beijing Miyun Shuiyuan Road Project . . . . .	Residential	2024–2026	103,207	200,200	—	10.0
Beijing Lakeside Mansion . . . . .	Residential/Commercial	2022	20,171	53,649	50,329	24.5
Beijing Zhuangwei Project . . . . .	Residential/Office/Commercial	2022	5,151	23,034	—	100.0
Beijing Huayue International Lingshang . . . . .	Residential/Commercial	2022	16,189	48,912	45,628	12.2
Taiyuan Jiancaoping District, Sanji Area, SP1919-SP1924 project . . . . .	Residential/Commercial	2023–2027	401,651	1,221,029	392,179	35.0
Taiyuan Jiancaoping District, Sanji Area, SP1925-SP1928 project . . . . .	Residential/Office/Commercial	2023–2027	264,416	1,298,971	269,455	35.0
Qingdao Xinghe City . . . . .	Residential/Commercial	2022	73,299	157,404	125,581	50.0
Qingdao Xingyun City . . . . .	Residential/Commercial	2022	157,614	253,788	169,582	50.0
Qingdao Chenyue Mansion . . . . .	Residential/Commercial	2022	33,211	65,347	52,703	34.8
Qingdao Park Mansion Spiritual Bay . . . . .	Residential/Office/Commercial	2022–2024	128,943	156,131	21,678	25.5
Qingdao Mansion Huisheng . . . . .	Residential/Commercial	2023	33,194	52,047	—	50.0
Qingdao Fairview Park Mansion . . . . .	Residential/Commercial	2022–2023	48,509	93,917	9,701	50.0
Qingdao Delicate Bay . . . . .	Residential/Commercial	2022	19,436	51,656	37,266	17.5
Shenyang Harmonious . . . . .	Residential/Commercial	2022–2023	32,827	65,646	56,768	40.0
Shenyang Dongchen Mansion (West) . . . . .	Residential/Commercial	2022	26,011	51,898	20,709	70.0
Shenyang Platinum Times . . . . .	Residential/Office/Commercial	2023–2024	155,839	322,792	13,756	100.0

Project	Primary intended use of the Project	Estimated Year of Completion	Site Area	Total GFA under development and held for future development (excluding carparks)	Pre-sold	Interest attributable to the Group
				(sq.m.)	(%)	
Shenyang Park Mansion . . . . .	Residential/Office/Commercial	2022	55,905	127,813	52,181	100.0
Tianjin CIFI Duhui Jianglai . . . . .	Residential/Commercial	2023–2025	92,919	174,635	2,074	50.0
Tianjin Park Mansion . . . . .	Residential/Commercial	2023	14,980	37,618	9,195	60.0
Tianjin Park Rongyu . . . . .	Residential/Commercial	2023	19,520	47,280	—	49.0
Tianjin Hanyue Mansion . . . . .	Residential/Commercial	2022–2023	72,834	140,841	123,290	51.0
Tianjin Binhai Jianglai . . . . .	Residential/Commercial	2022–2024	89,883	238,933	55,839	60.0
Jinan CIFI Yinshengtai Centre . . . . .	Residential/Office/Commercial	2023–2024	50,132	163,844	4,416	37.5
Jinan Waterfront Mansion . . . . .	Residential/Commercial	2024	66,902	171,443	—	25.5
Jinan City of Starry . . . . .	Residential/Commercial	2022	82,852	200,231	124,329	22.5
Jinan Olympic-Park Mansion . . . . .	Residential/Commercial	2022	40,000	127,427	33,267	20.0
Jinan Ruijintai Garden . . . . .	Residential/Commercial	2022	4,117	16,234	14,320	50.0
Shijiazhuang Gongyuan Mansion . . . . .	Residential/Commercial	2022–2024	213,594	462,220	71,122	50.0
Shijiazhuang Changan Mansion . . . . .	Residential/Commercial	2022	11,386	33,930	31,660	50.0
Shijiazhuang Central Palace . . . . .	Residential/Commercial	2022	8,878	19,153	18,072	51.0
Harbin Park Mansion . . . . .	Residential/Commercial	2023–2024	158,180	374,476	—	100.0
Harbin Platinum Mansion . . . . .	Residential/Commercial	2023	18,323	53,983	3,060	80.0
Changchun Dream City (West) . . . . .	Residential/Commercial	2023–2025	120,092	235,636	—	30.0
Changchun Dream City (East) . . . . .	Residential/Commercial	2022	69,180	137,546	1,821	30.0
Dalian Jiangshan Ruyuan . . . . .	Residential/Commercial	2022	29,929	64,612	16,197	100.0
Dalian Platinum Times . . . . .	Residential/Commercial	2023	26,000	149,483	1,716	48.0
Linyi Gongyuan Mansion . . . . .	Residential/Office/Commercial	2022	5,395	12,268	11,504	45.0
Linyi Xinghui City . . . . .	Residential/Commercial	2024–2025	189,240	431,970	—	45.0
Yantai Huisheng Lanhai (A10) . . . . .	Residential/Office/Commercial	2022	189,088	156,158	89,004	46.0
Yantai Bay Huisheng . . . . .	Residential/Commercial	2022–2024	64,774	171,563	110,885	75.0
Dezhou Boguan Tianlu . . . . .	Residential/Commercial	2023	70,081	162,260	—	50.0
Weifang Boguan Tiancheng . . . . .	Residential/Office/Commercial	2022	61,806	154,904	109,235	50.0
Rizhao Boguan Xinghai . . . . .	Residential/Office/Commercial	2022–2023	66,911	158,917	—	45.2
Jining Chenyue Mansion . . . . .	Residential/Commercial	2023	34,360	74,218	1,595	15.0
Jining Boguan Yunzhu (West) . . . . .	Residential/Commercial	2022	34,715	73,153	58,751	40.0
Zibo Boguan Xiyuan . . . . .	Residential/Commercial	2023–2024	69,999	146,439	2,424	50.0
Liaocheng Dongguanrui Mansion . . . . .	Residential/Commercial	2023	51,326	131,572	18,995	20.5
<b>Central Western Region</b>						
Changsha Yuhua Town . . . . .	Residential/Commercial	2022	85,485	339,084	264,798	80.0
Changsha Yujin Plaza . . . . .	Residential/Commercial	2022–2023	107,440	309,667	72,210	100.0
Changsha Yujin Plaza . . . . .	Investment properties	2022–2023	6,244	17,997	—	100.0
Changsha Guochen Mansion . . . . .	Residential/Commercial	2023–2025	117,345	358,351	5,743	34.0
Changsha Guoyue Mansion . . . . .	Residential/Commercial	2022–2023	89,636	320,762	161,709	80.0
Changsha Meixi Glory Mansion . . . . .	Residential/Office/Commercial	2022	56,369	201,857	143,379	34.3
Changsha Hushan Mansion . . . . .	Residential/Commercial	2022	193,021	314,008	161,648	50.0
Changsha Central Palace . . . . .	Residential/Commercial	2023	131,393	259,214	58,873	70.0
Changsha Park Mansion . . . . .	Residential/Office/Commercial	2023–2024	94,401	422,377	82,543	65.0
Chongqing TOP City . . . . .	Residential/Commercial	2022	37,493	81,138	35,067	51.0
Chongqing Waves River Lingyunfeng . . . . .	Residential/Commercial	2022	25,447	75,840	8,886	33.0
Chongqing Waves River Qianjiangfu . . . . .	Residential/Commercial	2022	51,399	118,150	105,000	33.0
Chongqing Jiangzhou Impression . . . . .	Residential/Commercial	2022	38,610	138,666	24,381	35.0
Chongqing CIFI — Chongqing Landmark . . . . .	Office/Commercial	2023–2024	83,995	219,120	—	66.0
Chongqing CIFI Platinum Centre . . . . .	Residential/Commercial	2022–2023	102,675	152,429	2,686	50.0
Chongqing CIFI Jinke Konggang . . . . .	Residential/Commercial	2022–2023	94,646	132,627	81,037	50.0
Chongqing Verdant Landscape . . . . .	Residential/Commercial	2022–2025	129,160	246,117	246,117	100.0

Project	Primary intended use of the Project	Estimated Year of Completion (sq.m.)	Site Area (sq.m.)	Total GFA under development and held for future development (excluding carparks) (sq.m.)	Pre-sold (%)	Interest attributable to the Group
Chongqing The Landscape . . . . .	Residential/Office/Commercial	2022–2023	94,216	200,457	26,793	33.4
Chongqing Bonded Port Project No.1 . . .	Residential/Commercial	2022–2023	50,361	66,958	—	50.0
Chongqing Nature Grace . . . . .	Residential/Commercial	2022–2024	100,897	275,055	89,271	33.3
Chongqing Panorama . . . . .	Residential/Commercial	2022	81,831	227,010	170,302	30.0
Chengdu Tianfu Future Centre . . . . .	Residential/Commercial	2023–2025	237,179	556,148	59,862	33.0
Chengdu Tianfu Future Centre — Jiangshanyuan . . . . .	Residential/Commercial	2023	63,584	121,017	—	50.0
Chengdu CIFI Centre . . . . .	Residential/Commercial	2023–2025	188,112	524,749	12,377	50.0
Chengdu CIFI Plaza . . . . .	Residential/Commercial	2022	30,368	100,846	25,663	100.0
Chengdu Jiangyushan . . . . .	Residential/Commercial	2022–2023	96,721	241,185	80,224	25.5
Chengdu Huguang Mansion . . . . .	Residential/Commercial	2022	64,521	86,391	19,379	34.0
Wuhan Qianshan Lingyun . . . . .	Residential/Commercial	2022–2023	78,491	394,470	197,384	84.0
Wuhan Noble Wonderland . . . . .	Residential/Commercial	2022–2023	45,823	129,833	19,014	55.0
Wuhan Jiangyue Mansion . . . . .	Residential/Commercial	2022	105,434	318,753	298,292	51.0
Wuhan Skyline . . . . .	Residential/Commercial	2022	15,357	52,886	12,441	70.0
Wuhan Yulong CIFI Central Palace . . . .	Residential/Commercial	2023	28,378	93,202	—	65.0
Wuhan Yulong Peninsula B . . . . .	Residential/Office/Commercial	2022–2023	78,477	353,974	29,531	55.0
Wuhan Park Garden . . . . .	Residential/Commercial	2023	44,063	128,669	—	50.0
Ürümqi CIFI Plaza . . . . .	Residential/Commercial	2023–2026	221,669	411,678	30,869	100.0
Ürümqi Xuefu Shangpin . . . . .	Residential/Commercial	2022–2024	254,641	507,744	133,794	51.0
Ürümqi Xuefu Shangpin . . . . .	Investment properties	2022–2024	63,210	126,038	—	51.0
Ürümqi Yanlai Mansion . . . . .	Residential/Commercial	2022	40,178	66,961	40,828	100.0
Guiyang Shangguan Jiangshan . . . . .	Residential/Commercial	2022	32,522	70,470	7,715	100.0
Guiyang U Dang Future The One . . . . .	Residential/Commercial	2022–2025	281,078	531,424	86,985	100.0
Guiyang Duhui Cloud . . . . .	Residential/Commercial	2023–2024	155,480	185,735	20,962	100.0
Guiyang Skyline . . . . .	Residential/Commercial	2022	11,238	34,102	34,102	100.0
Xi'an Landscape . . . . .	Residential/Commercial	2022	121,718	206,075	819	80.0
Xi'an Qita District Qinhan Zhouling 157 acres . . . . .	Residential/Commercial	2023–2024	105,142	210,300	—	30.0
Xi'an Guochen Mansion . . . . .	Residential/Commercial	2022–2023	91,949	309,033	190,373	100.0
Zhengzhou Konggang Times . . . . .	Residential/Commercial	2022–2025	203,894	535,442	—	100.0
Zhengzhou Lakeside Mansion . . . . .	Residential/Commercial	2022	60,740	142,884	119,256	51.0
Kunming Gongyuan Mansion . . . . .	Residential/Commercial	2023–2024	46,707	113,249	17,991	50.0
Kunming CIFI Plaza . . . . .	Residential/Commercial	2022–2024	151,573	526,145	22,908	63.7
Yinchuan Jiangnan Mansion . . . . .	Residential/Commercial	2022	88,095	140,259	133,015	75.0
Luoyang Central Park . . . . .	Residential/Commercial	2022	73,168	214,780	210,580	50.0
Luoyang Skyline Mansion . . . . .	Residential/Commercial	2022–2025	99,931	339,725	147,301	100.0
Luoyang Jianye CIFI Mansion . . . . .	Residential/Commercial	2024	69,572	197,016	13,245	25.0
Changde Chengdong New District Project (Phase 2) . . . . .	Residential/Commercial	2022–2023	16,413	50,931	302	100.0
Changde Chengdong New District Project (Phase 2) . . . . .	Investment properties	2022–2023	32,329	100,317	—	100.0
Changde Chengdong New District Project (Phase 3) . . . . .	Residential/Commercial	2023	11,306	30,072	—	100.0
Changde International New City . . . . .	Residential/Commercial	2022–2024	184,625	530,062	158,444	100.0
Liuyang Guochen Oriental . . . . .	Residential/Commercial	2023–2026	111,103	276,209	—	34.0
Jianyang Duhui Forest . . . . .	Residential/Commercial	2022	31,205	77,516	46,410	50.0
Jianyang Yunyue Noble Mansion . . . . .	Residential/Commercial	2022	28,292	112,512	9,485	60.0
Jianyang Jinguan Tianchen . . . . .	Residential/Commercial	2022	9,043	22,596	13,188	33.0
Xuchang Landscape Garden . . . . .	Residential/Commercial	2022	26,571	77,752	67,544	50.0
Xiangtan Yue Mansion . . . . .	Residential/Commercial	2022–2023	48,322	141,214	18,463	50.0
Zhuzhou Xiangjianghui . . . . .	Residential/Commercial	2023–2025	39,855	118,414	4,898	51.0
Meishan Yunyue Tianjing . . . . .	Residential/Commercial	2022	44,313	110,451	22,195	100.0



Project	Primary intended use of the Project	Estimated Year of Completion (sq.m.)	Site Area (sq.m.)	Total GFA under development and held for future development (excluding carparks) (sq.m.)	Pre-sold (%)	Interest attributable to the Group
<b>South China</b>						
Guangzhou CIFI Greenland Boyun Skyline . . . . .	Residential/Commercial	2023–2024	65,433	159,849	1,735	51.0
Guangzhou Boyue Mingzhu One . . . . .	Residential/Commercial	2023–2024	34,731	129,120	3,089	16.2
Guangzhou Yaoyue Bay . . . . .	Residential/Commercial	2022–2025	53,610	314,442	50,967	25.0
Nanning Wuxiang Zhenyue . . . . .	Residential/Commercial	2022–2025	98,182	389,797	130,683	100.0
Nanning CIFI Mansion . . . . .	Residential/Commercial	2022	25,405	74,558	31,429	49.0
Nanning Shengshi Chunjiang . . . . .	Residential/Commercial	2023–2024	52,774	156,664	21,599	33.0
Nanning Fuyi Heting . . . . .	Residential/Commercial	2023–2025	105,197	292,825	30,692	30.0
Dongguan Jiangshan Mansion . . . . .	Residential/Commercial	2023	26,148	72,408	831	50.0
Dongguan Times Mansion . . . . .	Residential/Commercial	2023–2025	76,575	329,126	—	30.0
Foshan CIFI Agile Joy & Peace . . . . .	Residential/Commercial	2022	28,758	69,089	56,625	33.0
Foshan CIFI Boshi Bay . . . . .	Residential/Commercial	2023	47,152	117,715	3,123	50.0
Foshan Changle Mansion . . . . .	Residential/Commercial	2022	25,070	78,399	10,443	33.0
Foshan Jade Xijiang . . . . .	Residential/Commercial	2022	36,666	106,430	42,334	34.0
Foshan Binjiang Mansion . . . . .	Residential/Commercial	2022	35,124	127,360	116,463	33.3
Xiamen Park Mansion Wuyuan Bay . . . . .	Residential/Commercial	2022	20,209	60,801	59,596	25.5
Huizhou Jianshan Mansion . . . . .	Residential/Commercial	2023	51,069	157,345	—	51.0
Huizhou Jianglai Garden (Phase 1) . . . . .	Residential/Commercial	2023	34,157	84,883	—	40.0
Huizhou Jianglai Garden (Phase 2) . . . . .	Residential/Commercial	2023	27,303	76,811	—	40.0
Huizhou Dongjiang Gongyuan Mansion . . . . .	Residential/Commercial	2022	17,269	52,681	19,656	51.0
Huizhou Platinum Season . . . . .	Residential/Commercial	2022–2023	119,176	365,327	188,473	20.4
Huizhou Jingan Mansion . . . . .	Residential/Commercial	2023	23,786	81,481	—	80.0
Jiangmen Nature's Gift Garden . . . . .	Residential/Commercial	2022	51,233	154,353	116,927	49.0
Jiangmen No.1 Courtyard . . . . .	Residential/Commercial	2022	9,207	25,000	1,662	40.0
Putian Times City . . . . .	Residential/Commercial	2022	41,676	108,808	59,118	100.0
Zhongshan Times Yue . . . . .	Residential/Commercial	2022	34,557	81,589	31,366	33.0
Zhangzhou Jiangshan Tianjing . . . . .	Residential/Commercial	2022	19,716	42,042	7,211	70.0
Hong Kong Fortress Hill, 101 & 111 King's Road Project . . . . .	Residential	2025	1,200 sq.m. (12,917 sq.ft.)	Net saleable area: 11,900 sq.m. (128,091 sq.ft.)	—	60.0
<b>Overseas</b>						
London Victoria Office Project . . . . .	Office/Commercial	2022	350	2,700	—	100.0
Car Parks & Other . . . . .				8,218,608	1,182,150	
TOTAL GFA of Properties under development and held for future development . . . . .				45,799,163	12,298,926	
GRAND TOTAL (Completed, under development and for future development) . . . . .				52,462,733		

## Land acquisition

In 2021, the Group acquired interests in a total of 66 new projects. During the year, the Group continued utilizing joint ventures strategies to jointly develop the newly acquired projects.

Total planned GFA of the Group's land acquisition in 2021 amounted to approximately 11.7 million sq.m., out of which 6.0 million sq.m. were attributable to the Group's equity interests. Total contracted consideration of the Group's land acquisition amounted to approximately RMB87.8 billion, out of which RMB39.4 billion were payable by the Group according to its equity interests in relevant projects. Based on the Group's attributable GFA acquired and the attributable acquisition considerations, the Group's average land acquisition cost in 2021 was approximately RMB7,500 per sq.m.

From January to March 2022, the Group further acquired interests in 3 new projects with an aggregate land premium attributable to the Group of RMB3.4 billion.

Table 3: The Group's land acquisition

City	Project	Intended Primary Use	The Group's equity interest	Site Area	Planned GFA	Attributable	Total Consideration	Attributable consideration	Average land cost
					(excluding carparks)	(excluding carparks)			
			(%)	(sq.m.)	(sq.m.)	(sq.m.)	(RMB)	(RMB)	(RMB/sq.m.)
1	Putian Putian Times City (Hanjiang District, PS Auction, No. 2020-30 Project)	Residential	100.00	41,676	108,808	108,808	304,000,000	304,000,000	2,794
2	Lu'an Lu'an CIFI Centre (Jin'an District, Liukaichu, No. 2020-8, 387 acres Project)	Residential/ Commercial	70.00	257,736	502,600	351,820	1,007,000,000	704,900,000	2,004
3	Harbin Harbin Platinum Mansion (Daoli District, Chengxiang Road Project)	Residential/ Commercial	80.00	18,323	53,983	43,186	355,670,000	284,536,000	6,589
4	Tianjin Tianjin Park Mansion (Nankai District, Liuma Road Project)	Residential	60.00	14,980	37,618	22,571	1,270,000,000	762,000,000	33,760
5	Chengdu Chengdu CIFI Centre (Wenjiang District, Wansheng TOD Project)	Residential/ Commercial	50.00	188,112	524,749	262,375	2,811,230,000	1,405,615,000	5,357
6	Nanjing Nanjing Qianjiang Lingyun Mansion (Pukou District, East of Xinpai Road, 17-08-02 Project)	Residential	33.00	27,242	64,250	21,203	1,540,000,000	508,200,000	23,969
7	Nanjing Nanjing Shangchen Skyline Mansion (Jiangning District, Zhengfang New City, 2021G03 Project)	Residential	34.00	46,365	114,148	38,810	1,530,000,000	520,200,000	13,404
8	Dalian Dalian Jiangshan Ruyuan (Development Zone, Xiaoyaowan Area Project)	Residential	100.00	29,929	64,612	64,612	219,790,000	219,790,000	3,402
9	Changsha Changsha Central Palace (Yuelu District, 2021-007 Project)	Residential/ Commercial	70.00	131,393	259,214	181,450	1,051,157,143	735,810,000	4,055

					Attributable					
			Intended	The Group's	Planned GFA	Planned GFA	Total	Attributable	Average	
City	Project	Primary Use	equity interest	Site Area	(excluding	(excluding	Consideration	consideration	land cost	
			(%)	(sq.m.)	(sq.m.)	(sq.m.)	(RMB)	(RMB)	(RMB/sq.m.)	
10	Ningbo	Ningbo Shangdong Chenfu (Cicheng District, Cixi City Project)	Residential/ Commercial	50.00	84,775	167,825	83,912	1,522,300,000	761,150,000	9,071
11	Suzhou	Suzhou Park Lake Mansion (Xiangcheng District, Taiping Street, Shengze Danghu Road Project)	Residential	36.00	45,635	46,794	16,612	547,500,000	194,362,500	11,700
12	Chongqing	Chongqing CIFI Platinum Centre (Yubei District, Two Road Group E Zone Project)	Residential	50.00	102,675	152,429	76,215	1,900,000,000	950,000,000	12,465
13	Shenyang	Shenyang Platinum Times (Huanggu District, Xiyao Phase II, Phase 1B Plot Project)	Residential/ Commercial	100.00	155,839	322,792	322,792	1,980,160,000	1,980,160,000	6,134
14	Dezhou	Dezhou Boguan Tianlu (Development Zone, No. 2020- 014 Linzhuang Plot Project)	Residential/ Commercial	50.00	70,081	162,260	81,130	946,650,000	473,325,000	5,834
15	Zibo	Zibo Boguan Xiyuan (Huantai County, Plot 033 Project)	Residential	50.00	69,999	146,439	73,219	550,360,000	275,180,000	3,758
16	Wenzhou	Wenzhou Future CIFI City (Longwan District, Puzhou E10a Project)	Residential/ Commercial	70.00	30,490	74,800	52,360	956,371,429	669,460,000	12,786
17	Dalian	Dalian Platinum Times (Zhongshan District, Donggang D18 Project)	Commercial/ Office	48.00	26,000	149,483	71,752	1,160,745,455	557,157,818	7,765
18	Wenzhou	Wenzhou Future Coast (Longwan District, Jinhai Park, C-10 Plot Project)	Residential/ Commercial	50.00	117,959	333,645	166,823	2,225,500,000	1,112,750,000	6,670
19	Changzhou	Changzhou Duhui Jianglai Mansion (Economic Development Zone, Jinyi Tianzhang Project)	Residential/ Commercial	40.00	93,717	199,032	79,613	1,250,000,000	500,000,000	6,280
20	Tianjin	Tianjin CIFI Duhui Jianglai (Dongli District, Xiaowangzhuang Project)	Residential	50.00	92,919	174,635	87,318	2,194,000,000	1,097,000,000	12,563
21	Huizhou	Huizhou Jinan Mansion (Huicheng District, Zhongkai Huihuan Xingneng Industrial Commercial and Residential Old Area Renovation Project)	Residential/ Commercial	80.00	23,786	81,481	65,185	455,712,500	364,570,000	5,593
22	Jinan	Jinan CIFI Yinshengtai Centre (Lixia District, Grain Bureau Project)	Residential/ Commercial	37.50	50,132	163,844	61,442	1,200,210,000	450,078,750	7,325

					Attributable					
			Intended	The Group's		Planned GFA	Planned GFA			
City	Project	Primary Use	equity interest	Site Area	(excluding	(excluding	Total	Attributable	Average	
			(%)	(sq.m.)	carparks)	carparks)	Consideration	consideration	land cost	
					(sq.m.)	(sq.m.)	(RMB)	(RMB)	(RMB/sq.m.)	
23	Chongqing	Chongqing CIFI-Chongqing Landmark (Shapingba District, Chongqing West Railway Station, TOD project in front square)	Commercial/ Office	66.00	83,995	219,120	144,619	607,200,000	400,752,000	2,771
24	Harbin	Harbin Park Mansion (Nangang District, Oriental College, No.2021HT007 Project)	Residential/ Commercial	100.00	158,180	374,476	374,476	2,191,500,000	2,191,500,000	5,852
25	Suzhou	Suzhou Zhongjian CIFI-Jiangshang (Wuzhong District, Xukou Town, Xujin Road West Project)	Residential/ Commercial	20.00	29,252	56,767	11,353	681,800,000	136,360,000	12,010
26	Nanjing	Nanjing Jiangbei Getang 2021G57 Project (Luhe District, 2021G57 Getang Project)	Residential	51.00	56,193	115,440	58,874	1,450,000,000	739,500,000	12,561
27	Xi'an	Xi'an Qita District Qinhan Zhouling 157 acres (Xixian New District, Qinhan New Town Zhouling, 157 acres Project)	Residential/ Commercial	30.00	105,142	210,300	63,090	729,700,000	218,910,000	3,470
28	Beijing	Beijing Guoxiang Yunzhu (Miyun County, Tanying 6005 Project)	Residential	22.50	58,352	127,734	28,740	1,738,000,000	391,050,000	13,606
29	Hefei	Hefei CIFI Wangjianglai Mansion (Shushan District, Canal New City SS, No. 202106, 90 acres project)	Residential	100.00	59,946	99,886	99,886	749,540,000	749,540,000	7,504
30	Luoyang	Luoyang Skyline Mansion (Phase 2) (Xigong District, No. 38 & 43 (D5, D6) of Shijiatusun No. 2 project)	Residential/ Commercial	100.00	57,349	194,599	194,599	717,160,000	717,160,000	3,685
31	Xuzhou	Xuzhou Jiawang Pengcheng Avenue Project (Jiawang District, Pengcheng Avenue project)	Residential	52.00	204,817	414,648	215,617	245,810,000	127,821,200	593
32	Foshan	Foshan CIFI Boshi Bay (Chancheng District, both sides of Wisdom Road project)	Residential	50.00	47,152	117,715	58,858	1,438,870,000	719,435,000	12,223
33	Chengdu	Chengdu Tianfu Future Centre- Jiangshanyuan (Xinjin District, Huayuan 95 acres project)	Residential	50.00	63,584	121,017	60,508	629,480,000	314,740,000	5,202
34	Jining	Jining Chenyue Mansion (High-tech Zone, Guang'an Road project)	Residential/ Commercial	15.00	34,360	74,218	11,133	304,640,000	45,696,000	4,105

						Attributable				
						Planned GFA	Planned GFA			
						(excluding	(excluding	Total	Attributable	Average
City	Project		Intended Primary Use	The Group's equity interest	Site Area	carparks)	carparks)	Consideration	consideration	land cost
						(sq.m.)	(sq.m.)	(RMB)	(RMB)	(RMB/sq.m.)
35	Liaocheng	Liaocheng Dongguanrui Mansion (Dongchangfu District, 2019-09 Dongguan International East project)	Residential	20.50	51,326	131,572	26,972	820,930,000	168,290,650	6,239
36	Huizhou	Huizhou Jianglai Garden (Phase 1) (Huicheng District, Xiaojinkou, TC04-02-10 project)	Residential/ Commercial	40.00	34,157	84,883	33,953	640,500,000	256,200,000	7,546
37	Changsha	Changsha Guochen Mansion (Yuelu District 2021, Changsha City, No. 029 project)	Residential/ Commercial	34.00	117,345	358,351	121,839	1,756,770,000	597,301,800	4,902
38	Yancheng	Yancheng Chenyang Mansion (Tinghu District, Yulong Road South, Yingbin Road West, Chunhua Road North project)	Residential/ Commercial	27.00	23,319	67,018	18,095	614,000,000	165,780,000	9,162
39	Xuancheng	Xuancheng Wanling Palace (Xuanzhou District, Guotou No. 1913 project)	Residential	24.00	142,454	223,170	53,561	825,630,000	198,151,200	3,700
40	Suzhou	Suzhou Chunhe Wanxiang (Xiangcheng District, Hi-Speed Railway New City project)	Residential/ Commercial	11.00	162,259	288,032	31,684	4,820,840,000	530,292,400	16,737
41	Wuhu	Wuhu Zhongliang CIFI-Park Mansion (Yijiang District, No. 2111 project)	Residential	49.00	65,773	126,416	61,944	1,013,750,000	496,737,500	8,019
42	Nanjing	Nanjing Jiangbei New Area 2021G12 Project (Pukou District, Jiangbei New Area 2021G12 project)	Residential/ Commercial	20.00	71,626	233,929	46,786	4,380,000,000	876,000,000	18,724
43	Rizhao	Rizhao Boguan Xinghai (Donggang District, Xinghai City Phase 1 project)	Residential/ Commercial	45.15	66,911	158,917	71,751	603,000,000	272,254,500	3,794
44	Guangzhou	Guangzhou CIFI Greenland Boyun Skyline (Baiyun District, Zhongluotan (green space) Project)	Residential	51.00	65,433	159,849	81,523	2,434,120,000	1,241,401,200	15,228
45	Huizhou	Huizhou Jianshan Mansion (Boluo County, Yuanzhou Town, Xinwangda project)	Residential/ Commercial	51.00	51,069	157,345	80,246	544,880,000	277,888,800	3,463
46	Zhuzhou	Zhuzhou Xiangjianghui (Shifeng District, (2021) Zhuzhou Huiyi Xiangjianghui Cooperation Project)	Residential/ Commercial	51.00	39,855	118,414	60,391	231,710,000	118,172,100	1,957
47	Wuhan	Wuhan Park Garden (Dongxihu District, 045 Garden Expo North Project)	Residential	50.00	44,063	128,669	64,335	1,777,300,000	888,650,000	13,813

						Attributable				
						Planned GFA	Planned GFA			
						(excluding	(excluding	Total	Attributable	Average
City	Project		Intended Primary Use	The Group's equity interest	Site Area	carparks)	carparks)	Consideration	consideration	land cost
						(sq.m.)	(sq.m.)	(RMB)	(RMB)	(RMB/sq.m.)
48	Huizhou	Huizhou Jianglai Garden (Phase 2) (Huicheng District, Xiaojinkou, TC04-03-04 Project)	Residential/ Commercial	40.00	27,303	76,811	30,725	607,000,000	242,800,000	7,903
49	Dongguan	Dongguan Jiangshan Mansion (Shijie Town, north of Mingzhu Road and west of Jinxing Road Project)	Residential/ Commercial	50.00	26,148	72,408	36,204	935,230,000	467,615,000	12,916
50	Changsha	Liuyang Guochen Oriental (Liuyang City, (2021) Liuyang Huiyi Homeland Cooperation Project)	Residential/ Commercial	34.00	111,103	276,209	93,911	150,000,000	51,000,000	543
51	London	London Victoria Office Project (Victoria District, Dacre House Office Project)	Office	100.00	350	2,700	2,700	140,170,000	140,170,000	51,915
52	Nan Chang	Nanchang CIFI High-tech Jianglai Mansion 262 acres (High-tech District, Yaohu East Plate DAFJ2021013,262 acres Project)	Residential, ground-level shops	100.00	174,459	284,746	284,746	1,219,830,000	1,219,830,000	4,284
53	Nan Chang	Nanchang CIFI High-tech Jianglai Mansion 215 acres (High-tech District, Yaohu East Plate DAFJ2021014,215 acres Project)	Residential, ground-level shops	100.00	143,564	223,452	223,452	913,070,000	913,070,000	4,086
54	Nan Tong	NanTong Dongsheng CIFI Centre (Gang Zha District, R21019 Project)	Residential	49.00	84,749	182,960	89,651	2,078,800,000	1,018,612,000	11,362
55	Changde	Changde Chengdong New District Project (Phase 3) (Wuling District, Chang Guo Chu (2021) No.18, Chengdong New District, the third batch of projects)	Residential	100.00	11,306	30,072	30,072	66,500,000	66,500,000	2,211
56	Jinan	Jinan Waterfront Mansion (Tianqiao District, Biaoshan Phase II B1 Project)	Residential	25.50	66,902	171,443	43,718	854,300,000	217,846,500	4,983
57	Tianjin	Tianjin Park Rongyu (Nankai District, Lingyin Nanli Project)	Residential, ground-level shops	49.00	19,520	47,280	23,167	1,468,000,000	719,320,000	31,049
58	Wenzhou	Wenzhou Guanghui City (Dongtou County Peninsula Phase 1, E-07-04, E-07-06, E-11-01 project)	Residential, ground-level shops	49.00	199,300	554,100	271,509	3,114,000,000	1,525,860,000	5,620
59	Guangzhou	Guangzhou Boyue Mingzhu One (Nansha District, Hengli Island, Zhongzhouyong South project)	Residential, ground-level shops	16.19	34,731	129,120	20,907	1,789,400,000	289,739,648	13,858



						Attributable				
			Intended	The Group's		Planned GFA	Planned GFA	Total	Attributable	Average
City	Project	Primary Use	equity interest	Site Area	(excluding	(excluding	Consideration	consideration	land cost	
			(%)	(sq.m.)	(sq.m.)	(sq.m.)	(RMB)	(RMB)	(RMB/sq.m.)	
60	Nanjing	Nanjing Jianye District No.2021G116 Southwest Plot (Jianye District, No.2021 G116 South Hexi Project)	Long-term rental apartments	100.00	11,446	22,900	22,900	115,000,000	115,000,000	5,022
61	Beijing	Beijing Qingyun Mansion (Chaoyang District, Jinzhan 02 Project)	Residential	34.00	57,008	107,401	36,516	3,927,000,000	1,335,180,000	36,564
62	Dongguan	Dongguan Times Mansion (Huangjiang Town, Huangjiang North Shore and Nanshan Community 2021WR011 Project)	Residential, ground-level shops	30.00	76,575	329,126	98,738	6,511,500,000	1,953,450,000	19,784
63	Linyi	Linyi Xinghui City (Luozhuang District, Xiaobaizhuang North project)	Residential, ground-level shops	45.00	189,240	431,970	194,386	1,135,400,000	510,930,000	2,628
64	Wuhan	Wuhan Yulong CIFI Central Palace (Hongshan District, Fenghuo Village K12 project)	Residential, ground-level shops	65.00	28,378	93,202	60,581	803,246,154	522,110,000	8,618
65	Luoyang	Luoyang Jianye CIFI Mansion (High-tech Industrial Development Zone, Sunqitun Reconstruction project of Sunshi Road)	Residential, ground-level shops	25.00	69,572	197,016	49,254	991,400,000	247,850,000	5,032
66	Beijing	Beijing Miyun Shuiyuan Road Project (Miyun District, Shuiyuan Road South MY00-0104-6016 project)	Residential	10.00	103,207	200,200	20,020	2,070,000,000	207,000,000	10,340
		12M 2021				11,701,042	6,041,198	87,815,332,681	39,433,712,566	7,505
Land Acquisition Subsequent to 31 December 2021 (From January to March 2022)										
67	Beijing	Pinggezhuang old village redevelopment project in the 5th Avenue of Shunyi New Town	Residential	100.00	40,739	75,359	75,359	1,407,000,000	1,407,000,000	18,671
68	Yiwu	Yiwu City Yiting Town Development Project	Residential	100.00	74,403	148,805	148,805	1,260,000,000	1,260,000,000	8,467
69	Shanghai	Songjiang District Sheshan Town Development Project	Residential	30.00	88,443	101,710	30,513	2,561,000,000	768,300,000	25,179
		3M 2022				325,874	254,677	5,228,000,000	3,435,300,000	16,043

## LIQUIDITY, FINANCIAL AND CAPITAL RESOURCES

### Cash position

As at December 31, 2021, the Group had cash and bank balances of approximately RMB46,709.7 million (December 31, 2020: approximately RMB51,154.6 million), which included restricted bank deposits of approximately RMB247.2 million (2020: RMB101.9 million).

### Indebtedness

As at December 31, 2021, the Group had outstanding total borrowings amounted to approximately RMB114,112.0 million (December 31, 2020: RMB104,715.1 million), comprising bank and other borrowings of approximately RMB72,888.6 million (December 31, 2020: RMB61,561.2 million), onshore corporate bonds with carrying amounts of RMB11,201.1 million (December 31, 2020: RMB12,537.1 million) and offshore senior notes with carrying amounts of RMB30,022.3 million (December 31, 2020: RMB30,616.9 million).

**Table 4: Breakdown of indebtedness**

*By type of borrowings and maturity*

	<u>2021</u>	<u>2020</u>
	RMB'000	RMB'000
<b>Onshore bank and other borrowings</b>		
Within one year . . . . .	7,302,021	2,960,434
Over one years and within two years . . . . .	21,688,893	17,604,783
Over two years and within three years . . . . .	17,957,028	19,989,931
Over three years and within four years . . . . .	599,059	1,314,955
Over four years and within five years . . . . .	2,040,474	120,000
Over five years . . . . .	4,288,499	4,381,067
<b>Subtotal</b> . . . . .	<u>53,875,974</u>	<u>46,371,170</u>
<b>Onshore corporate bonds</b>		
Within one year . . . . .	832,898	7,761,443
Over one years and within two years . . . . .	4,805,072	839,544
Over two years and within three years . . . . .	4,539,280	2,913,047
Over four years and within five years . . . . .	1,023,812	1,023,062
<b>Subtotal</b> . . . . .	<u>11,201,062</u>	<u>12,537,096</u>

	2021	2020
	RMB'000	RMB'000
<b>Offshore bank and other borrowings</b>		
Within one year . . . . .	4,628,905	4,340,281
Over one years and within two years . . . . .	8,813,805	1,685,680
Over two years and within three years . . . . .	3,238,723	9,149,063
Over three years and within four years . . . . .	1,443,364	—
Over four years and within five years . . . . .	887,848	14,970
<b>Subtotal</b> . . . . .	<u>19,012,645</u>	<u>15,189,994</u>
<b>Offshore senior notes</b>		
Within one year . . . . .	4,971,339	3,637,114
Over one years and within two years . . . . .	3,170,096	5,466,928
Over two years and within three years . . . . .	6,834,079	5,201,587
Over three years and within four years . . . . .	6,902,543	6,941,954
Over four years and within five years . . . . .	4,509,958	7,095,325
Over five years . . . . .	3,634,311	2,273,945
<b>Subtotal</b> . . . . .	<u>30,022,326</u>	<u>30,616,853</u>
<b>TOTAL</b> . . . . .	<u>114,112,007</u>	<u>104,715,113</u>

*By currency denomination*

	2021	2020
	RMB'000	RMB'000
Analysis of borrowings by currency		
— Denominated in RMB . . . . .	67,953,187	61,752,434
— Denominated in USD . . . . .	35,615,866	34,889,275
— Denominated in HKD . . . . .	10,475,349	8,058,434
— Denominated in other currencies . . . . .	67,605	14,970
	<u>114,112,007</u>	<u>104,715,113</u>

*By fixed or variable interest rates*

	2021	2020
	RMB'000	RMB'000
Fixed interest rates . . . . .	52,582,310	58,221,271
Variable interest rates . . . . .	61,529,697	46,493,842
	<u>114,112,007</u>	<u>104,715,113</u>

*Secured versus unsecured*

	2021	2020
	RMB'000	RMB'000
Secured . . . . .	55,538,424	46,775,916
Unsecured . . . . .	58,573,583	57,939,197
	<u>114,112,007</u>	<u>104,715,113</u>

**Cost of borrowings**

The Group's total finance costs expensed and capitalised in 2021 was approximately RMB6,380.1 million, representing a decrease of 2.4% from RMB6,535.7 million in 2020. The decrease was due to the decrease of the Group's weighted average cost of indebtedness.

The Group's weighted average cost of all indebtedness (including bank and other borrowings, onshore corporate bonds and offshore senior notes) as at 31 December 2021 was 5.0%, compared to 5.4% as at December 31, 2020.

### **Foreign currency risk**

The Group conducts its business primarily in Renminbi. The Group's certain bank deposits are denominated in Hong Kong dollars, United States dollars and other currencies, and the majority of the Group's offshore bank loans and senior notes are denominated in United States dollars and Hong Kong dollars. Certain of the Group's property projects are located in Hong Kong and are denominated in Hong Kong dollars.

The Group has adopted a hedging policy to actively manage its currency risk exposure concerning non-RMB denominated indebtedness. The Group may, depending on the circumstances and trend of currency rates, consider and enter into hedging arrangements to mitigate the impact of RMB depreciation.

It is the Group's policy to utilize the most appropriate and cost effective hedging instruments to hedge its currency risk exposure of non-RMB denominated indebtedness. The Group's hedging arrangements shall, to the extent possible, match the value and the maturity of the relevant non-RMB denominated indebtedness being hedged.

Based on the above policy, the Group has entered into US dollar versus offshore RMB capped forward during the year to hedge certain of its foreign currency exposure in non-RMB denominated indebtedness.

Certain currency capped forward contracts entered into have "capped gain" feature; on the expiry date:

- if the then prevailing US dollar versus offshore RMB exchange rate ("Expiry Rate") is less than or equal to the pre-specific capped gain rate ("Capped Gain Rate"), the Group shall buy the contract amount of US dollar against offshore RMB at the pre-specified contract rate ("Strike Rate"); or
- if the Expiry Rate is greater than the Cap Rate, the Group shall receive the amount of relevant depreciation amount of offshore RMB against US dollar up to the Capped Gain Rate ("Capped Gain Amount").

The Forwards utilized by the Group had contract values and expiry dates matching the outstanding amounts and maturity dates of the specific US dollar or Hong Kong dollar denominated indebtedness being hedged. These Forwards enable the Group to lock-in to the relevant pre-specified Strike Rate of US dollar versus RMB exchange rate for the repayment of its outstanding non-RMB denominated indebtedness.

Other than those disclosed above, the Group did not have any other material exposures to foreign exchange fluctuations or any other hedging arrangements as at December 31, 2021. The Group will monitor its foreign currency exposure closely and may, depending on the circumstances and trend of foreign currencies, consider adjusting its foreign currency hedging policy in the future.

### **Financial guarantees**

The Group has provided mortgage guarantees to PRC banks in respect of the mortgage loans provided by the PRC banks to the Group's customers. The Group's mortgage guarantees are issued from the dates of grant of the relevant mortgage loans and released upon the earlier of (i) the relevant

property ownership certificates being obtained and the certificates of other interests with respect to the relevant properties being delivered to the mortgagee banks, or (ii) the settlement of mortgage loans between the mortgagee banks and the Group's customers. As at December 31, 2021, the Group provided mortgage guarantees in respect of mortgage loans provided by the PRC banks to the Group's customers amounting to approximately RMB31,163.8 million (December 31, 2020: approximately RMB23,414.7 million).

During the year, certain of the Group's joint ventures and associates have utilized offshore and/or onshore bank loans. The Company provided guarantees on several basis covering its respective equity shares of outstanding obligations under certain offshore and/or onshore bank loans incurred by its joint ventures and associated companies. As at December 31, 2021, the Group's aggregate share of such guarantees provided in respect of loans incurred by these joint ventures and associate companies amounted to approximately RMB15,787.7 million (December 31, 2020: approximately RMB13,778.4 million).

### **Gearing ratio**

The Group's net debt-to-equity ratio (total indebtedness net of bank balances and cash divided by total equity) was approximately 62.8% as at December 31, 2021, versus approximately 64.0% as at December 31, 2020. The Group's debt-to-asset ratio (total indebtedness divided by total assets) was approximately 26.4% as at December 31, 2021 versus approximately 27.6% as at December 31, 2020. The Group's current ratio (current assets divided by current liabilities) was approximately 1.6 times as at December 31, 2021, versus approximately 1.5 times as at December 31, 2020.

### **HUMAN RESOURCES AND COMPENSATION POLICY**

As at December 31, 2021, the Group's property development and property investment business had approximately 25,532 employees in China including Hong Kong, among which approximately 8,041 employees worked for the property development business, approximately 16,709 employees worked for the property management business, and approximately 582 employees worked for the commercial property leasing business.

The Group remunerates its employees based on their performance, working experience and the prevailing market wage level. The total remuneration of the employees consisted of basic salary, cash bonus and share-based incentives.

### **PAYMENT OF FINAL DIVIDEND AND BONUS ISSUE**

The Board recommends the payment of the Proposed Final Dividend of RMB5.7 cents per share for 2021. The Proposed Final Dividend declared in RMB is proposed to be paid in Hong Kong dollars equivalent to HK7 cents per share, which is based on the average middle rate of RMB to Hong Kong dollars as announced by the People's Bank of China for the five business days preceding the date of the Annual Results Announcement for 2021.

Subject to the approval of the Proposed Final Dividend by the shareholders at the annual general meeting to be held on Wednesday, 8 June 2022 (the "2022 AGM"), the Proposed Final Dividend will be payable in cash. It is expected that the cheques for cash dividends will be sent on Wednesday, 31 August 2022 to the shareholders whose names appear on the register of members of the Company on Wednesday, 22 June 2022.

The Board recommends the Proposed Bonus Issue on the basis of four (4) Bonus Shares for every one hundred (100) existing shares held by the shareholders whose names appear on the register of members of the Company on Wednesday, 22 June 2022.

The Proposed Bonus Issue is conditional upon the passing of the relevant resolution(s) at the 2022 AGM and the Listing Committee of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) granting the listing of and permission to deal in the Bonus Shares. A circular containing details of the Proposed Bonus Issue will be despatched to the shareholders on or about Friday, 29 April 2022.

## **BUSINESS OVERVIEW**

### **PROPERTY DEVELOPMENT**

#### **Contracted sales**

The Group achieved contracted sales of approximately RMB247.3 billion in 2021, representing a year-on-year growth of 7.1% as compared to RMB231.0 billion in 2020. The marked growth in the Group’s contracted sales was due to the Group’s abundant and well diversified saleable resources across different regions and cities and was mainly driven by the strong performance of certain second- and third-tier cities which were less affected by government controls.

The Group contracted sales in GFA was approximately 14,486,887 sq.m. in 2021, representing a decrease of 5.8% over GFA of approximately 15,385,100 sq.m. in 2020. The Group’s contracted ASP in 2021 was approximately RMB17,067/sq.m.. From January to February 2022, the Group’s aggregated contracted sales (including contracted sales by joint ventures and associated companies) amounted to approximately RMB16.74 billion with contracted GFA of approximately 1,126,300 sq.m.. Contracted average selling price from January to February 2022 was approximately RMB15,900/ sq.m..

Contracted sales from the Yangtze River Delta, the Pan Bohai Rim, the Central Western Region and the South China Region contributed to approximately 46.6%, 19.8%, 22.4% and 11.2% of the Group’s total contracted sales in 2021 respectively. Contracted sales from first- and second-tier cities accounted for approximately 87.2% of the Group’s total contracted sales in 2021 whereas those from third-tier cities accounted for the remaining 12.8%. Contracted sales derived from residential projects contributed to approximately 92.5% of the Group’s total contracted sales in 2021 whereas those from office/and commercial projects contributed to the remaining 7.5%.

Cash collection from property sales during the year by the Group’s subsidiaries, joint ventures and associated companies represented over 95% of contracted sales in 2021.



**Table 5: Details of contracted sales in 2021**

*By city*

	Contracted sales	% of total contracted sales	Contracted GFA	Contracted ASP
	(RMB'000)	(%)	(sq.m.)	(RMB/sq.m.)
Suzhou . . . . .	21,571,077	8.7%	918,986	23,473
Beijing . . . . .	19,797,369	8.0%	511,133	38,732
Changsha . . . . .	13,569,699	5.5%	1,108,651	12,240
Ningbo . . . . .	12,171,989	4.9%	585,312	20,796
Wenzhou . . . . .	11,492,605	4.7%	615,127	18,683
Hangzhou . . . . .	11,290,748	4.6%	467,138	24,170
Shanghai . . . . .	9,697,264	3.9%	217,965	44,490
Wuhan . . . . .	9,683,950	3.9%	514,850	18,809
Chongqing . . . . .	9,478,852	3.8%	725,440	13,066
Nanjing . . . . .	8,943,576	3.6%	360,540	24,806
Hefei . . . . .	8,712,047	3.5%	648,753	13,429
Wuxi . . . . .	8,262,471	3.3%	349,295	23,655
Xiamen . . . . .	8,239,509	3.3%	205,741	40,048
Tianjin . . . . .	5,716,216	2.3%	285,918	19,993
Chengdu . . . . .	5,205,648	2.1%	432,036	12,049
Qingdao . . . . .	4,570,753	1.9%	392,300	11,651
Jinan . . . . .	4,507,089	1.8%	368,055	12,246
Xian . . . . .	4,194,724	1.7%	281,138	14,921
Fuzhou . . . . .	4,157,889	1.7%	255,674	16,262
Zhuhai . . . . .	3,807,364	1.5%	119,356	31,899
Wuhu . . . . .	3,433,831	1.4%	316,111	10,863
Changzhou . . . . .	3,037,129	1.2%	177,260	17,134
Taiyuan . . . . .	2,977,711	1.2%	411,959	7,228
Jinhua . . . . .	2,819,895	1.1%	109,902	25,658
Urumqi . . . . .	2,793,761	1.1%	257,823	10,836
Shaoxing . . . . .	2,607,719	1.1%	108,820	23,964
Kunming . . . . .	2,296,705	0.9%	179,597	12,788
Foshan . . . . .	2,241,312	0.9%	203,374	11,021
Guangzhou . . . . .	2,089,932	0.9%	57,887	36,104
Zhengzhou . . . . .	2,068,316	0.8%	182,885	11,309
Shenyang . . . . .	1,853,880	0.8%	108,156	17,141
Huzhou . . . . .	1,787,416	0.7%	124,226	14,388
Huizhou . . . . .	1,687,990	0.7%	128,214	13,165
Zibo . . . . .	1,657,289	0.7%	139,862	11,849
Luoyang . . . . .	1,611,526	0.7%	166,777	9,663
Harbin . . . . .	1,609,783	0.7%	87,070	18,488
Yinchuan . . . . .	1,536,857	0.6%	163,175	9,418
Nanchang . . . . .	1,511,246	0.6%	116,403	12,983
Linyi . . . . .	1,485,328	0.6%	179,643	8,268
Lianyungang . . . . .	1,449,847	0.6%	107,492	13,488
Shijiazhuang . . . . .	1,285,300	0.5%	88,138	14,583
Nantong . . . . .	1,256,614	0.5%	85,421	14,711
Guiyang . . . . .	1,090,158	0.4%	129,769	8,401
Dongguan . . . . .	859,814	0.4%	44,694	19,238
Hong Kong . . . . .	594,769	0.2%	2,697	220,496
Others . . . . .	14,535,105	6.0%	1,446,124	10,051
<b>Total . . . . .</b>	<b>247,250,072</b>	<b>100.0%</b>	<b>14,486,887</b>	<b>17,067</b>

*By type of project*

	Contracted sales	% of total contracted sales	Contracted GFA	Contracted ASP
	(RMB'000)	(%)	(sq.m.)	(RMB/sq.m.)
Residential . . . . .	228,589,610	92.5%	12,710,358	17,985
Office/Commercial . . . .	18,660,462	7.5%	1,776,529	10,504
Total . . . . .	<u>247,250,072</u>	<u>100.0%</u>	<u>14,486,887</u>	17,067

*By region*

	Contracted sales	% of total contracted sales	Contracted GFA	Contracted ASP
	(RMB'000)	(%)	(sq.m.)	(RMB/sq.m.)
Yangtze River Delta . . .	115,423,570	46.6%	5,785,197	19,952
Pan Bohai Rim . . . . .	48,861,896	19.8%	2,869,589	17,027
Central Western Region .	55,286,388	22.4%	4,391,608	12,589
South China Region . . .	27,678,218	11.2%	1,440,493	19,214
Total . . . . .	<u>247,250,072</u>	<u>100.0%</u>	<u>14,486,887</u>	17,067

*By first-, second- and third-tier cities*

	Contracted sales	% of total contracted sales	Contracted GFA	Contracted ASP
	(RMB'000)	(%)	(sq.m.)	(RMB/sq.m.)
First-tier cities . . . . .	32,208,967	13.0%	789,825	40,780
Second-tier cities . . . . .	183,470,090	74.2%	11,105,028	16,521
Third-tier cities . . . . .	31,571,015	12.8%	2,592,034	12,180
Total . . . . .	<u>247,250,072</u>	<u>100.0%</u>	<u>14,486,887</u>	17,067

*Notes:*

1. First-tier cities refer to Beijing, Guangzhou, Hong Kong, Shanghai, Shenzhen and Tokyo.
2. Second-tier cities refer to Changchun, Changsha, Changzhou, Chengdu, Chongqing, Dalian, Dongguan, Foshan, Fuzhou, Guiyang, Hangzhou, Harbin, Hefei, Jinan, Kunming, Nanchang, Nanjing, Nanning, Nantong, Ningbo, Qingdao, Sanya, Shaoxing, Shenyang, Shijiazhuang, Suzhou, Taiyuan, Tianjin, Urumqi, Wenzhou, Wuhan, Wuxi, Xiamen, Xi'an, Xuzhou, Yinchuan and Zhengzhou.
3. Third-tier cities refer to Changde, Fuyang, Huai'an, Huizhou, Huzhou, Jiangmen, Jiaxing, Jinhua, Jining, Lianyungang, Linyi, Liuzhou, Lu'an, Luoyang, Meishan, Putian, Quanzhou, Quzhou, Suqian, Taizhou, Weifang, Wuhu, Xiangtan, Xuancheng, Xuchang, Yantai, Zhangzhou, Zhenjiang, Zhongshan, Zhoushan, Zhuhai, Zhuzhou and Zibo.

## Revenue recognised from sales of properties

Revenue recognised from sales of properties in 2021 was approximately RMB99,288.4 million up by 54.4% year-on-year, accounted for 92.1% of total recognised revenue. The Group delivered approximately 6,850,115 sq.m. of properties in GFA in 2021, up by 37.0% year-on-year. The Group's recognised ASP from sales of properties was approximately RMB14,494/sq.m. in 2021, representing an increase of 12.7% from RMB12,864/sq.m. in 2020. The increase in the Group's revenue recognised from sales of properties in 2021 was mainly attributable to the increase in GFA delivered.

**Table 6: Breakdown of recognised revenue from property sales in 2021**

By city

City	Recognised revenue from sale of properties		% of recognised revenue from sale of properties		Total GFA delivered		Recognised ASP	
	RMB'000		%		sq.m.		RMB/sq.m.	
	2021	2020	2021	2020	2021	2020	2021	2020
Hefei . . . . .	8,917,881	2,148,957	8.9	3.3	622,836	165,747	14,318	12,965
Hangzhou . .	8,902,075	3,167,066	8.9	4.9	398,899	182,254	22,317	17,377
Wuhan . . . .	8,221,196	7,564,539	8.2	11.8	531,082	564,868	15,480	13,392
Qingdao . . .	6,135,499	4,198,853	6.1	6.5	594,235	339,247	10,325	12,377
Suzhou . . . .	5,457,635	2,931,571	5.4	4.6	268,844	149,626	20,300	19,593
Fuzhou . . . .	4,846,334	1,143,825	4.9	1.8	278,541	65,919	17,399	17,352
Changzhou . .	4,639,553	1,477,011	4.7	2.3	261,779	68,115	17,723	21,684
Shanghai . . .	4,226,627	624,979	4.3	1.0	111,229	28,717	37,999	21,763
Changsha . . .	3,948,495	1,437,055	4.0	2.2	430,376	202,979	9,175	7,080
Wuxi . . . . .	3,863,320	1,003,925	3.9	1.6	218,410	36,933	17,688	27,182
Beijing . . . .	3,762,203	1,092	3.8	*	91,591	47	41,076	23,234
Linyi . . . . .	3,672,337	4,033,085	3.7	6.3	491,582	496,600	7,470	8,121
Chengdu . . .	3,441,514	1,530,332	3.5	2.4	236,604	80,671	14,545	18,970
Jinhua . . . . .	3,160,862	—	3.2	—	177,567	—	17,801	—
Shenyang . . .	2,915,712	3,314,321	2.9	5.2	233,692	260,722	12,477	12,712
Jinan . . . . .	2,225,078	797,893	2.2	1.2	142,070	63,923	15,662	12,482
Taizhou . . . .	1,918,772	737,596	1.9	1.2	162,491	52,497	11,808	14,050
Tianjin . . . .	1,699,789	335,328	1.7	0.5	143,061	26,580	11,882	12,616
Nanchang . . .	1,459,605	—	1.5	—	129,747	—	11,250	—
Wenzhou . . .	1,357,634	2,562,166	1.4	4.0	86,242	223,607	15,742	11,458
Chongqing . .	1,156,770	1,763,305	1.2	2.7	87,053	163,930	13,288	10,756
Ningbo . . . .	1,059,233	118,664	1.1	0.2	93,444	7,290	11,335	16,278
Zhoushan . . .	1,052,179	—	1.1	—	59,512	—	17,680	—
Yinchuan . . .	975,663	—	1.0	—	116,189	—	8,397	—
Zibo . . . . .	964,420	10,070	1.0	*	97,158	1,287	9,926	7,824
Zhangzhou . .	912,330	—	0.9	—	58,655	—	15,554	—
Dalian . . . . .	854,212	284,488	0.9	0.4	80,254	22,155	10,644	12,841
Guiyang . . . .	847,769	740,218	0.9	1.2	110,869	75,103	7,647	9,856
Kunming . . . .	763,558	664,551	0.8	1.0	90,909	81,594	8,399	8,145
Xi'an . . . . .	736,299	3,993,105	0.7	6.2	62,956	328,638	11,695	12,150
Meishan . . . .	568,857	—	0.6	—	90,410	—	6,292	—
Jining . . . . .	530,622	574,860	0.5	0.9	48,811	64,228	10,871	8,950
Xuzhou . . . .	490,879	956,914	0.5	1.5	46,529	90,699	10,550	10,550
Shijiazhuang	273,875	576,028	0.3	0.9	11,935	40,732	22,947	14,142
Quzhou . . . .	66,762	1,876,082	0.1	2.9	4,989	143,522	13,383	13,072
Jiaxing . . . .	64,221	2,344,968	0.1	3.7	4,658	166,589	13,788	14,076
Foshan . . . .	63,732	1,960,487	0.1	3.0	6,333	180,067	10,063	10,888
Weifang . . . .	22,598	1,444,818	*	2.3	2,326	134,895	9,715	10,711
Dongguan . . .	—	1,370,862	—	2.1	—	82,085	—	16,701
Nanning . . . .	—	670,349	—	1.0	—	66,811	—	10,034
Hong Kong . .	—	1,601,100	—	2.5	—	2,450	—	653,510
Jiangyin . . . .	—	2,244,580	—	3.5	—	159,048	—	14,113
Others . . . . .	3,112,298	2,115,080	3.1	3.2	166,247	179,679	18,721	11,771
Total . . . . .	99,288,398	64,320,123	100.0	100.0	6,850,115	4,999,854	14,494	12,864

\* Less than 0.1%

### By type of project

Primary intended use of the project	Recognised revenue from sale of properties		% of recognised revenue from sale of properties		Total GFA delivered		Recognised ASP	
	RMB'000		%		sq.m.		RMB/sq.m.	
	2021	2020	2021	2020	2021	2020	2021	2020
Residential . . . . .	96,586,924	59,634,232	97.0	93.0	6,675,553	4,627,134	14,469	12,888
Office/Commercial . .	2,701,474	4,685,891	3.0	7.0	174,562	372,720	15,476	12,572
Total . . . . .	<u>99,288,398</u>	<u>64,320,123</u>	<u>100.0</u>	<u>100.0</u>	<u>6,850,115</u>	<u>4,999,854</u>	14,494	12,864

### By region

City	Recognised revenue from sale of properties		% of recognised revenue from sale of properties		Total GFA delivered		Recognised ASP	
	RMB'000		%		sq.m.		RMB/sq.m.	
	2021	2020	2021	2020	2021	2020	2021	2020
Yangtze River Delta .	47,606,587	23,008,520	47.9	35.8	2,656,753	1,546,398	17,919	14,879
Pan Bohai Rim . . . .	23,727,022	16,391,540	23.9	25.5	1,954,563	1,514,409	12,139	10,824
Central Western Region . . . . .	22,002,288	17,894,978	22.2	27.8	1,885,229	1,516,181	11,671	11,803
South China Region .	<u>5,952,501</u>	<u>7,025,085</u>	<u>6.0</u>	<u>10.9</u>	<u>353,570</u>	<u>422,866</u>	16,835	16,613
Total . . . . .	<u>99,288,398</u>	<u>64,320,123</u>	<u>100.0</u>	<u>100.0</u>	<u>6,850,115</u>	<u>4,999,854</u>	14,494	12,864

### By first-, second- and third-tier cities

City	Recognised revenue from sale of properties		% of recognised revenue from sale of properties		Total GFA delivered		Recognised ASP	
	RMB'000		%		sq.m.		RMB/sq.m.	
	2021	2020	2021	2020	2021	2020	2021	2020
First-tier cities . . . .	8,165,711	2,260,018	8.2	3.5	206,926	34,402	39,462	65,694
Second-tier cities . . .	77,837,009	48,316,604	78.4	75.1	5,439,106	3,702,153	14,311	13,051
Third-tier cities . . . .	<u>13,285,678</u>	<u>13,743,501</u>	<u>13.4</u>	<u>21.4</u>	<u>1,204,083</u>	<u>1,263,299</u>	11,034	10,879
Total . . . . .	<u>99,288,398</u>	<u>64,320,123</u>	<u>100.00</u>	<u>100.00</u>	<u>6,850,115</u>	<u>4,999,854</u>	14,494	12,864

### Completed properties held for sale

As at December 31, 2021, the Group had over 170 completed properties projects with a total and attributable unsold or undelivered GFA of approximately 6.7 million sq.m. and 3.6 million sq.m. respectively.

### Properties under development/held for future development

As at December 31, 2021, the Group had over 200 property projects under development or held for future development with a total and attributable GFA of approximately 45.8 million sq.m. and 24.8 million sq.m. respectively.

## PROPERTY INVESTMENT

### Income from investment properties

The Group's leases and other service income related to investment properties in 2021 was approximately RMB1,025.8 million, up by 73.7% year-on-year. The leases and other service income related to investment properties in 2021 were mainly contributed by Jiaying CIFI Square, Shanghai CIFI Haishang International, Shanghai Yangjing S2/S3 Office Project, Shanghai LCM, Shanghai CIFI Pure Center, Wukesong Arena and Xi'an CIFI Center, with its growth mainly derived from new rental contribution from Wukesong Arena.

## Investment properties

As at December 31, 2021, the Group had 33 investment properties with a total and attributable GFA of approximately 2,108,100 sq.m and 1,506,700 sq.m. respectively, of which 26 investment properties with a total and attributable GFA of approximately 1,319,300 sq.m and 883,690 sq.m. respectively had commenced leasing.

## Sales performance

For the full year of 2021, benefiting from an excellent national business layout and quality saleable resources in high tier cities, the Group's contracted sales amounted to RMB247.25 billion in 2021, representing a year-on-year growth of 7%; and contracted gross floor area ("GFA") amounted to 14,487,000 sq.m., representing a year-on-year decrease of 5.8%. The Group's contracted average selling price ("ASP") in 2021 was approximately RMB17,000/sq. m. In 2021, the Group achieved a cash collection ratio of over 95% from contracted sales. From January to February 2022, the Group's aggregated contracted sales (including contracted sales by joint ventures and associated companies) amounted to approximately RMB16.74 billion with contracted GFA of approximately 1,126,300 sq.m.. Contracted average selling price from January to February 2022 was approximately RMB15,900/sq.m..

For the full year of 2021, contracted sales from the Yangtze River Delta, the Pan Bohai Rim, the Central Western Region, and the South China Region contributed to approximately 46.6%, 19.8%, 22.4% and 11.2% of the Group's total contracted sales, respectively. Contracted sales from first- and second-tier cities accounted for approximately 87.2% of the Group's total contracted sales whereas those from third-tier cities accounted for the remaining 12.8%. Contracted sales derived from residential projects contributed to approximately 92.5% of the Group's total contracted sales whereas those from office/commercial projects contributed to the remaining 7.5%. During the period, the Group launched pre-sale of 89 new projects, including these major new launches:

- Beijing Qingyun Shangfu
- Beijing World W View
- Beijing Guoxiang Yunzhu
- Beijing Park City
- Shanghai Century One Mile
- Zhuhai Excellence CIFI Jiangyuhai
- Zhuhai City Seasons
- Huizhou CIFI Huayu Dongjiang Gongyuan
- Guangzhou Jinrongdao No. 1
- Guangzhou Heaven Art Realm
- Guangzhou Boyuemingzhu ONE
- Foshan CIFI Boshi Mansion
- Xuzhou Hepingyunjing Mansion

- Suzhou Zhongjian CIFI·Jiangshang
- Suzhou Pingjiang Mansion
- Suzhou Jinlin Boyue Mansion
- Suzhou Lanting Mansion
- Suzhou Boyue Mansion
- Nanjing Shangchen Yunji Mansion
- Nanjing Waves River
- Nanjing Jiangbei Qingcui Mansion
- Nanjing Fenghui Yipin Mansion
- Nanjing Duhui Fenghua Mansion
- Lianyungang Yunyue Xingchen
- Huai'an CIFI Plaza
- Boyue Huqian
- Zhuzhou Xiangjianghui
- Changsha Guochen Mansion
- Changsha Boyue Xiangjiang
- Changsha Yuhua Mansion
- Changsha Guoyue Mansion
- Changsha Central Palace
- Chengdu CIFI Centre
- Chengdu CIFI·Tianfu Weilai Centre
- Chengdu Jiangyushan
- Chengdu Huguang Mansion
- Chongqing CIFI·Bochen Centre
- Kunming CIFI Plaza
- Kunming Jingkai No. 24 Project
- Kunming Gongyuan Jinyue
- Guiyang Duhui Xinyun City

- Xi'an Guochen Mansion
- Xuancheng Wanling Daguan
- Wuhu Park Mansion
- Weilai Yunchen
- Hefei CIFI-Wangjianglai Mansion
- Nanchang CIFI Centre Tianyu
- Lu'an CIFI Centre
- Hefei Shidai Jianglai
- Hefei Ganglong CIFI-Citizen Jianglai
- Fuyang CIFI-Shuangqing Jianglai
- Wenzhou Weilai CIFI City
- Wenzhou Weilai Haian
- Wenzhou Guanghui City
- Shaoxing Jinke CIFI Shanghe City
- Xiamen CIFI Park Mansion Wuyuan Bay
- Xiamen Baolong CIFI City
- Putian Times City
- Ningbo Shangdong Chenfu
- Ningbo Jianglai Mansion
- Ningbo Jishigang Project
- Fuzhou Rongxin Jianglai
- Fuzhou Difengjiang Project
- Shenyang CIFI Park Mansion
- Shenyang Bochen Shidai
- Harbin Bochen Mansion
- Dalian CIFI Bochen Shidai
- Dalian Jiangshan Ruyuan
- Nanning Shengshi Chunjiang



- Nanning Fuyiheting Mansion
- Liuzhou CIFI Jianglai
- Tianjin CIFI-Duhui Jianglai Mansion
- Tianjin CIFI Park Mansion
- Tianjin Binhai Jianglai Mansion
- Zibo Xinghe City
- Zibo Boguan Xi'an
- Linyi Xinghe City-Xuefu
- Linyi Xinghe City-Shengfu
- Jining Chenyue Mansion
- Jining Boguan Jinli
- Jining Boguan Jiangyue
- Jinan CIFI Yinshengtai Centre
- Zhengzhou Yijiangyun Mansion
- Zhengzhou Konggang Times Mansion
- Luoyang Tianji
- Luoyang Jianye CIFI Zunfu
- Urumqi Xuefu Shangpin
- Urumqi CIFI Plaza
- Urumqi Shangpin

The Group also continued to record contracted sales in other projects which launched the pre-sale in previous year(s).

CIFI was ranked 14 nationally in terms of contracted sales amount in 2021 according to the “China Real Estate Enterprises Sales Ranking in 2021” published by CRIC Information Group.

## **RECENT TRANSACTIONS**

### **Issuance of the Original Bonds**

On April 8, 2022, we issued the Original Bonds in the aggregate principal amount of HK\$1,957,000,000. As of the date of this Offering Circular, an aggregate amount of HK\$1,957,000,000 of the Original Bonds is outstanding.

### **Repurchase and Cancellation of the July 2019 Notes**

Between February 2022 and April 2022, we repurchased the July 2019 Notes in an aggregate principal amount of CNY852,520,000. As of the date of this Offering Circular, an aggregate amount of CNY695,480,000 of the July 2019 Notes remains outstanding.

### **Issuance of Additional August 2026 Notes**

On January 3, 2022, we entered into a purchase agreement with Goldman Sachs (Asia) L.L.C. in connection with the issuance of additional August 2026 Notes in an aggregate principal amount of US\$150,000,000. For details, see the section entitled “Description of Other Material Indebtedness and Obligations”

### **Repurchase and Cancellation of the 2017 Notes**

Between October 2021 and January 2022, we repurchased the 2017 Notes in an aggregate principal amount of US\$345,017,000. The repurchased notes had been cancelled. In addition, on January 23, 2022, we fully redeemed the remaining 2017 Notes upon its maturity.

### **Change of Non-executive Directors, Independent Non-executive Directors and the Composition of Board Committee**

Effective from December 14, 2021, Mr. Wang Wei had resigned as a non-executive Director, and Mr. Jiang Daqiang had been appointed as a non-executive Director. Effective from the same date, Mr. Gu Yunchang had resigned as an independent non-executive Director and had ceased to be a member of each of the Audit Committee and the Nomination Committee, and Ms. Lin Caiyi had been appointed as an independent non-executive Director and a member of each of the Audit Committee and the Nomination Committee.

### **Rights Issue on the Basis of One Rights Share for Every Twenty Existing Shares on a Non-underwritten Basis**

Pursuant to an announcement dated November 9, 2021, we announced on December 6, 2021 the proposal to raise up to (i) approximately HK\$1,673 million before expenses, by issuing 418,239,071 Rights Shares to our shareholders whose names appear on the register of members (the “Qualifying Shareholders”) on December 3, 2021 (the “Record Date”), other than certain excluded shareholders, by way of the Rights Issue on the basis of 1 Rights Share for every 20 Existing Shares (assuming no change in the number of Shares in issue on or before the Record Date); or (ii) approximately HK\$1,676 million before expenses by way of the issue of 418,913,796 Rights Shares (assuming no change in the number of Shares in issue other than the full exercise of outstanding share options (the “Share Options”) granted under the existing share option scheme adopted by April 27, 2021 and the holders of such Share Options are registered as holders of such Shares on or before the Record Date), at the Subscription Price of HK\$4.00 per Rights Share. The Rights Issue is only available to the Qualifying Shareholders. On December 28, 2021, we announced that the Rights Issue was over-subscribed by 403,885,811 Rights Shares, representing approximately 96.57% of the maximum number of 418,239,071 Rights Shares being offered under the Rights Issue. All conditions in relation to the Rights Issue have been fulfilled.

### **July 2021 Club Loan Facilities**

On July 16, 2021, we entered into a facility agreement in connection with transferable US dollar and HK dollar term loan facilities (the “July 2021 Club Loan Facilities”) with a group of financial institution lenders. The July 2021 Club Loan Facilities have an aggregate initial amount of HK\$2,798.0

million (with an accession option capped at US\$444.0 million of overall loan size) with final maturity of 42 months after the date of the facility agreement. The proceeds of the July 2021 Club Loan Facilities are to be used primarily to refinance the existing indebtedness and for general corporate funding purposes. For details, see the section entitled “Description of Other Material Indebtedness and Obligations”

## **COVID-19 PANDEMIC**

Since early March 2020, the outbreak of COVID-19, a highly infectious novel coronavirus initially detected toward the end of 2019, has started a pandemic. Several cities in China where we have significant land bank and operations had imposed travel restrictions in an effort to curb the spread of the highly infectious COVID-19. The PRC central and local governments have taken various measures to manage cases and reduce potential spread and impact of infection, and further introduced various policies to boost the economy and stimulate the local property markets. Since April 2020, China and some other countries gradually lifted stay-at-home orders and began to resume work and school at varying levels and scopes. The COVID-19 outbreak affected our business operation and financial condition in early 2020. As the COVID-19 outbreak has stabilized in the PRC, we have resumed our normal operation, as shown by the increase in our aggregated contracted sales (including contracted sales by joint ventures and associated companies) and contracted GFA for the year ended December 31, 2020 of 15.2% and 27.8%, respectively, as compared to 2019. However, the pandemic is far from over, especially with the emergence of new variants such as the Delta variant and the Omicron variant. Different countries continue to suffer the impact of renewed lockdowns and other restrictive measures imposed by their governments in light of further waves of infections. Given the uncertainties as to the development of the COVID-19 outbreak at the moment, particularly in view of the new rounds of COVID-19 outbreak recently, it is difficult to predict how long these conditions will persist and to what extent to which we may be affected in the long run. We cannot assure you that our business, financial condition and results of operations will not be materially and adversely affected. See “Risk Factors — Our results of operation, financial condition and cash flow may be adversely and materially affected by the COVID-19 pandemic.”

## SELECTED CONSOLIDATED FINANCIAL AND OTHER DATA

The following table presents our selected financial and other data. The selected consolidated statement of comprehensive income data for 2018, 2019 and 2020 and the selected consolidated financial position data as of 2018, 2019 and 2020 set forth below (except for EBITDA data) have been derived from our consolidated financial statements for such periods and as of such dates, as audited by Deloitte Touche Tohmatsu, independent certified public accountants, and included elsewhere in this Offering Circular. The summary condensed consolidated income statement data for the six months ended June 30, 2020 and 2021 and the summary condensed consolidated statement of financial position data as of June 30, 2021 set forth below (except for EBITDA data) have been derived from our unaudited condensed consolidated interim financial statements for such periods and as of such dates, as reviewed by Deloitte Touche Tohmatsu, our independent certified public accountants, in accordance with Hong Kong Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the HKICPA, and included elsewhere in this Offering Circular. Historical results are not necessarily indicative of results that may be achieved in any future period. Our financial statements have been prepared and presented in accordance with IFRS, which differ in certain respects from generally accepted accounting principles in other jurisdictions. The selected financial data below should be read in conjunction with our consolidated financial statements and the notes to those statements included elsewhere in this Offering Circular.

### Selected Consolidated Statements of Comprehensive Income and Other Financial Data

	For the year ended December 31,				For the six months ended June 30,		
	2018	2019 <sup>(5)</sup>	2020		2020	2021	
	RMB'000	RMB'000 (restated)	RMB'000	US\$'000 (unaudited)	RMB'000 (unaudited)	RMB'000 (unaudited)	US\$'000 (unaudited)
Revenue . . . . .	42,367,647	56,451,103	71,798,663	11,120,197	23,022,350	36,373,349	5,633,514
Cost of sales and services . . . . .	(31,754,818)	(42,334,889)	(56,189,600)	(8,702,661)	(17,121,271)	(28,848,212)	(4,468,019)
<b>Gross profit . . . . .</b>	<b>10,612,829</b>	<b>14,116,214</b>	<b>15,609,063</b>	<b>2,417,536</b>	<b>5,901,079</b>	<b>7,525,137</b>	<b>1,165,495</b>
Other income, gains and losses . . . . .	2,065,884	1,469,636	3,173,369	491,492	1,065,570	1,700,041	263,303
Change in fair value of investment properties . . . . .	106,385	200,659	940,585	145,678	427,580	299,246	46,347
Selling and marketing expenses . . . . .	(1,153,089)	(1,579,990)	(2,067,375)	(320,196)	(674,209)	(1,167,837)	(180,875)
Administrative expenses . . . . .	(2,121,731)	(3,148,306)	(2,946,420)	(456,342)	(1,328,590)	(1,739,493)	(269,413)
Share of results of joint ventures . . . . .	725,068	1,984,710	968,468	149,997	951,334	201,764	31,249
Share of results of associates . . . . .	1,450,388	1,522,961	1,159,501	179,584	291,441	453,154	70,185
Finance costs . . . . .	(368,741)	(729,158)	(667,424)	(103,371)	(291,654)	(225,964)	(34,997)
<b>Profit before taxation . . . . .</b>	<b>11,316,993</b>	<b>13,836,726</b>	<b>16,169,767</b>	<b>2,504,378</b>	<b>6,342,551</b>	<b>7,046,048</b>	<b>1,091,294</b>
Income tax expense . . . . .	(4,198,668)	(4,594,879)	(4,274,234)	(661,995)	(1,606,022)	(1,682,673)	(260,613)
Profit for the year/period . . . . .	7,118,325	9,241,847	11,895,533	1,842,383	4,736,529	5,363,375	830,681
Other comprehensive (expense)/income . . . . .	312,479	(28,629)	(148,906)	(23,063)	(101,402)	(94,474)	(14,632)
<b>Total comprehensive income for the year/period . . . . .</b>	<b>7,430,804</b>	<b>9,213,218</b>	<b>11,746,627</b>	<b>1,819,320</b>	<b>4,635,127</b>	<b>5,268,901</b>	<b>816,049</b>
Attributable to:							
Equity owners of the Company . . . . .	5,721,470	6,414,676	7,882,989	1,220,920	3,267,404	3,508,046	543,327
Owners of perpetual capital instruments . . . . .	215,078	221,817	229,627	35,564	114,078	66,797	10,346
Non-controlling interests . . . . .	1,494,256	2,576,725	3,634,011	562,836	1,253,645	1,694,058	262,376
<b>Total comprehensive income for the year/period . . . . .</b>	<b>7,430,804</b>	<b>9,213,218</b>	<b>11,746,627</b>	<b>1,819,320</b>	<b>4,635,127</b>	<b>5,268,901</b>	<b>816,049</b>
Other financial data:							
EBITDA <sup>(1)</sup> . . . . .	16,652,404	20,787,202	23,282,436	3,605,990	8,567,341	9,561,771	1,480,929
EBITDA margin <sup>(2)</sup> . . . . .	39.3%	36.8%	32.4%	32.4%	37.2%	26.3%	26.3%
Core net profit and total comprehensive income for the year/period <sup>(3)</sup> . . . . .	8,483,642	10,492,428	12,410,435	1,922,132	4,705,380	5,060,075	783,706
Core net profit attributable to equity owners of the Company for the year/period <sup>(4)</sup> . . . . .	5,535,564	6,903,283	8,025,962	1,243,063	3,194,008	3,345,903	518,214

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*Notes:*

- (1) EBITDA consists of profit and total comprehensive income for the year/period before fair value changes from investment properties (including investment properties from joint venture), financial assets at FVTPL, and derivative financial instrument, interest expense (including interest capitalized in costs of sales), amortization, income tax expense, depreciation, gain from business combination and re-measurement, exchange (gain) loss (including exchange (gain) loss from joint venture) and loss on early redemption of senior notes. EBITDA is not a standard measure under IFRS. EBITDA is a widely used financial indicator of a company's ability to service and incur debt. EBITDA should not be considered in isolation or construed as an alternative to cash flows, net income or any other measure of financial performance or as an indicator of our operating performance, liquidity, profitability or cash flows generated by operating, investing or financing activities. In evaluating EBITDA, we believe that investors should consider, among other things, the components of EBITDA such as sales and operating expenses and the amount by which EBITDA exceeds capital expenditures and other charges. We have included EBITDA because we believe it is a useful supplement to cash flow data as a measure of our performance and our ability to generate cash flow from operations to cover debt service and taxes. EBITDA presented herein may not be comparable to similarly titled measures presented by other companies. Investors should not compare our EBITDA to EBITDA presented by other companies because not all companies use the same definition. Interest expense excludes amounts capitalized.
- (2) EBITDA margin is calculated by dividing EBITDA by revenue.
- (3) Core net profit and total comprehensive income for the year/period represents profit and total comprehensive income for the year/period excluding the amounts of (i) change in fair value of investment properties net of tax; (ii) change in fair value of financial assets at FVTPL; (iii) change in fair value of derivative financial instruments; (iv) net exchange loss/gain; (v) recognition of equity-settled share-based payments; (vi) loss on early redemption of senior notes; (vii) gain from business combination; (viii) gain on re-measurement; (ix) the Group's share of change in fair value of investment properties and net exchange loss/gain of joint ventures and associated companies; and (x) the accounting effect of increment of cost of properties sold resulting from fair value adjustment upon business combination. It is not a standard measure under IFRS.
- (4) Core net profit attributable to equity owners for the year/period represents profit and total comprehensive income for the year/period attributable to equity owners of the Company excluding the amounts attributable to equity owners of the Company in relation to (i) change in fair value of investment properties net of tax; (ii) change in fair value of financial assets at FVTPL; (iii) change in fair value of derivative financial instruments; (iv) net exchange loss/gain; (v) recognition of equity-settled share-based payments; (vi) loss on early redemption of senior notes; (vii) gain from business combination; (viii) gain on re-measurement; (ix) the Group's share of change in fair value and net exchange loss/gain of joint ventures and associates of investment properties; and (x) the accounting effect of increment of cost of properties sold resulting from fair value adjustment upon business combination. It is not a standard measure under IFRS.
- (5) Restatement have been made to the data due to the Company's acquisition of Ever Sunshine Lifestyle, in which the acquisition was completed in June 2020. Subsequent to the acquisition, Ever Sunshine Lifestyle has been consolidated to the Group's financial statements.

## Selected Consolidated Statements of Financial Position

	As of December 31,				As of June 30,	
	2018	2019	2020		2021	
	RMB'000	RMB'000 (restated)	RMB'000	US\$'000 (unaudited)	RMB'000 (unaudited)	US\$'000 (unaudited)
<b>Non-Current Assets</b>						
Investment properties . . . . .	16,147,400	17,686,036	22,698,969	3,515,623	33,758,373	5,228,506
Property, plant and equipment . . . . .	134,143	172,475	235,207	36,429	359,305	55,649
Right-of-use assets . . . . .	—	142,090	117,325	18,171	228,828	35,441
Intangible assets . . . . .	—	100,600	91,049	14,102	210,216	32,558
Goodwill . . . . .	—	431,128	470,952	72,941	706,659	109,448
Interest in associates . . . . .	5,779,492	8,019,593	16,861,861	2,611,570	18,074,979	2,799,458
Interests in joint ventures . . . . .	8,511,247	12,872,071	17,825,596	2,760,833	17,938,326	2,778,293
Investments in property projects . . . . .	582,722	417,688	286,531	44,378	306,873	47,529
Financial assets at fair value through profit or loss . . . . .	564,553	526,458	905,388	140,227	2,495,220	386,460
Equity instruments at fair value through other comprehensive income . . . . .	919,274	881,832	739,685	114,563	594,951	92,146
Deferred taxation assets . . . . .	1,021,876	1,758,447	2,195,730	340,075	2,075,825	321,504
Deposits paid for acquisitions of equity interests . . . . .	50,000	—	—	—	—	—
Prepayment of property, plant and equipment . . . . .	—	13,368	12,448	1,928	587	91
	<u>33,710,707</u>	<u>43,021,786</u>	<u>62,440,741</u>	<u>9,670,840</u>	<u>76,750,142</u>	<u>11,887,083</u>
<b>Current Assets</b>						
Properties held for sale . . . . .	10,238,165	15,552,823	12,904,429	1,998,642	15,196,543	2,353,645
Properties under development for sale . . . . .	84,137,912	115,202,723	129,018,163	19,982,369	160,984,312	24,933,295
Accounts and other receivables, deposits and prepayments . . . . .	16,740,132	24,596,795	30,384,186	4,705,911	39,500,588	6,117,862
Amounts due from non-controlling interests . . . . .	13,416,613	18,766,941	26,359,618	4,082,585	33,280,500	5,154,493
Amounts due from joint ventures and associates . . . . .	27,798,425	36,569,805	57,515,448	8,908,009	46,056,480	7,133,240
Deposits for land use rights for properties held for sale . . . . .	7,950,061	8,713,034	5,704,636	883,536	9,914,573	1,535,572
Taxation recoverable . . . . .	1,746,262	2,877,209	3,443,355	533,308	5,347,146	828,167
Financial assets at fair value through profit or loss ("FVTPL") . . . . .	705,386	573,761	374,261	57,966	554,258	85,844
Derivative financial instruments . . . . .	—	11,912	—	—	—	—
Restricted bank deposits . . . . .	1,290,000	431,695	101,873	15,778	102,419	15,863
Bank balances and cash . . . . .	43,327,561	58,536,676	51,052,696	7,907,056	52,303,957	8,100,851
	<u>207,350,517</u>	<u>281,833,374</u>	<u>316,858,665</u>	<u>49,075,160</u>	<u>363,240,776</u>	<u>56,258,832</u>
<b>Current Liabilities</b>						
Accounts and other payables and accrued charges . . . . .	25,888,004	39,846,798	58,332,009	9,034,478	74,045,241	11,468,147
Contract liabilities . . . . .	44,238,431	54,465,082	74,626,818	11,558,222	93,548,390	14,488,801
Amounts due to non-controlling interests . . . . .	16,571,325	16,447,941	12,207,232	1,890,659	8,515,962	1,318,955
Amounts due to joint ventures and associates . . . . .	15,519,116	29,170,655	32,425,022	5,021,996	42,953,723	6,652,685
Taxation payable . . . . .	7,655,950	9,712,706	10,248,100	1,587,229	8,937,650	1,384,266
Lease liabilities — due within one year . . . . .	—	66,570	65,824	10,195	68,622	10,628
Bank and other borrowings — due within one year . . . . .	8,842,371	13,941,253	7,300,715	1,130,737	8,170,819	1,265,499
Senior notes — due within one year . . . . .	—	3,190,356	3,637,114	563,317	5,501,468	852,069
Derivative financial instruments . . . . .	74,949	19,260	266,362	41,254	2,884	447
Corporate bonds — due within one year . . . . .	3,646,140	4,006,799	7,761,443	1,202,094	5,894,009	912,866
Debt component of convertible bonds . . . . .	907,724	—	—	—	—	—
	<u>123,344,010</u>	<u>170,867,420</u>	<u>206,870,639</u>	<u>32,040,181</u>	<u>247,638,768</u>	<u>38,354,363</u>
<b>Non-Current Liabilities</b>						
Other payable — due after one year . . . . .	—	1,265	6,849	1,061	5,289	819
Lease liabilities — due after one year . . . . .	—	72,159	56,748	8,789	168,646	26,120
Bank and other borrowings — due after one year . . . . .	41,061,189	51,140,979	54,260,449	8,403,873	60,420,682	9,357,972
Senior notes — due after one year . . . . .	15,293,614	23,674,188	26,979,739	4,178,629	25,408,302	3,935,245
Corporate bonds — due after one year . . . . .	8,113,997	7,744,996	4,775,653	739,654	5,351,696	828,872
Deferred taxation liabilities . . . . .	3,802,243	3,157,208	2,650,025	410,437	4,434,218	686,773
Derivative financial instruments — due after one year . . . . .	—	—	57,054	8,837	35,088	5,434
	<u>68,271,043</u>	<u>85,790,795</u>	<u>88,786,517</u>	<u>13,751,280</u>	<u>95,823,921</u>	<u>14,841,235</u>
Equity attributable to equity owners of the Company . . . . .	25,604,096	30,199,337	36,051,681	5,583,694	37,368,528	5,787,648
Perpetual capital instruments . . . . .	3,883,572	3,883,572	3,536,877	547,792	1,924,545	298,074
Non-controlling interests . . . . .	<u>19,958,503</u>	<u>34,114,036</u>	<u>44,053,692</u>	<u>6,823,048</u>	<u>57,235,156</u>	<u>8,864,597</u>
<b>Total Equity</b> . . . . .	<u>49,446,171</u>	<u>68,196,945</u>	<u>83,642,250</u>	<u>12,954,534</u>	<u>96,528,229</u>	<u>14,950,319</u>

## MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

*The following discussion should be read in conjunction with our consolidated financial information together with the accompanying notes included elsewhere in this Offering Circular. Our consolidated financial statements were prepared in accordance with IFRS.*

*This section includes forward-looking statements that involve risks and uncertainties. All statements, other than statements of historical facts, included in this section that address activities, events or developments which we expect or anticipate will or may occur in the future are forward-looking statements. These statements are based on assumptions and analyses we made in light of experience and our perception of historical trends, current conditions and expected future developments, as well as other factors we believe are appropriate under the circumstances.*

### OVERVIEW

Headquartered in Shanghai, we are engaged in property development and property investment in the PRC. In the six months ended June 30, 2021, in terms of contracted sales, we were ranked 14th according to the list of “China Real Estate Enterprises Sales Ranking in the First Half of 2021” published by China Real Estate Information Corporation Information Group.

We principally focus on developing high quality and end-users driven properties in first- and second-tier cities in China. Our development projects cover various properties types including residential, office and commercial complexes. For our residential property development, we mainly develop residential products that offer our end-users comfortable living environment and proximity to good ancillary facilities and transportation links. For our commercial property development, we mainly develop offices and community commercial properties.

We have achieved a nationwide geographical coverage and a strong presence in selected first-tier cities and second-tier cities in China. Our business operations are diversified in terms of geographic locations, which facilitates our future expansion. As of June 30, 2021, we had projects in 85 cities in four geographic regions in the PRC: the Yangtze River Delta Region, which mainly includes Shanghai, Suzhou, Hangzhou, Hefei, Nanjing, Ningbo, Kunshan, Zhenjiang, Wuxi, Wenzhou, Jiaxing, Changzhou, Xuzhou, Wuhu, Taizhou, Nantong, Yixing, Quzhou, Yiwu, Zhoushan, Jiangyin, Nanchang and Suqian, the Pan Bohai Rim, which includes Beijing, Tianjin, Langfang, Shenyang, Changchun, Jinan, Yantai, Qingdao, Dalian, Shijiazhuang, Linyi, Weifang, Zibo, Taiyuan and Jining, the Central Western Region, which includes Chongqing, Chengdu, Zhengzhou, Xi'an, Changsha, Wuhan, Kunming, Xiangtan, Yinchuan, Luoyang, Kaifeng, Meishan, Ürümqi, Guiyang and Xuchang, and the South China Region, which includes Hong Kong, Shenzhen, Sanya, Haikou, Guangzhou, Dongguan, Foshan, Zhongshan, Fuzhou, Xiamen, Nanning, Jiangmen, Huizhou, Zhangzhou and Quanzhou. As of June 30, 2021, we had a land bank with an aggregate total GFA of approximately 58.4 million sq.m. and an aggregate GFA attributable to us of approximately 32.4 million sq.m.

Leveraging our effective business model focused on rapid asset turnover, strong execution capabilities and business strategies developed in line with government policies on China's real estate sector, we are poised to continue our growth and develop into a leading nationwide property developer.



## **KEY FACTORS AFFECTING OUR PERFORMANCE**

Our business, operating results and financial condition are affected by a number of factors, many of which are beyond our control. Some of the key factors include the following:

### **Economic Growth, Speed of Urbanization and Demand for Properties in China**

The economic growth, urbanization and rising standard of living in China have been the main driving forces behind the increasing market demand for properties. At the current stage of China's economic development, the real estate industry in China is significantly dependent on China's overall economic growth, including the increase in the purchasing power of Chinese consumers and the resulting demand for properties. We believe that the rate of urbanization and the overall economic growth in China are especially important to the continued growth of our business. The rate of urbanization and the overall economic growth in China will continue to be affected by a number of macroeconomic factors, including changes in the global economy and world markets as well as the macroeconomic, fiscal and monetary policies of the PRC government.

### **The Regulatory Environment and Measures Affecting the Real Estate Industry in China**

Our business and operating results have been, and will continue to be, affected by the regulatory environment in China and by PRC governmental policies and measures on property development and related industries. In recent years, the PRC government has implemented a series of measures with a view to controlling the real estate market. The PRC government has taken various restrictive measures to discourage speculation in the real estate market and to increase the supply of affordable residential properties. From time to time, the PRC government adjusts or introduces macroeconomic control policies to encourage or restrict development in the private real estate sector through regulating, among other things, land grants, pre-sale and sale of properties, bank financing and taxation. Measures taken by the PRC government to control money supply, credit availability and fixed assets also have a direct impact on our business and operating results. The PRC government may introduce initiatives which may affect our access to capital and the means by which we may finance our property development. Property market conditions experienced a significant deterioration in 2021, particularly in the second half of 2021. Persistent government tightening policies and deteriorating consumer sentiment have made it increasingly difficult for property developer to obtain financing and sell their property and for property purchasers to obtain mortgage financing, resulting in enormous pressure on property developers' short-term liquidity. These and other measures have affected the overall economy in China, with differing effects on various sectors.

In 2018, 2019 and 2020, in response to the rising property prices across the country, the PRC government announced new policies and adopted new measures to curtail speculation in the real estate market and imposed more stringent requirements on property developers. In 2016, GDP growth in China slowed down to 6.7% and the PRC government adopted different real estate control and stimulus policies in different cities with the goal of stabilizing property prices and continuing inventory clearance. See "Risk Factors — Risks Relating to Our Industry — Our operations are subject to extensive governmental regulations, and in particular, we are susceptible to changes in policies related to the real estate industry in the PRC and the PRC government may adopt further measures to slow down growth in the real estate sector" in this Offering Circular for more details on the relevant PRC laws and regulations. The new measures include, among other things, higher minimum down payment requirements, restrictions on purchase of properties and increases in bank lending rates for mortgage financings. Since a substantial portion of our customers depend on mortgage financing to purchase our properties, regulations or measures adopted by the PRC government that are intended to restrict the ability of purchasers to obtain mortgages, that limit their ability to resell their properties or that increase the cost of mortgage financing may decrease market demand for our properties and adversely affect our revenue. PRC regulatory measures in the real estate industry will continue to impact our business and operating results.

## **Ability to Acquire Quality Land at Reasonable Prices**

Our operating results and continued growth will depend on our ability to secure quality land at prices that can yield reasonable returns. Based on our current plans, we believe that our land reserves are sufficient for our property development requirements for the next few years. As the PRC economy continues to grow and demand for residential properties remains relatively strong, we expect that competition among property developers for land that is suitable for property development will remain intense. In addition, PRC governmental land supply policies and implementation measures may further intensify competition for land in China among property developers. For example, the statutory means of public tender, auction and listing-for-sale practice in respect of the grant of state-owned land use rights is likely to increase competition for development land and, consequently, increase land acquisition costs. Furthermore, in November 2009, the PRC government raised the minimum down payment of land premium to 50% and required that land premium be fully paid within one year after the signing of a land grant contract, subject to limited exceptions. These and future changes of policy may materially and adversely affect our cash flows and our ability to acquire suitable land for our operations.

## **Timing of Property Development**

Our operating results tend to fluctuate from period to period. The number of property developments that a developer can undertake during any particular period is limited by the substantial amount of capital required to fund land acquisitions and to pay construction costs, as well as by the supply of land and other factors. Property development may take many months, or sometimes years, before any pre-sale takes place and even longer to complete. According to our accounting policy for revenue recognition, although the pre-sale of a property generates positive cash flows for us in the period in which it is made, no revenue is recognized in respect of the sale of a property until its development has been completed and the property has been delivered to the purchaser. Since the delivery of our properties varies according to our construction timetable, our operating results may vary significantly from period to period.

## **Pre-sale**

Pre-sale constitutes one of the important sources of our operating cash flows during our project development process. PRC law allows us to pre-sell properties before their completion upon satisfaction of certain requirements and requires us to use the pre-sale proceeds to finance the relevant projects that are pre-sold. See “Business — Property Development — Sales and Marketing” for more details. The amount and timing of cash inflows from pre-sale are affected by a number of factors, including the development schedule of each of our projects, restrictions on pre-sale imposed by the PRC government, availability and affordability of mortgage financings for our purchasers, market demand for our properties subject to pre-sale and the number of our properties available for pre-sale. In addition, reduced cash flows from pre-sale of our properties will likely increase our reliance on external financing, which may increase our cost and may impact our ability to finance our continuing property developments.

## **Access to and Cost of Financing**

Property development requires substantial capital investments for land acquisition and construction, and it may take many months or years before positive cash flows can be generated. During 2018, 2019 and 2020 and the six months ended June 30, 2021, we financed our operations primarily through internally generated funds, bank borrowings, offshore credit facilities and net proceeds from our equity, senior notes, senior perpetual securities, convertible bonds and onshore bond offerings.

Our access to capital and cost of financing are affected by restrictions imposed from time to time by the PRC government on financings for property development, our ability to raise funding from the capital markets and the general economic environment. For bank loans, we are highly susceptible to any regulations or measures adopted by the PBOC that restrict bank lending, particularly those that restrict the ability of real estate developers to obtain financing. As commercial banks in the PRC link the interest rates on their loans to benchmark lending rates published by the PBOC, we expect that any increase in the benchmark lending rates will increase our borrowing costs generally. Property market conditions experienced a significant deterioration in 2021, particularly in the second half of 2021. Persistent government tightening policies and deteriorating consumer sentiment have made it increasingly difficult for property developer to obtain financing and sell their property and for property purchasers to obtain mortgage financing, resulting in enormous pressure on short-term liquidity condition of property developers including ourselves. Please refer to the section headed “Risk Factors — Risks Relating to our Business — Our profitability and results of operations are affected by changes in interest rates” for more details.

From time to time, we obtained secured and unsecured trust and other financings from a number of trust companies in the PRC. Compared to bank loans, such trust and other financings offer greater flexibility in terms of availability. While drawdowns on bank loans usually depend on actual construction progress, drawdowns on such financings may be made in full in one or multiple installments as agreed with the relevant lenders. However, financing costs under these trust arrangements are generally higher than those under bank loans. There is no guarantee that we will be able to enter into these arrangements, if needed, in the future at all or on favorable terms.

As of December 31, 2018, 2019 and 2020 and June 30, 2021, our outstanding total bank and other borrowings under IFRS (not including senior notes, the convertible bonds and onshore bonds) amounted to RMB49,903.6 million, RMB65,082.2 million, RMB61,561.2 million and RMB68,591.5 million (US\$10,623.5 million), respectively. As of June 30, 2021, our total indebtedness (including bank and other borrowings, onshore corporate bonds, convertible bonds and offshore senior notes) amounted to RMB110.7 billion (US\$17.1 billion). The effect of increases in interest rates on our financing costs would not be immediately apparent due to the capitalization of our borrowing costs in our consolidated financial statements. Upon completion of a property project and once the related properties have been delivered to buyers, the capitalized interest expenses on these properties will be recognized in the cost of sales in our consolidated statements of comprehensive income.

### **Location and Product Mix**

The location of our property projects and the type of properties are important factors affecting our operating results. We have in the past generated, and intend in the future to generate, revenue mainly from sales of properties and rental income. As a result, our operating results and the sources and amount of our cash generated from operations may vary significantly from period to period depending on the type and GFA of our completed properties that we sell or lease. Our operating results and cash flows will also vary depending on market demand at the time we sell or lease our properties, the selling prices for our property development projects, and the rental and occupancy rates of our investment properties, which depend on local market prices which, in turn, depend on local supply and demand conditions, as well as the type of properties being developed.

### **Price Volatility of Construction Materials**

A principal component of our cost of sales is construction costs. Historically, construction materials costs have been the primary driver of our construction costs. Construction costs fluctuate as a result of changes in the prices of key construction materials such as steel and cement. Construction costs have a direct effect on our gross margin.

Substantially all of the costs of construction materials have been accounted for as part of the contractor fees upon settlement with the relevant contractors. If the costs of construction materials increase beyond our expectation, the contractors may request to transfer such increase in costs to us by increasing their contractor fees. Our profitability may suffer if we cannot pass on any resulting increases in construction costs to our customers. Furthermore, as we typically pre-sell our properties prior to their completion, we may be unable to pass on any increases in costs to our customers if construction costs increase subsequent to such pre-sale.

### **Valuation of Our Investment Properties**

We retain ownership of a portion of the GFA of our commercial properties for lease. Our investment properties are stated at their fair value on our consolidated statements of financial position as non-current assets as of each financial position date on the basis of valuations by our independent property valuer. Gains arising from a change in fair value upon the transfer of properties held for sale to investment properties are accounted for as fair value gain upon such transfer. Gains or losses arising from changes in the fair value of our investment properties are accounted for as change in fair value of investment properties in our consolidated statements of comprehensive income. These gains or losses may have a substantial effect on our profits. The fair value of our investment properties are based on valuations of such properties conducted by our valuer, using property valuation techniques involving certain assumptions of market conditions. The fair value of our investment properties may have been higher or lower if the valuer had used a different set of bases or assumptions or if the valuation had been conducted by other qualified independent professional valuers using a different set of bases and assumptions. Investors should be aware that the fair value gains on investment properties included in our consolidated statements of comprehensive income reflect unrealized capital gains in the estimated fair value of our investment properties at the relevant reporting date and do not constitute profit generated from our operations or generate any actual cash inflow to us unless and until such investment properties are sold at or above such estimated values. Favorable or unfavorable changes in the assumptions of market conditions used by our valuer would result in changes to the fair value of our investment properties and corresponding adjustments to the amount of gains or losses reported in our consolidated statements of comprehensive income in the future. The amount of revaluation adjustments have been, and may continue to be, significantly affected by the prevailing property markets and may fluctuate. See “Risk Factors — Risks Relating to our Business — Our operating results include the change in fair value of our investment properties, which may fluctuate significantly over financial periods and may materially and adversely affect our business, financial condition and results of operations” for more details.

### **Fluctuation of Renminbi Exchange Rate**

We conduct our business primarily in Renminbi. We are exposed to foreign exchange rate risk relating to the portion of our bank deposits that we maintain in Hong Kong dollars and U.S. dollars and foreign currency-denominated obligations such as our offshore credit facilities, the August 2017 Perpetual Securities, the Existing Notes (other than the 2017 Notes which matured on January 23, 2022) and the Bonds. Since 2005, the PRC government has followed a policy under which the Renminbi is permitted to fluctuate within a narrow and managed band against a basket of certain foreign currencies. In 2007, the PBOC widened the floating band for the trading prices in the inter-bank foreign exchange market of the Renminbi against the U.S. dollar from 0.3% to 0.5% around the central parity rate. The floating band was further widened to 1.0% in 2012 and to 2.0% in 2014. These changes in currency policy resulted in the Renminbi appreciating against the U.S. dollar by approximately 33.0% from July 21, 2005 to December 31, 2014. However, in August 2015, the PBOC moved to devalue the Renminbi against the U.S. dollar and announced a policy change allowing a more market-based determination of the official fixing rate. Following such announcement, the Renminbi depreciated significantly against the U.S. dollar. In February 2017, the PBOC has adjusted its FX fixing formula, making adjustments to existing fixing model which was introduced in February 2016. In October 2016, RMB was formally

included in IMF's Special Drawing Rights basket. Renminbi has witnessed multiple fluctuation in past one year. As a result, we reported a net exchange loss of RMB575.4 million, RMB263.7 million in 2018, 2019 and recorded a net exchange gain of RMB858.6 million (US\$133.0 million) in 2020 and recorded a net exchange loss of RMB273.7 million in the six months ended June 30, 2020 and recorded a net exchange gain of RMB139.6 million (US\$21.6 million) in the six months ended June 30, 2021. The PRC government may take further actions that could cause future exchange rates to vary significantly from current or historical exchange rates. A depreciation in the Renminbi could adversely affect the value of any dividends we pay to our shareholders outside the PRC, require us to use more Renminbi funds to service the same amount of any foreign currency debt and materially and adversely affect our financial condition and results of operations. See "Risk Factors — Risks Relating to our Business — Our profitability and results of operations are affected by changes in foreign exchange rates."

## **CRITICAL ACCOUNTING POLICIES**

The discussion and analysis of our financial condition and operating results are based upon our consolidated financial statements as of and for the financial years ended December 31, 2018, 2019 and 2020, which have been prepared in accordance with IFRS. Our reported financial condition and operating results are sensitive to accounting methods, assumptions and estimates that underlie the preparation of the financial statements. We continually evaluate our estimates and assumptions and base them on historical experience and on various other factors that our directors believe to be relevant under the circumstances, the results of which form the basis for making judgments about the carrying values of assets and liabilities that are not readily apparent from other sources. Actual results typically differ from these estimates. The estimates and assumptions that may have a significant effect on the carrying amounts of assets and liabilities mainly include those related to property development activities.

The selection of critical accounting policies and the sensitivity of reported results to changes in conditions and assumptions are factors to be considered when reviewing our financial statements. Our directors believe that the following critical accounting policies are among those that involve the most significant judgments and estimates used in the preparation of our consolidated financial statements.

### **Revenue Recognition**

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods sold and services provided in the normal course of business, net of customer returns, rebates and other similar allowances.

Revenue is recognized when the amount of revenue can be reliably measured; when it is probable that future economic benefits will flow to our Group and when specific criteria have been met for each of our Group's activities, as described below.

Revenue from sale of properties in the ordinary course of business is recognized when all of the following criteria are satisfied:

- the significant risks and rewards of ownership of the properties are transferred to purchasers;
- neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the properties are retained;
- the amount of revenue can be measured reliably;
- it is probable that the economic benefits associated with the transaction will flow to us; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Deposits received from purchasers prior to meeting the above criteria for revenue recognition are included in the consolidated statements of financial position under current liabilities.

Rental income from operating leases is recognized on a straight-line basis over the term of the relevant lease.

Property management service income is recognized over the period in which the services are rendered. On July 15, 2016, we entered into an equity transfer agreement to sell our majority equity interest in Shanghai Yongsheng, which carried out our property management services. Upon completion of such sale, Shanghai Yongsheng's results of operations have no longer been consolidated into our financial statements.

Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to us and the amount of revenue can be measured reliably. Interest income from a financial asset is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Dividend income from investments is recognized when our rights to receive payment have been established (provided that it is probable that the economic benefits will flow to us and the amount of revenue can be measured reliably).

### **Construction Costs Estimation for Revenue Recognition**

Certain of our projects are divided into several phases according to their development and delivery plans. We recognize sales upon delivery of properties. Cost of sales including construction costs specific to the phases and common costs allocable to the phases are calculated based on management's best estimation of the total development costs for the whole project and the allocation to each phase at the time when the properties are delivered.

### **Properties under Development for Sale**

When the leasehold land and buildings are in the course of development for sale, the leasehold land component is amortized over a straight-line basis over the lease term. During the construction period, the amortization charge provided for the leasehold land is included as part of the costs of properties under development. Properties under development which are intended to be held for own use or their investment potential are classified as non-current assets. Properties under development which are intended to be held for sale are classified as current assets and carried at the lower of cost and net realizable value.

### **Properties Held for Sale**

Properties held for sale are stated at the lower of cost and net realizable value. Cost includes the costs of land, development expenditure incurred and, where appropriate, borrowing costs capitalized. Net realizable value is determined based on prevailing market conditions.

### **Investment Properties**

Investment properties are properties held to earn rentals and/or for capital appreciation (including properties under construction for such purposes). Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at their fair values using the fair value model. Gains or losses arising from changes in the fair value of investment property are included in profit or loss for the period in which they arise.



Construction costs incurred for investment properties under construction are capitalized as part of the carrying amount of the investment properties under construction.

An investment property is derecognized upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the profit or loss in the period in which the item is derecognized.

## **Taxation**

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year/period. Taxable profit differs from profit before tax as reported in the consolidated statements of comprehensive income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. Our liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the consolidated statements of financial position and the corresponding tax base used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognized for all taxable temporary differences and deferred tax assets are recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilized. Such assets and liabilities are not recognized if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognized for taxable temporary differences arising on investments in subsidiaries, except where we are able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments are only recognized to the extent that it is probable that there will be sufficient taxable profits against which to utilize the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realized, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which we expect, at the end of the reporting period, to recover or settle the carrying amount of our assets and liabilities.

Current and deferred taxation are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case the current and deferred taxation is also recognized in other comprehensive income or directly in equity respectively.



For the purposes of measuring deferred tax liabilities or deferred tax assets for investment properties that are measured using the fair value model the carrying amount of such properties are presumed to be recovered entirely through sale unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within our business model, the business objective of which is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

### **Share-Based Payment Transactions**

The fair value of services received determined by reference to the fair value of shares granted at the grant date is expensed on a straight-line basis over the vesting period with a corresponding increase in reserve.

At the end of each reporting period, we revise our estimates of the number of shares that are expected to ultimately vest. The impact of the revision of the original estimates during the vesting period, if any, is recognized in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to reserve.

When share options are exercised, the amount previously recognized in share option reserve will be transferred to share premium. When the share options are forfeited after the vesting date or are still not exercised at the expiry date, the amount previously recognized in share option reserve will be transferred to retained profits.

### **Borrowing Costs**

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets are capitalized as part of the cost of those assets. Capitalization of such borrowing costs ceases when the assets are substantially ready for their intended use or sale. Investment income earned from temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from borrowing costs eligible for capitalization.

All other borrowing costs are recognized in profit or loss in the period in which they are incurred.

### **Valuation of Trust and Other Loans Related Derivatives**

The fair value of trust and other loans related financial derivative instruments is calculated using the Monte Carlo simulation by considering a number of parameters including volatility, credit spread, risk-free rates, property selling prices of the project, the property development plan estimated by management and maturity dates determined by the terms of the relevant agreements and the property sale plan estimated by management.

Where the actual future market data or property development plans vary, a material adjustment on the fair values of trust and other loans related derivatives may arise. When estimating the fair value of these derivatives with reference to a valuation report from an independent appraiser, we have exercised our judgment and are satisfied that the method of valuation is reflective of current market conditions and our best estimation of the relevant property development plans.

### **LAT**

We are subject to LAT in the PRC. However, the rules and regulations relating to assessable rates, the deductibility of certain expenses and the collection and settlement of LAT may vary among different tax jurisdictions in various provinces and cities of the PRC and certain of our projects have not finalized their LAT calculations with any local tax authorities in the PRC. Accordingly, significant judgment is required in determining the amount of land appreciation and its related income tax provisions. We

recognized the LAT based on management's best estimates. The final tax outcome could be different from the amounts that were initially recorded, and these differences will impact the income tax expense and the related income tax provisions in the periods in which such tax is finalized with local tax authorities.

## CERTAIN KEY ITEMS AFFECTING OUR CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

### Revenue

Our revenue represents income recognized from sales of properties, rental income from the leasing of investment properties and other properties, and income received from property management and related services. On July 15, 2016, we entered into an equity transfer agreement to sell our majority equity interest in Shanghai Yongsheng, which carried out our property management services. Upon completion of such sale, Shanghai Yongsheng's results of operations have no longer been consolidated into our financial statements. On May 29, 2020, we entered into a share sale and purchase agreement to purchase 76,820,000 ordinary share(s) in the share capital of Ever Sunshine Lifestyle at a consideration of HK\$782,795,800. In late June 2020, the share acquisition under the agreement was completed. We have dominant control over Ever Sunshine Lifestyle Services and it is accounted for as a subsidiary of our Group.

The following table sets out the breakdown of our revenue by business segments and their percentage of total revenue for the periods indicated.

	For the year ended December 31,							For the six months ended June 30,					
	2018		2019		2020			2020		2021			
	RMB'000	%	RMB'000	%	RMB'000	US\$'000		RMB'000	%	RMB'000	US\$'000	%	
			(restated)			(unaudited)		(unaudited)		(unaudited)			
Sales of properties . . . . .	39,014,007	92.1	50,644,448	89.7	64,320,123	9,961,919	89.6	19,388,371	84.2	31,939,440	4,946,789	87.8	
Rental income . . . . .	236,978	0.6	578,313	1	590,449	91,449	0.8	218,673	0.9	390,737	60,517	1.1	
Property management income . . . . .	—	—	1,639,801	2.9	2,668,279	413,264	3.7	1,175,857	5.1	1,824,807	282,627	5.0	
Project management and other property related service income . . . . .	3,116,662	7.3	3,588,541	6.4	4,219,812	653,566	5.9	2,239,449	9.8	2,218,365	343,581	6.1	
Total . . . . .	42,367,647	100.0	56,451,103	100	71,798,663	11,120,198	100	23,022,350	100.0	36,373,349	5,633,514	100.0	

### Sales of Properties

Revenue recognized from the sale of properties represents consideration received or receivable, net of discounts allowed, from sales of our properties held for sale in a given period. We expect that income from sales of properties will continue to account for the substantial majority of our total revenue in the future.

As income from sales of properties constitutes substantially all of our revenue, our operating results for a given period are dependent upon the type and GFA of properties we have delivered during that period, the market demand for those properties and the price we obtained from the pre-sale or sale of the properties. Conditions in the property markets in which we operate change from period to period and are affected significantly by the general economic, political and regulatory developments in the PRC, particularly in the cities in which we operate.

Consistent with industry practice, we typically enter into sales contracts with purchasers while the properties are still under development but after satisfying the conditions for pre-sale in accordance with PRC laws and regulations. Please refer to the section headed "Business — Property Development — Sales and Marketing" for more details. Before the criteria for the recognition of sales of properties are met, payments received from purchasers are recorded as receipt in advance from property sales, which is included in current liabilities. Please refer to "— Critical Accounting Policies — Revenue recognition" for more details.

The following table sets out the breakdown of our revenue recognized from sales of properties by city and region for the periods indicated.

	For the six months ended June 30,											
	2018		2019		2020			2020		2021		
	RMB'000	%	RMB'000	%	RMB'000	US\$'000	%	RMB'000	%	RMB'000	US\$'000	%
					(unaudited)	(unaudited)		(unaudited)		(unaudited)	(unaudited)	
<b>The Yangtze River Delta Region:</b>												
Shanghai	2,520,693	6.5	4,124,376	8.1	624,979	96,797	1.0	488,780	2.5	2,392,832	370,602	7.5
Suzhou	9,496,422	24.3	6,970,178	13.8	2,931,571	454,043	4.6	1,063,620	5.5	4,843,130	750,105	15.2
Wenzhou	—	—	4,488,288	8.9	2,525,558	391,159	3.9	79,465	0.4	—	—	—
Hangzhou	5,986,401	15.3	22,639	*	3,167,066	490,516	4.9	—	—	3,577,776	554,127	11.2
Hefei	33,304	0.1	4,546,833	9.0	2,148,957	332,831	3.3	170,926	0.9	878,106	136,001	2.7
Zhenjiang	53,606	0.1	4,042	*	—	—	—	—	—	—	—	—
Jiaxing	62,667	0.2	2,439,773	4.8	2,344,968	363,189	3.7	699,569	3.6	62,891	9,741	0.2
Nanjing	2,757,606	7.1	43,430	0.1	1,304	202	*	—	—	—	—	—
Ningbo	1,409,671	3.6	1,989,707	3.9	118,664	18,379	0.2	—	—	1,074,930	166,485	3.4
Nanchang	—	—	363,114	0.7	—	—	—	—	—	—	—	—
Jiangyin	—	—	—	—	2,244,580	347,641	3.5	1,535,759	7.9	—	—	—
Quzhou	—	—	—	—	1,876,082	290,568	2.9	1,211,343	6.3	78,060	12,090	0.2
Changzhou	—	—	—	—	1,477,011	228,760	2.3	—	—	2,032,684	314,823	6.4
Taizhou	—	—	—	—	737,596	114,239	1.1	—	—	—	—	—
Xuzhou	—	—	—	—	956,914	148,207	1.5	—	—	491,319	76,096	1.5
Wuxi	—	—	—	—	1,003,925	155,488	1.6	—	—	785,901	121,721	2.5
<b>Sub-total</b>	<b>22,320,370</b>	<b>57.2</b>	<b>24,992,380</b>	<b>49.3</b>	<b>22,159,175</b>	<b>3,432,019</b>	<b>34.5</b>	<b>5,249,462</b>	<b>27.1</b>	<b>16,217,629</b>	<b>2,511,791</b>	<b>50.8</b>
<b>The Pan Bohai Rim:</b>												
Beijing	53,697	0.1	—	—	1,092	169	*	—	—	3,203,900	496,221	10.0
Langfang	10,730	*	1,912	*	—	—	—	—	—	—	—	—
Shenyang	2,503,035	6.4	4,175,388	8.2	3,314,321	513,323	5.2	624,083	3.2	904,306	140,059	2.8
Tianjin	3,197,075	8.2	30,685	0.1	335,328	51,936	0.5	—	—	1,095,877	169,730	3.4
Linyi	—	—	821,346	1.6	4,033,085	624,645	6.3	1,518,511	7.8	1,159,143	179,528	3.6
Jinan	993,061	2.5	1,648,493	3.3	797,893	123,578	1.2	197,345	1.0	—	—	—
Qingdao	3,931,874	10.1	5,396,870	10.7	4,198,853	650,320	6.5	2,319,598	12.0	1,135,893	175,927	3.6
Zibo	—	—	472,366	0.9	10,070	1,560	*	—	—	1,020,553	158,064	3.2
Dalian	—	—	126,385	0.3	284,488	44,062	0.4	65,270	0.3	—	—	—
Weifang	—	—	—	—	1,444,818	223,774	2.3	785,507	4.1	—	—	—
Shijiazhuang	—	—	—	—	576,028	89,215	0.9	—	—	164,482	25,475	0.5
Jining	—	—	—	—	574,860	89,034	0.9	590,373	3.0	—	—	—
<b>Sub total</b>	<b>10,689,472</b>	<b>27.3</b>	<b>12,673,445</b>	<b>25.1</b>	<b>15,570,836</b>	<b>2,411,616</b>	<b>24.2</b>	<b>6,100,687</b>	<b>31.4</b>	<b>8,684,154</b>	<b>1,345,004</b>	<b>27.1</b>
<b>The Central Western Region:</b>												
Wuhan	1,423,858	3.6	2,292,751	4.5	7,564,539	1,171,598	11.8	57,599	0.3	576,660	89,313	1.8
Chongqing	1,585,112	4.1	2,200,978	4.4	1,763,305	273,101	2.7	809,272	4.2	442,842	68,587	1.4
Changsha	611,252	1.6	1,794,686	3.5	1,437,055	222,571	2.2	1,389,928	7.2	949,050	146,989	3.0
Chengdu	—	—	—	—	1,530,332	237,018	2.4	—	—	998,369	154,628	3.1
Guiyang	—	—	—	—	740,218	114,645	1.2	—	—	—	—	—
Kunming	—	—	—	—	664,551	102,926	1.0	—	—	735,859	113,970	2.3
Xi'an	584,031	1.5	261,998	0.5	3,993,105	618,453	6.2	1,283,883	6.6	—	—	—
Meishan	—	—	—	—	—	—	—	—	—	530,906	82,227	1.7
<b>Sub total</b>	<b>4,204,253</b>	<b>10.8</b>	<b>6,550,413</b>	<b>12.9</b>	<b>17,693,105</b>	<b>2,740,312</b>	<b>27.5</b>	<b>3,540,682</b>	<b>18.3</b>	<b>4,233,686</b>	<b>655,714</b>	<b>13.3</b>
<b>The South China Region:</b>												
Foshan	566,731	1.5	4,053,168	8.0	1,960,487	303,641	3.1	1,766,904	9.1	92,963	14,398	0.3
Fuzhou	—	—	—	—	1,143,825	177,156	1.8	—	—	1,837,196	284,545	5.8
Dongguan	—	—	56,048	0.1	1,370,862	212,319	2.1	377,339	1.9	—	—	—
Nanning	—	—	710,095	1.4	670,349	103,824	1.0	667,934	3.4	—	—	—
Jiangmen	—	—	—	—	88,959	13,778	0.1	—	—	—	—	—
Hong Kong	—	—	—	—	1,563,660	242,180	2.4	1,618,768	8.4	—	—	—
Zhangzhou	—	—	—	—	—	—	—	—	—	680,393	105,379	2.1
<b>Sub total</b>	<b>566,731</b>	<b>1.5</b>	<b>4,819,311</b>	<b>9.5</b>	<b>6,798,142</b>	<b>1,052,898</b>	<b>10.6</b>	<b>4,430,945</b>	<b>22.8</b>	<b>2,610,552</b>	<b>404,322</b>	<b>8.2</b>
<b>Other</b>	<b>1,233,181</b>	<b>3.2</b>	<b>1,608,899</b>	<b>3.2</b>	<b>2,024,817</b>	<b>313,604</b>	<b>3.2</b>	<b>66,595</b>	<b>0.4</b>	<b>193,419</b>	<b>29,957</b>	<b>0.6</b>
<b>Total</b>	<b>39,014,007</b>	<b>100.0</b>	<b>50,644,448</b>	<b>100.0</b>	<b>64,246,075</b>	<b>9,950,449</b>	<b>100.0</b>	<b>19,388,371</b>	<b>100.0</b>	<b>31,939,440</b>	<b>4,946,788</b>	<b>100.0</b>

\* less than 0.1%

### ***Rental Income***

Our rental income includes recurring revenue from the leasing of our investment properties and other properties. Fluctuations in our rental income are primarily due to the addition and removal of these properties upon sale from time to time. Our rental income is recognized on a straight-line basis over the relevant lease period.

### ***Property Management Income***

Our property management income represents income generated from property management services we provide to the owners of our residential and commercial properties. This income is recognized over the period when our property management services are rendered. On July 15, 2016, we entered into an equity transfer agreement to sell our majority equity interest in Shanghai Yongsheng, which carried out our property management services. Upon the completion of such sale, Shanghai Yongsheng's results of operations, which represent all of our property management income for 2015 and 2016, have no longer been consolidated into our financial statements.

### ***Project Management and Other Property Related Service Income***

We also generate project management and other property related service income from provision of property related consultancy services to our customers. This income is typically project-based and is recognized when the services are rendered.

### ***Cost of Sales and Services***

Cost of sales comprises primarily the costs we incur directly in relation to our property development activities, which include construction costs, land acquisition costs and capitalized borrowing costs. Cost of services includes other business costs incurred in relation to our property rental, property management and other property related services as well as sales related taxes. On July 15, 2016, we entered into an equity transfer agreement to sell our majority equity interest in Shanghai Yongsheng, which carried out our property management services. Shanghai Yongsheng's results of operations represented all of our cost services in relation to our property management services for 2015 and 2016. Upon completion of such sale, Shanghai Yongsheng's results of operations have no longer been consolidated into our financial statements.

### ***Cost of Property Sales***

Cost of property sales includes construction costs, land acquisition costs and capitalized borrowing costs. We recognize the cost of property sales for a given period to the extent that revenue from such properties has been recognized in such period. Prior to their completion, properties under development are included in our consolidated statements of financial position carried at the lower of cost and net realizable value.

### ***Construction costs***

Construction costs include all of the costs for the design and construction of a project, including payments to third-party contractors and designers and cost of construction materials. Our construction costs are affected by a number of factors such as changes in construction labor costs and construction materials costs (particularly steel and cement), location and types of properties, choice of materials, landscaping and investments in ancillary facilities.

### *Land acquisition costs*

Land acquisition costs represent costs relating to the acquisition of the rights to occupy, use and develop land, and primarily include land premiums incurred in connection with land grants from the PRC government or land obtained in the secondary market by transfer, cooperative arrangement, corporate acquisition or otherwise. Our land acquisition costs are influenced by a number of factors, including location of property projects, timing of acquisitions and a project's plot ratios. Land acquisition costs are also affected by our method of acquisition, whether by PRC government-organized tenders, auctions or listings-for-sale, through private sale transactions and cooperative agreements with third parties in the secondary market or through the acquisition of other companies that hold land use rights. We may also be required to pay demolition and resettlement costs. Our land acquisition costs are also subject to changes in PRC government policies and regulations.

### *Capitalized borrowing costs*

We capitalize a portion of our cost of bank and other borrowings (including interest expense) to the extent that such cost is directly attributable to the acquisition, construction or production of a particular property project. Fluctuations in the amount and timing of capitalization from period to period may also affect our finance costs.

### ***Cost of Rental Income, Property Management Services and Project Management and Other Property Related Services***

Cost of rental income primarily includes the maintenance costs for our leased properties as well as fees and costs associated with the management of our leased properties. Cost of rental income is recognized when such costs are incurred.

Cost of property management services primarily includes staff costs associated with our property management companies and other costs associated with the management of the properties that we have developed. On July 15, 2016, we entered into an equity transfer agreement to sell our majority equity interest in Shanghai Yongsheng, which carried out our property management services. Shanghai Yongsheng's results of operations represented all of our cost services in relation to our property management services for 2015 and 2016. Upon completion of such sale, Shanghai Yongsheng's results of operations have no longer been consolidated into our financial statements.

Cost of project management and other property related services primarily includes direct costs associated with the provision of these services.

### ***Sales Related Taxes***

Sales related taxes include business tax, municipal maintenance tax, education surcharge and other local taxes which are payable by us in connection with our property development activities.

### **Gross Profit**

Gross profit represents revenue less cost of sales. Gross profit margin is calculated by dividing gross profit by revenue.

### **Other Income, Gains and Losses**

Other income, gains and losses primarily comprise loss on early redemption of senior notes, change in fair value of derivative financial instrument, gain on remeasurement, gain from business combinations, gain on disposal of prepaid lease payments, gain or loss on disposal of subsidiaries, gain on disposal of a joint venture, government grants (which are non-recurring in nature and represent

government incentives which may be available to corporate investing in the relevant city or district), interest income, forfeited deposits from purchasers resulting from cancelled contracted sales, sundry income, dividend income from available-for-sale investments, net exchange losses and others.

### **Change in Fair Value Gain on Investment Properties**

Investment properties are interests in land and buildings held to earn recurring income. Investment properties are stated at their fair value on each financial position date.

Gains or losses arising from changes in the fair values of investment properties are included in our consolidated statements of comprehensive income in the period in which they arise. Based on our valuer's valuation, we recognized the aggregate fair market value of our investment properties on our consolidated statements of financial position, recognized fair value gains or losses on investment properties on our consolidated statements of comprehensive income and recognized the relevant deferred tax under tax expenses on our consolidated statements of comprehensive income.

The fair value of each of our investment properties is likely to fluctuate from time to time and the fair value of our investment properties may decrease in the future. Any such decrease in the fair value of our investment properties would reduce our profits.

The increases or decreases in the fair value of our investment properties were generally in line with the appreciation or depreciation, as the case may be, of land and/or buildings in comparable city areas where our relevant investment properties are located.

### **Selling and Marketing Expenses**

Selling and marketing expenses primarily include commissions, advertising expenses, salaries of sales staff and other promotional expenses. Our selling and marketing expenses in any period are affected by the number of new projects launched in that period.

### **Administrative Expenses**

Administrative expenses primarily include salaries and benefits for our personnel (other than selling and marketing personnel), auditing expenses, travel expenses, general office expenses and other miscellaneous expenses. Our administrative expenses generally increase with our principal business activities and our geographical coverage as well as the number of property projects being undertaken by us.

### **Share of Results of Joint Ventures and Associates**

We account for our joint ventures and associates using the equity method of accounting and, accordingly, we recorded share of results of joint ventures and associates on our consolidated statements of comprehensive income, which includes share of exchange losses relating to effects of depreciation of the Renminbi during the relevant period and share of gain in the fair value of investment properties under construction.

### **Finance Costs**

Finance costs primarily consist of interest expenses for bank and other borrowings net of capitalized interest relating to properties under development. Interest costs which are not related to a project cannot be capitalized. As a result, our finance costs may fluctuate from period to period depending on the level of interest costs that are capitalized within the reporting period as well as the amount of outstanding principal and interest rates.

## Income Tax Expense

Our income tax expense for a given period includes payments and provisions made for EIT and LAT during the period. Fluctuations in our effective tax rate from period to period are primarily due to changes in our effective rates of EIT and LAT. In 2018, 2019 and 2020 and the six months ended June 30, 2020 and 2021, our effective tax rate (calculated as income tax expense divided by profit before taxation) was 37.1%, 33.2%, 26.4%, 25.3% and 23.9%, respectively.

### *EIT*

We, through our PRC subsidiaries, are subject to EIT in China. Under the EIT Law and EIT Rules, a uniform 25% enterprise income tax rate is generally applied to both foreign-invested enterprises and domestic enterprises, except where a special preferential rate applies. A portion of our EIT consists of deferred tax.

As approved by various competent tax bureaus, certain of our PRC subsidiaries are subject to the statutory tax rate of 25% on their respective deemed taxable income in accordance with the prescribed tax calculation method pursuant to the applicable PRC tax regulations.

### *LAT*

Under PRC laws and regulations, our PRC subsidiaries that are engaged in the property development business are subject to LAT as determined by the local authorities in the location in which each project is located. All income from the transfer of State-owned land use rights, buildings and their attached facilities in the PRC is subject to LAT at progressive rates ranging from 30% to 60% of the appreciation value as defined in the relevant tax laws. Certain exemptions are available for the sale of ordinary residential properties if the appreciation values do not exceed 20% of the total deductible items (as defined in the relevant tax laws). Sales of commercial properties are not eligible for such exemptions. Whether a property qualifies for the ordinary residential property exemption is determined by the local government. Historically, sales of higher-end properties and commercial properties had higher appreciation values, and were therefore generally subject to higher LAT rates. On December 28, 2006, the SAT issued the Notice on the Settlement Management of Land Appreciation Tax on Real Estate Enterprises 《關於房地產開發企業土地增值稅清算管理有關問題的通知》, which took effect on February 1, 2007 and has been amended on June 15, 2018. Such notice provides further clarifications to the settlement of LAT. Local provincial tax authorities can formulate their own implementation rules according to the notice and local situations. On May 12, 2009, the SAT issued the Regulations of Land Appreciation Tax Settlement Administration 《土地增值稅清算管理規程》 effective on June 1, 2009, which further clarifies the specific conditions and procedures for the settlement of LAT. On May 25, 2010, the SAT published the Circular on Strengthening the Collection and Administration of Land Appreciation Tax 《關於加強土地增值稅徵管工作的通知》 to require all local governments to formulate the tax rate and strengthen provisional LAT taxation. According to this circular, the provisional LAT rate of provinces in the eastern region shall not be lower than 2%, while the provinces in middle and northeastern region shall not be lower than 1.5% and the provinces in western region shall not be lower than 1%. The local governments shall determine the provisional LAT rate applicable to different types of real estate. We estimate and make provisions for the full amount of applicable LAT in accordance with the requirements set out in the relevant PRC tax laws and regulations, but only prepay 1.0% to 5.0% of the pre-sale proceeds each year as required by the local tax authorities under prevailing market practice. In 2018, 2019 and 2020 and the six months ended June 30, 2020 and 2021, we made provisions for LAT in the amount of approximately RMB3,676.5 million, RMB2,631.6 million, RMB1,836.3 million, RMB506.8 million and RMB89.9 million (US\$13.9 million), respectively, and made actual LAT payments of approximately RMB1,027.3 million, RMB1,778.0 million, RMB2,316.6 million, RMB1,304.4 million and RMB2,710.6 million (US\$419.8 million), respectively.



## Hong Kong Profits Tax

No provision for Hong Kong profits tax was made in 2018, 2019 and 2020 and the six months ended June 30, 2020 and 2021, as we did not generate any assessable profits arising in Hong Kong during such period.

## Cayman Islands Tax

The Cayman Islands currently levy no taxes on individuals or corporations based upon profits, income, gains or appreciations and there is no taxation in the nature of inheritance tax or estate duty.

## SUMMARY CONSOLIDATED FINANCIAL INFORMATION

The following table sets out, for the periods indicated, certain items derived from our consolidated statements of comprehensive income.

	For the year ended December 31,				For the six months ended June 30,		
	2018	2019 <sup>(1)</sup>	2020		2020	2021	
	RMB'000	RMB'000 (restated)	RMB'000	US\$'000 (unaudited)	RMB'000 (unaudited)	RMB'000 (unaudited)	US\$'000 (unaudited)
Revenue . . . . .	42,367,647	56,451,103	71,798,663	11,120,197	23,022,350	36,373,349	5,633,514
Cost of sales and services . . . . .	(31,754,818)	(42,334,889)	(56,189,600)	(8,702,661)	(17,121,271)	(28,848,212)	(4,468,019)
<b>Gross profit . . . . .</b>	<b>10,612,829</b>	<b>14,116,214</b>	<b>15,609,063</b>	<b>2,417,536</b>	<b>5,901,079</b>	<b>7,525,137</b>	<b>1,165,495</b>
Other income, gains and losses . . . . .	2,065,884	1,469,636	3,173,369	491,492	1,065,570	1,700,041	263,303
Change in fair value of investment properties . . . . .	106,385	200,659	940,585	145,678	427,580	299,246	46,347
Selling and marketing expenses . . . . .	(1,153,089)	(1,579,990)	(2,067,375)	(320,196)	(674,209)	(1,167,837)	(180,875)
Administrative expenses . . . . .	(2,121,731)	(3,148,306)	(2,946,420)	(456,342)	(1,328,590)	(1,739,493)	(269,413)
Share of results of joint ventures . . . . .	725,068	1,984,710	968,468	149,997	951,334	201,764	31,249
Share of results of associates . . . . .	1,450,388	1,522,961	1,159,501	179,584	291,441	453,154	70,185
Finance costs . . . . .	(368,741)	(729,158)	(667,424)	(103,371)	(291,654)	(225,964)	(34,997)
<b>Profit before taxation . . . . .</b>	<b>11,316,993</b>	<b>13,836,726</b>	<b>16,169,767</b>	<b>2,504,378</b>	<b>6,342,551</b>	<b>7,046,048</b>	<b>1,091,294</b>
Income tax expense . . . . .	(4,198,668)	(4,594,879)	(4,274,234)	(661,995)	(1,606,022)	(1,682,673)	(260,613)
Profit for the year/period . . . . .	7,118,325	9,241,847	11,895,533	1,842,383	4,736,529	5,363,375	830,681
Other comprehensive (expense)/income . . . . .	312,479	(28,629)	(148,906)	(23,063)	(101,402)	(94,474)	(14,632)
<b>Profit and total comprehensive income for the year/period . . . . .</b>	<b>7,430,804</b>	<b>9,213,218</b>	<b>11,746,627</b>	<b>1,819,320</b>	<b>4,635,127</b>	<b>5,268,901</b>	<b>816,049</b>
Attributable to:							
Equity owners of the Company . . . . .	5,721,470	6,414,676	7,882,989	1,220,920	3,267,404	3,508,046	543,327
Owners of perpetual capital instruments . . . . .	215,078	221,817	229,627	35,564	114,078	66,797	10,346
Non-controlling interests . . . . .	1,494,256	2,576,725	3,634,011	562,836	1,253,645	1,694,058	262,376
Total comprehensive income for the year/period . . . . .	7,430,804	9,213,218	11,746,627	1,819,320	4,635,127	5,268,901	816,049

Note:

- (1) Restatement have been made to include the assets and liabilities of the companies comprising the Ever Sunshine Group as if the current group structure had been in existence as at December 31, 2019 and January 1, 2019.

Excluding effects from fair value gains/losses, net exchange loss/gain, expenses relating to share option grants, loss on early redemption of senior notes, and share of fair value gains/losses and net exchange loss/gain at joint ventures and associated companies, our core net profit and total comprehensive income and core net profit attributable to our equity owners for the years/periods indicated are set out in the table below. For details, please see notes (3) and (4) in the section entitled “Summary Consolidated Financial and Other Data.”

	For the year ended December 31,				For the six months ended June 30,		
	2018	2019	2020		2020	2021	
	RMB' million	RMB' million (restated)	RMB' million	US\$' million (unaudited)	RMB' million (unaudited)	RMB' million (unaudited)	US\$' million (unaudited)
Core net profit and total comprehensive income for the year/period <sup>(3)</sup> . . . . .	8,483.6	10,492.4	12,410.4	1,922.1	4,705.4	5,060.1	783.7
Core net profit attributable to equity owners of the Company for the year/period <sup>(4)</sup> . . . . .	5,335.6	6,903.3	8,026.0	1,243.1	3,194.0	3,345.9	518.2

### Six Months Ended June 30, 2021 Compared to Six Months Ended June 30, 2020

#### Revenue

Our revenue increased by RMB13,350.9 million, or 58.0%, to RMB36,373.3 million (US\$5,633.5 million) for the six months ended June 30, 2021, from RMB23,022.4 million for the same period in 2020, primarily due to the increase in revenue from sales of properties.

- *Sales of properties.* Revenue recognized from sales of property increased by RMB12,551.0 million, or 64.7%, to RMB31,939.4 million (US\$4,946.8 million) for the six months ended June 30, 2021, from RMB19,388.4 million for the same period in 2020, primarily due to the increase in GFA of properties delivered.

The following table sets out the breakdown of our revenue recognized from sales of properties, the total GFA delivered and recognized ASP by city for the the six months ended June 30, 2020 and 2021, respectively.

	Recognised revenue from sale of properties		% of recognised revenue from sale of properties		Total GFA delivered		Recognised ASP	
	(RMB'000)		(%)		(sq.m.)		(RMB/sq.m.)	
	2021	2020	2021	2020	2021	2020	2021	2020
Suzhou	4,843,130	1,063,620	15.2	5.5	232,947	44,850	20,791	23,715
Hangzhou	3,577,776	—	11.2	—	134,163	—	26,667	—
Beijing	3,203,900	—	10.0	—	65,483	—	48,927	—
Shanghai	2,392,832	488,780	7.5	2.5	54,322	26,174	44,049	18,674
Changzhou	2,032,684	—	6.4	—	125,704	—	16,170	—
Fuzhou	1,837,196	—	5.8	—	112,450	—	16,338	—
Linyi	1,159,143	1,518,511	3.6	7.8	112,157	148,695	10,335	10,212
Qingdao	1,135,893	2,319,598	3.6	12.0	106,169	158,513	10,699	14,633
Tianjin	1,095,877	—	3.4	—	95,347	—	11,494	—
Ningbo	1,074,930	—	3.4	—	93,435	—	11,505	—
Zibo	1,020,553	—	3.2	—	99,270	—	10,281	—
Chengdu	998,369	—	3.1	—	82,220	—	12,143	—
Changsha	949,050	1,389,928	3.0	7.2	125,827	168,439	7,542	8,252
Shenyang	904,306	624,083	2.8	3.2	61,845	30,070	14,622	20,754
Hefei	878,106	170,926	2.7	0.9	70,023	9,153	12,540	18,674
Wuxi	785,901	—	2.5	—	38,150	—	20,600	—
Kunming	735,859	—	2.3	—	87,575	—	8,403	—
Zhangzhou	680,393	—	2.1	—	43,345	—	15,697	—
Wuhan	576,660	57,599	1.8	0.3	47,800	2,188	12,064	26,325
Meishan	530,906	—	1.7	—	84,264	—	6,301	—
Xuzhou	491,319	—	1.5	—	46,533	—	10,559	—
Chongqing	442,842	809,272	1.4	4.2	32,712	71,602	13,538	11,302
Shijiazhuang	164,482	—	0.5	—	13,569	—	12,122	—
Foshan	92,963	1,766,904	0.3	9.1	14,079	136,817	6,603	12,914
Quzhou	78,060	1,211,343	0.2	6.3	5,080	80,514	15,366	15,045
Jiaxing	62,891	699,569	0.2	3.6	3,592	42,906	17,509	16,305
Dongguan	—	377,339	—	1.9	—	18,008	—	20,954
Dalian	—	65,270	—	0.3	—	2,261	—	28,868
Xi'an	—	1,283,883	—	6.6	—	103,556	—	12,398
Weifang	—	785,507	—	4.1	—	63,244	—	12,420
Jining	—	590,373	—	3.0	—	57,460	—	10,275
Wenzhou	—	79,465	—	0.4	—	5,894	—	13,482
Nanning	—	667,934	—	3.4	—	59,742	—	11,180
Jinan	—	197,345	—	1.0	—	11,692	—	16,879
Hong Kong	—	1,618,768	—	8.4	—	2,450	—	660,722
Jiangyin	—	1,535,759	—	7.9	—	108,010	—	14,219
Others	193,419	66,595	0.6	0.4	12,312	3,106	15,710	21,441
Total	31,939,440	19,388,371	100.0	100.0	2,000,373	1,355,344	15,967	14,305

\* Less than 0.1%

- *Rental income.* Our rental income increased by RMB172.0 million, or 78.7%, to RMB390.7 million (US\$60.5 million) for the six months ended June 30, 2021, from RMB218.7 million for the same period in 2020, primarily attributable to the new rental income from Wukesong Arena.
- *Property management income.* Our property management income increased by 55.2% to RMB1,824.8 million (US\$282.6 million) for the six months ended June 30, 2021, from RMB1,175.9 million for the same period in 2020, primarily due to the significant increase in the number of properties under management.

- *Project management and other property related service income.* Our revenue generated from project management and other property related service income decreased by RMB21.0 million, or 0.9%, to RMB2,218.4 million (US\$343.6 million) for the six months ended June 30, 2021, from RMB2,239.4 million for the same period in 2020.

#### ***Cost of sales***

Our cost of sales increased by RMB11,726.9 million, or 68.5%, to RMB28,848.2 million (US\$4,468.0 million) for the six months ended June 30, 2021, from RMB17,121.3 million for the same period in 2020.

#### ***Gross profit and gross profit margin***

Our gross profit increased by 27.5% to RMB7,525.1 million (US\$1,165.5 million) for the six months ended June 30, 2021, from RMB5,901.1 million for the same period in 2020. Our gross profit margin was 20.7% for the six months ended June 30, 2021, compared to 25.6% for the same period in 2020. We sustained our profit margins in the six months ended June 30, 2021 mainly because of reasonable profitability for property projects delivered, reasonable land costs, low finance cost as well as product premium achieved through improving quality and brand.

#### ***Other Income, Gains and Losses***

We recognized other income and gains of RMB1,700.0 million (US\$263.3 million) for the six months ended June 30, 2021, as compared to other income and gains of RMB1,065.6 million in the same period in 2020, the increase was primarily due to the change in fair value of financial assets of FVTPL and the gains realized from disposal of joint ventures.

#### ***Change in fair value of investment properties***

During the six months ended June 30, 2021, we recognized a fair value gain on investment properties of approximately RMB299.2 million (US\$46.3 million) as compared to a fair value gain on investment properties in the same period in 2020 of RMB427.6 million.

#### ***Selling and marketing expenses***

Our selling and marketing expenses increased by RMB493.6 million, or 73.2%, to approximately RMB1,167.8 million (US\$180.9 million) in the six months ended June 30, 2021, from approximately RMB674.2 million in the same period in 2020. The increase was in line with our new property projects available for pre-sale in the six months ended June 30, 2021.

#### ***Administrative and other expenses***

Our administrative and other expenses increased slightly to approximately RMB1,739.5 million (US\$269.4 million) in the six months ended June 30, 2021, from approximately RMB1,328.6 million in the same period in 2020.

#### ***Share of results of joint ventures and associates***

Our share of results of joint ventures and associates amounted to profits of RMB654.9 million (US\$101.4 million) the six months ended June 30, 2021, as compared to profits of RMB1,242.8 million in the same period in 2020.

### ***Finance costs***

Our finance costs decreased by RMB65.7 million, or 22.5% to RMB226.0 million (US\$35.0 million) in the six months ended June 30, 2021, from RMB291.7 million in the same period in 2020. The decrease in finance costs was primarily attributable to the changes in the total finance costs incurred, net of the portion being capitalized in properties under development during the period.

### ***Profit before taxation***

As a result of the factors described above, our profit before taxation increased to approximately RMB7,046.0 million (US\$1,091.3 million) during the six months ended June 30, 2021, from approximately RMB6,342.6 million in the same period in 2020.

### ***Income tax expenses***

Our income tax expenses increased by RMB76.7 million, or 4.8%, to approximately RMB1,682.7 million (US\$260.6 million) in the six months ended June 30, 2021 from RMB1,606.0 million in the same period in 2020. Our effective income tax rate was 23.9% during the the six months ended June 30, 2021, as compared to 25.3% in the same period in 2020.

### ***Profit and total comprehensive income for the period***

Our profit and total comprehensive income increased to approximately RMB5,268.9 million (US\$816.0 million) in the six months ended June 30, 2021 from approximately RMB4,635.1 million in the same period in 2020.

### ***Profit attributable to equity owners and non-controlling interest***

Our net profit attributable to equity owners increased to approximately RMB3,602.5 million (US\$558.0 million) during the six months ended June 30, 2021 from approximately RMB3,368.8 million in the same period in 2020. Our core net profit attributable to equity owners increased by RMB151.9 million, or 4.8% to approximately RMB3,345.9 million (US\$518.2 million) in the six months ended June 30, 2021 from approximately RMB3,194.0 million in the same period in 2020.

## **The Year Ended December 31, 2020 Compared to the Year Ended December 31, 2019**

### ***Revenue***

Our revenue increased by RMB15,347.6 million, or 27.2%, to RMB71,798.7 million (US\$11,120.2 million) for 2020, from RMB56,451.1 million for 2019, primarily due to the increase in revenue from sales of properties.

- *Sales of properties.* Revenue recognized from sales of property increased by RMB13,675.7 million, or 27.0%, to RMB64,320.1 million (US\$9,961.9 million) for 2020, from RMB50,644.4 million for 2019, primarily due to the increase in GFA of properties delivered.

The following table sets out the breakdown of our revenue recognized from sales of properties, the total GFA delivered and recognized ASP by city for the 2020 and 2019, respectively.

	Recognised revenue from sale of properties		% of recognised revenue from sale of properties		Total GFA delivered		Recognised ASP	
	(RMB'000)		(%)		(sq.m.)		(RMB/sq.m.)	
	2020	2019	2020	2019	2020	2019	2020	2019
Wuhan	7,564,539	2,292,751	11.8	5	564,868	127,947	13,392	17,920
Qingdao	4,198,853	5,396,870	6.5	11	339,247	465,019	12,377	11,606
Linyi	4,033,085	821,346	6.3	2	496,600	94,694	8,121	8,674
Xi'an	3,993,105	261,998	6.2	1	328,638	29,636	12,150	8,841
Shenyang	3,314,321	4,175,388	5.2	8	260,722	371,591	12,712	11,237
Hangzhou	3,167,066	22,639	4.9	*	182,254	863	17,377	26,233
Suzhou	2,931,571	6,970,178	4.6	14	149,626	284,920	19,593	24,464
Wenzhou	2,562,166	4,488,288	4	9	223,607	354,361	11,458	12,666
Jiaxing	2,344,968	2,439,773	3.7	5	166,589	164,605	14,076	14,822
Jiangyin	2,244,580	—	3.5	—	159,048	—	14,113	—
Hefei	2,148,957	4,546,833	3.3	9	165,747	365,808	12,965	12,430
Foshan	1,960,487	4,053,168	3	8	180,067	381,995	10,888	10,611
Quzhou	1,876,082	—	2.9	—	143,522	—	13,072	—
Chongqing	1,763,305	2,200,978	2.7	4	163,930	226,147	10,756	9,733
Hong Kong	1,601,100	—	2.5	—	2,450	—	653,510	—
Chengdu	1,530,332	—	2.4	—	80,671	—	18,970	—
Changzhou	1,477,011	—	2.3	—	68,115	—	21,684	—
Weifang	1,444,818	—	2.3	—	134,895	—	10,711	—
Changsha	1,437,055	1,794,686	2.2	4	202,979	126,183	7,080	14,223
Dongguan	1,370,862	56,048	2.1	0	82,085	2,253	16,701	24,877
Fuzhou	1,143,825	—	1.8	—	65,919	—	17,352	—
Wuxi	1,003,925	—	1.6	—	36,933	—	27,182	—
Xuzhou	956,914	—	1.5	—	90,699	—	10,550	—
Jinan	797,893	1,648,493	1.2	3	63,923	98,721	12,482	16,699
Guiyang	740,218	—	1.2	—	75,103	—	9,856	—
Taizhou	737,596	—	1.2	—	52,497	—	14,050	—
Nanning	670,349	710,095	1	1	66,811	62,156	10,034	11,424
Kunming	664,551	—	1	—	81,594	—	8,145	—
Shanghai	624,979	4,124,376	1	8	28,717	126,501	21,763	32,604
Shijiazhuang	576,028	—	0.9	—	40,732	—	14,142	—
Jining	574,860	—	0.9	—	64,228	—	8,950	—
Tianjin	335,328	30,685	0.5	0	26,580	1,914	12,616	16,032
Dalian	284,488	126,385	0.4	0	22,155	4,941	12,841	25,579
Ningbo	118,664	1,989,707	0.2	4	7,290	99,844	16,278	19,928
Jiangmen	88,959	—	0.1	—	9,751	—	9,123	—
Zibo	10,070	472,366	*	1	1,287	63,545	7,824	7,434
Nanjing	1,304	43,430	*	0	72	1,839	18,111	23,616
Beijing	1,092	—	*	—	47	—	23,234	—
Zhenjiang	—	4,042	—	*	—	315	—	12,832
Nanchang	—	363,114	—	1	—	43,974	—	8,257
Langfang	—	1,912	—	*	—	138	—	13,855
Other	2,024,817	1,608,899	3.1	3	304,392	410,217	6,652	3,922
Total	64,320,123	50,644,448	100	100	5,134,390	3,910,127	12,527	12,952

\* Less than 0.1%

- *Rental income.* Our rental income increased by RMB12.1 million, or 2.1%, to RMB590.4 million (US\$91.4 million) for 2020, from RMB578.3 million for 2019, primarily attributable to the new rental income from Shanghai Yangjing S2/S3 Office Project and Xi'an CIFI Center.
- *Property management income.* Our property management income increased by 62.7% to RMB2,668.3 million (US\$413.3 million) for 2020, from RMB1,639.8 million for 2019, primarily due to the significant increase in the number of properties under management.
- *Project management and other property related service income.* Our revenue generated from project management and other property related service income increased by RMB631.3 million, or 17.6%, to RMB4,219.8 million (US\$653.6 million) for 2020, from RMB3,588.5 million for 2019, primarily due to the increase in the number of projects being managed by us.

### ***Cost of sales***

Our cost of sales increased by RMB13,854.7 million, or 32.7%, to RMB56,189.6 million (US\$8,702.7 million) for 2020, from RMB42,334.9 million for 2019.

### ***Gross profit and gross profit margin***

Our gross profit increased by RMB1,492.8 million to RMB15,609.1 million (US\$2,417.5 million) for 2020, from RMB14,116.2 million for 2019. Our gross profit margin was 25.1% (as adjusted to exclude the effects of accounting treatment due to financial consolidation of certain projects as subsidiaries of us) for 2020, compared to 29.7% (as adjusted to exclude the effects of accounting treatment due to financial consolidation of certain projects as subsidiaries of us) for 2019. We sustained our profit margins in 2020 mainly because of reasonable profitability for property projects delivered, reasonable land costs, low finance cost as well as product premium achieved through improving quality and brand.

### ***Other Income, Gains and Losses***

We recognized other income and gains of RMB3,173.4 million (US\$491.5 million) for 2020, as compared to other income and gains of RMB1,469.6 million in 2019, the increase was primarily due to the change in fair value of financial assets of FVTPL and the gains realized from disposal of joint ventures.

### ***Change in fair value of investment properties***

During 2020, we recognized a fair value gain on investment properties of approximately RMB940.6 million (US\$145.7 million) as compared to a fair value gain on investment properties in 2019 of RMB200.7 million.

### ***Selling and marketing expenses***

Our selling and marketing expenses increased by RMB487.4 million, or 30.8%, to approximately RMB2,067.4 million (US\$320.2 million) in 2020, from approximately RMB1,580.0 million in 2019. The increase was in line with our new property projects available for pre-sale in 2020.

### ***Administrative and other expenses***

Our administrative and other expenses decreased slightly to approximately RMB2,946.4 million (US\$456.3 million) in 2020, from approximately RMB3,148.3 million in 2019.

### ***Share of results of joint ventures and associates***

Our share of results of joint ventures and associates amounted to profits of RMB2,128.0 million (US\$329.6 million) 2020, as compared to profits of RMB3,507.7 million in 2019.

### ***Finance costs***

Our finance costs decreased by RMB61.8 million, or 8.5% to RMB667.4 million (US\$103.4 million) in 2020, from RMB729.2 million in 2019. The increase in finance costs was primarily attributable to the changes in the total finance costs incurred, which was primarily due to the change in the total finance costs incurred, net of the portion being capitalized in properties under development during the year.



### ***Profit before taxation***

As a result of the factors described above, our profit before taxation increased slightly to approximately RMB16,169.8 million (US\$2,504.4 million) during 2020, from approximately RMB13,836.7 million in 2019.

### ***Income tax expenses***

Our income tax expenses decreased by RMB320.6 million, or 7.0%, to approximately RMB4,274.2 million (US\$662.0 million) in 2020 from RMB4,594.9 million in 2019. Our effective income tax rate was 26.4% during the 2020, as compared to 33.2% in 2019.

### ***Profit and total comprehensive income for the year***

Our profit and total comprehensive income increased to approximately RMB11,746.6 million (US\$1,819.3 million) in 2020 from approximately RMB9,213.2 million in 2019.

### ***Profit attributable to equity owners and non-controlling interest***

Our net profit attributable to equity owners increased to approximately RMB8,031.9 million (US\$1,244.0 million) during 2020 from approximately RMB6,443.3 million in 2019. Our core net profit attributable to equity owners increased by RMB1,122.7 million, or 16.3% to approximately RMB8,026.0 million (US\$1,243.1 million) in 2020 from approximately RMB6,903.3 million in 2019.

## **The Year Ended December 31, 2019 Compared to the Year Ended December 31, 2018**

### ***Revenue***

Our revenue increased by RMB14,083.5 million, or 33.2%, to RMB56,451.1 million for the year ended December 31, 2019, from RMB42,367.6 million for the year ended December 31, 2018, primarily due to the increase in revenue from project management and other property related service income.

- *Sales of properties.* Revenue recognized from sales of property increased by RMB11,630.4 million, or 29.8%, to RMB50,644.4 million for the year ended December 31, 2019, from RMB39,014.0 million for the year ended December 31, 2018, primarily due to the increase in GFA of properties delivered.

The following table sets out the breakdown of our revenue recognized from sales of properties, the total GFA delivered and recognized ASP by city for the year ended December 31, 2019 and December 31, 2018, respectively.

	Recognized revenue from sale of properties		% of recognized revenue from sale of properties		Total GFA delivered		Recognized ASP	
	RMB'00		%		sq.m.		RMB/sq.m.	
	2018	2019	2018	2019	2018	2019	2018	2019
Suzhou	9,496,422	6,970,178	24.3	13.8	435,536	284,920	21,804	24,464
Qingdao	3,931,874	5,396,870	10.1	10.7	378,480	465,019	10,389	11,606
Hefei	33,304	4,546,833	0.1	9.0	2,947	365,807	11,301	12,430
Wenzhou	—	4,488,288	—	8.9	—	354,361	—	12,666
Shenyang	2,503,035	4,175,388	6.4	8.2	233,253	371,591	10,731	11,237
Shanghai	2,520,693	4,124,376	6.5	8.1	75,908	126,501	33,207	32,604
Foshan	566,731	4,053,168	1.5	8.0	53,691	381,995	10,555	10,611
Jiaxing	62,667	2,439,773	0.2	4.8	3,897	164,605	16,081	14,822
Wuhan	1,423,858	2,292,751	3.6	4.5	70,957	127,947	20,066	17,920
Chongqing	1,585,112	2,200,978	4.1	4.3	208,021	226,147	7,620	9,733
Ningbo	1,409,671	1,989,707	3.6	3.9	63,789	99,844	22,099	19,928
Changsha	611,252	1,794,686	1.6	3.5	44,001	126,183	13,892	14,223
Jinan	993,061	1,648,493	2.5	3.3	80,840	98,721	12,284	16,699
Linyi	—	821,346	—	1.6	—	94,694	—	8,674
Nanning	—	710,095	—	1.4	—	62,156	—	11,424
Zibo	—	472,366	—	0.9	—	63,545	—	7,434
Nanchang	—	363,113	—	0.7	—	43,974	—	8,257
Xi'an	584,031	261,998	1.5	0.5	42,521	29,636	13,735	8,841
Dalian	—	126,385	—	0.2	—	4,941	—	25,579
Dongguan	—	56,048	—	0.1	—	2,253	—	24,877
Nanjing	2,757,606	43,430	7.1	0.1	89,472	1,839	30,821	23,616
Tianjin	3,197,075	30,685	8.2	0.1	184,671	1,914	17,312	16,032
Hangzhou	5,986,401	22,639	15.3	*	355,074	863	16,860	26,233
Zhenjiang	53,606	4,042	0.1	*	4,874	315	10,998	12,832
Langfang	10,730	1,912	*	*	1,136	138	9,445	13,855
Beijing	53,697	—	0.1	—	1,780	—	30,167	—
Others	1,233,181	1,608,899	3.2	3.2	333,590	410,217	3,697	3,922
Total	39,014,007	50,644,448	100.00	100.00	2,664,438	3,910,127	14,642	12,952

\* Less than 0.1%

- **Rental income.** Our rental income increased by RMB341.3 million, or 144.0%, to RMB578.3 million for the year ended December 31, 2019, from RMB237.0 million for the year ended December 31, 2018, primarily attributable to the new rental income from Jiaxing CIFI Square, Shanghai CIFI Haishang International, Chongqing CIFI City, Shanghai LCM and Shanghai CIFI Pure Center.
- **Project management and other property related service income.** Our revenue generated from project management and other property related service income increased by RMB471.9 million, or 15.1%, to RMB3,588.5 million for the year ended December 31, 2019, from RMB3,116.7 million for the year ended December 31, 2018, primarily due to the increase in the number of projects being managed by us.

### Cost of sales

Our cost of sales increased by RMB10,580.1 million, or 33.3%, to RMB42,334.9 million for the year ended December 31, 2019, from RMB31,754.8 million in the year ended December 31, 2018.

### Gross profit and gross profit margin

Our gross profit increased by RMB3,503.4 million, or 33.0%, to RMB14,116.2 million for the year ended December 31, 2019, from RMB10,612.8 million in the year ended December 31, 2018. Our gross profit margin was 29.7% (as adjusted to exclude the effects of accounting treatment due to financial consolidation of certain projects as subsidiaries of us) for the year ended December 31, 2019, compared

to 34.7% (as adjusted to exclude the effects of accounting treatment due to financial consolidation of certain projects as subsidiaries of us). The decrease of our gross margin during the year ended December 31, 2019 compared to the year ended December 31, 2018 was primarily due to the decrease in office/commercial projects recognised during the year, these projects usually have a higher gross profit margin.

#### ***Other Income, Gains and Losses***

We recognized other income and gains of RMB1,469.6 million for the year ended December 31, 2019, as compared to other income and gains of RMB2,065.9 million in the year ended December 31, 2018, the decrease was primarily due to the decrease on change in fair value of investment in property projects and there was no remeasurement gains recognized.

#### ***Change in fair value of investment properties***

During the year ended December 31, 2019, we recognized a fair value gain on investment properties of approximately RMB200.7 million as compared to a fair value gain on investment properties in the year ended December 31, 2018 of RMB106.4 million. The fair value gain on investment properties was primarily due to the appreciation of the overall capital value and/or rental values.

#### ***Selling and marketing expenses***

Our selling and marketing expenses increased by RMB426.9 million, or 37.0%, to approximately RMB1,580.0 million in the year ended December 31, 2019, from approximately RMB1,153.1 million in the year ended December 31, 2018. The increase was in line with our commencement of property pre-sale in December 31, 2019.

#### ***Administrative and other expenses***

Our administrative and other expenses increased by RMB1,026.6 million, or 48.4%, to approximately RMB3,148.3 million in the year ended December 31, 2019, from approximately RMB2,121.7 million in the year ended December 31, 2018. The increase was primarily due to our business expansion.

#### ***Share of results of joint ventures and associates***

Our share of results of joint ventures and associates amounted to profits of RMB3,507.7 million in the year ended December 31, 2019, as compared to profits of RMB2,175.5 million in the year ended December 31, 2018.

#### ***Finance costs***

Our finance costs increased by RMB360.5 million to RMB729.2 million in the year ended December 31, 2019, from RMB368.7 million in the year ended December 31, 2018. The increase in finance costs was primarily attributable to the changes in the total finance costs incurred, which was primarily due to the increase in our total indebtedness level, net of the portion being capitalized in properties under development during the period.

#### ***Profit before taxation***

As a result of the factors described above, our profit before taxation increased by RMB2,519.7 million, or 22.3%, to approximately RMB13,836.7 million during the year ended December 31, 2019, from approximately RMB11,317.0 million in the year ended December 31, 2018.

### *Income tax expenses*

Our income tax expenses increased by RMB396.2 million, or 9.4%, to approximately RMB4,594.9 million in the year ended December 31, 2019 from RMB4,198.7 million in the year ended December 31, 2018. Our effective income tax rate was 33.2% during the year ended December 31, 2019, as compared to 37.1% in the year ended December 31, 2018.

### *Profit and total comprehensive income for the period*

Our profit and total comprehensive income for the year ended December 31, 2019 increased by RMB1,782.4 million, or 24.0%, to approximately RMB9,213.2 million during the year ended December 31, 2019 from approximately RMB7,430.8 million in the year ended December 31, 2018.

### *Profit attributable to equity owners and non-controlling interest*

Our net profit attributable to equity owners increased by RMB1,034.3 million, or 19.1%, to approximately RMB6,443.3 million during the year ended December 31, 2019 from approximately RMB5,409.0 million in the year ended December 31, 2018. Our core net profit attributable to equity owners increased by RMB1,367.7 million, or 24.7% to approximately RMB6,903.3 million in the year ended December 31, 2019 from approximately RMB5,535.6 million in the year ended December 31, 2018.

## **LIQUIDITY AND CAPITAL RESOURCES**

To date, we have financed our working capital, capital expenditures and other capital requirements primarily through internally generated funds, bank borrowings, trust financings, net proceeds from our initial public offering in November 2012 and various capital markets offerings.

### **Cash Flows**

The following table sets out selected cash flow data from our consolidated statements of cash flows for the periods indicated below.

	For the year ended December 31,				For the six months ended June 30,		
	2018	2019	2020		2020	2021	
	RMB'000	RMB'000 (restated)	RMB'000	US\$'000 (unaudited)	RMB'000 (unaudited)	RMB'000 (unaudited)	US\$'000 (unaudited)
Net cash (used in) from operating activities . . . . .	(2,838,411)	(11,591,130)	17,142,384	2,655,017	(1,196,872)	4,480,369	693,921
Net cash used in investing activities . . .	(15,077,584)	(19,007,796)	(37,340,968)	(5,783,379)	(6,455,994)	(10,525,977)	(1,630,266)
Net cash from financing activities . . . . .	31,046,589	44,605,992	13,115,239	2,031,292	8,426,579	7,276,734	1,127,023
Net increase/(decrease) in cash and cash equivalents . . . . .	13,130,594	14,007,066	(7,083,345)	(1,097,070)	773,713	1,231,126	190,678
Effect of foreign exchange . . . . .	410,097	41,927	(400,635)	(62,050)	(38,356)	20,135	3,119
Cash and cash equivalents at beginning of the year . . . . .	29,786,870	44,487,683	58,536,676	9,066,177	58,536,676	51,052,696	7,907,056
Cash and cash equivalents at end of the year . . . . .	43,327,561	58,536,676	51,052,696	7,907,057	59,272,033	52,303,957	8,100,853

### ***Cash Flows from Operating Activities***

For the six months ended June 30, 2021, we had net cash inflow from operating activities of RMB4,480.4 million (US\$693.9 million), which was primarily due to (i) an increase in contract liabilities of RMB18,217.0 million (US\$2,821.5 million), (ii) a decrease in properties held for sale of RMB26,565.7 million (US\$4,114.5 million), and (iii) an increase in accounts and other payables and accrued charges of RMB10,120.8 million (US\$1,567.5 million) partially offset by (i) an increase in properties under development for sale of RMB38,730.3 million (US\$5,998.6 million), (ii) an increase in accounts and other receivables, deposits and prepayments of RMB4,773.8 million (US\$739.4 million) and (iii) an increase in deposits for land use rights for properties held for sale of RMB7,047.7 million (US\$1,091.5 million).

For the year ended December 31, 2020, we had net cash outflow from operating activities of RMB17,142.4 million (US\$2,655.0 million), which was primarily due to (i) an increase in properties under development for sale of RMB68,334.3 million (US\$10,583.6 million), (ii) an increase in accounts and other receivables, deposits and prepayments of RMB11,040.4 million (US\$1,709.9 million) and (iii) an increase in deposits for land use rights for properties held for sale of RMB5,936.8 million (US\$919.5 million), partially offset by (i) an increase in contract liabilities of RMB25,707.0 million (US\$3,981.5 million), (ii) a decrease in properties held for sale of RMB52,786.9 million (US\$8,175.6 million), and (iii) an increase in accounts and other payables and accrued charges of RMB17,962.9 million (US\$2,782.1 million).

For the year ended December 31, 2019, we had net cash outflow from operating activities of RMB11,591.1 million, which was primarily due to (i) an increase in properties under development for sale of RMB67,728.0 million, (ii) an increase in accounts and other receivables, deposits and prepayments of RMB9,481.0 million and (iii) an increase in deposits for land use rights for properties held for sale of RMB7,582.3 million, partially offset by (i) a decrease in properties held for sale of RMB40,145.0 million and (ii) an increase in accounts and other payables and accrued charges of RMB18,696.8 million.

For the year ended December 31, 2018, we had net cash outflow from operating activities of RMB2,838.4 million, which was primarily due to (i) an increase in properties under development for sale of RMB42,370.5 million, (ii) an increase in accounts and other receivables, deposits and prepayments of RMB10,679.1 million and (iii) an increase in deposits for land use rights for properties held for sale of RMB7,708.7 million, partially offset by (i) a decrease in properties held for sale of RMB29,605.4 million, (ii) increase in accounts and other payables and accrued charges of RMB16,731.8 million, (iii) increase in deposits received from property sales of RMB8,262.5 million and (iv) operating cash flows before movements in working capital of RMB7,565.6 million.

### ***Cash Flows from Investing Activities***

For the six months ended June 30, 2021, we had net cash outflow from investing activities of RMB10,526.0 million (US\$1,630.3 million), which was primarily due to (i) advances to joint ventures of RMB10,833.0 million (US\$1,677.8 million) and (ii) advances to non-controlling interests of RMB10,475.5 million (US\$1,622.4 million), partially offset by (i) repayment from joint ventures of RMB17,560.0 million (US\$2,719.7 million), (ii) repayment from associates of RMB7,915.4 million (US\$1,225.9 million) and (iii) repayment from non-controlling interests of RMB3,870.8 million (US\$599.5 million).

For the year ended December 31, 2020, we had net cash outflow from investing activities of RMB37,341.0 million (US\$5,783.4 million), which was primarily due to (i) advances to joint ventures of RMB36,085.2 million (US\$5,588.9 million) and (ii) advances to non-controlling interests of RMB25,601.0 million (US\$3,965.1 million), partially offset by (i) repayment from joint ventures of

RMB25,856.5 million (US\$4,004.7 million), (ii) repayment from associates of RMB18,449.9 million (US\$2,857.5 million) and (iii) repayment from non-controlling interests of RMB16,320.6 million (US\$2,527.7 million).

For the year ended December 31, 2019, we had net cash outflow from investing activities of RMB19,007.8 million, which was primarily due to (i) advances to joint ventures of RMB32,694.8 million, (ii) advances to associates of RMB12,004.9 million and (iii) advances to non-controlling interests of RMB22,718.1 million, partially offset by repayment from associates of RMB9,198.3 million, repayment from joint ventures of RMB25,522.1 million and repayment from non-controlling interests of RMB17,158.6 million.

For the year ended December 31, 2018, we had net cash outflow from investing activities of RMB15,077.6 million, which was primarily due to (i) advances to joint ventures RMB22,526.7 million, (ii) advances to non-controlling interests of RMB17,118.7 million, (iii) advances to associates of RMB11,785.1 million and (iv) capital injection into joint ventures of RMB2,403.3 million, partially offset by net cash inflow from disposal of subsidiaries of RMB1,191.3 million.

### ***Cash Flows from Financing Activities***

For the six months ended June 30, 2021, we had net cash inflow from financing activities of RMB7,276.7 million (US\$1,127.0 million), which was primarily due to (i) new bank and other borrowings raised of RMB20,320.2 million (US\$3,147.2 million), (ii) advances from non-controlling interests of RMB6,916.0 million (US\$1,071.2 million), (iii) advances from joint ventures of RMB9,734.4 million (US\$1,507.7 million) and (iv) net proceeds from issue of senior notes and corporate bonds of RMB7,258.4 million (US\$1,124.2 million), partially offset by repayment of bank and other borrowings of RMB17,690.1 million (US\$2,739.8 million), (ii) repayment to non-controlling interests of RMB10,724.4 million (US\$1,661.0 million) and (iii) repayment to joint ventures of RMB4,371.4 million (US\$677.0 million).

For the year ended December 31, 2020, we had net cash inflow from financing activities of RMB13,115.2 million (US\$2,031.3 million), which was primarily due to (i) new bank and other borrowings raised of RMB52,651.8 million (US\$8,154.7 million), (ii) advances from non-controlling interests of RMB7,402.4 million (US\$1,146.5 million), (iii) advances from joint ventures of RMB14,983.6 million (US\$2,320.7 million) and (iv) net proceeds from issue of senior notes and corporate bonds of RMB14,162.1 million (US\$2,193.4 million), partially offset by repayment of bank and other borrowings of RMB46,067.1 million (US\$7,134.9 million), (ii) repayment to non-controlling interests of RMB9,085.2 million (US\$1,407.1 million) and (iii) repayment to joint ventures of RMB12,890.3 million (US\$1,996.5 million).

For the year ended December 31, 2019, we had net cash inflow from financing activities of RMB44,606.0 million, which was primarily due to (i) new bank and other borrowings raised of RMB43,265.6 million, (ii) advances from joint ventures of RMB11,738.6 million and (iii) net proceeds from issue of senior notes and corporate bonds of RMB14,117.4 million, partially offset by repayment of bank and other borrowings of RMB22,811.2 million and repayment to non-controlling interests of RMB3,960.0 million.

For the year ended December 31, 2018, we had net cash inflow from financing activities of RMB31,046.6 million, which was primarily due to (i) new bank and other borrowings raised of RMB32,531.5 million, (ii) advances from non-controlling interests of RMB20,600.4 million, (iii) advances from joint ventures of RMB10,479.2 million, (iv) net proceeds from issue of senior notes of RMB9,702.1 million, (v) advances from associates of RMB8,194.4 million, (vi) net proceeds from issue of corporate bonds of RMB6,847.5 million and (vii) capital contributions from non-controlling interests



of RMB6,487.5 million, partially offset by (i) repayment of bank and other borrowings of RMB20,328.0 million, (ii) repayment to non-controlling interests of RMB19,148.7 million, (iii) repayment to joint ventures of RMB8,655.0 million and (iv) repayment to associates of RMB5,449.0 million.

## Capital Resources

Property developments require substantial capital investment for land acquisition and construction and it may take many months or years before positive cash flows can be generated. To date, we have funded our growth principally from internally generated funds, bank borrowings, trust financings, net proceeds from our initial public offering in November 2012 and various capital markets offerings. Our financing methods vary from project to project and are subject to limitations imposed by PRC regulations and monetary policies.

We intend to continue to fund our future development and debt servicing costs from existing financial resources and cash generated from operations. We may also raise additional funds through debt or equity offerings in the future to finance all or a portion of our future development, for debt servicing or for other purposes. Our ability to obtain adequate financing to satisfy our debt service requirements may be limited by our financial condition and operating results and the liquidity of international and domestic financial markets. Any failure by us to achieve timely rollover, extension or refinancing of our short-term debt may result in our inability to meet our obligations in connection with debt service, accounts payable and/or other liabilities when they become due and payable.

## INDEBTEDNESS AND CONTINGENT LIABILITIES

### Bank and Other Borrowings under IFRS

The following table sets out the breakdown of our outstanding bank and other borrowings under IFRS as of the dates indicated:

	As of December 31,				As of June 30,	
	2018	2019	2020		2021	
	RMB'000	RMB'000 (restated)	RMB'000	US\$'000 (unaudited)	RMB'000 (unaudited)	US\$'000 (unaudited)
Bank loans, secured . . . . .	36,754,386	50,625,286	42,958,149	6,653,370	49,826,065	7,717,075
Bilateral loans . . . . .	4,572,837	4,012,423	4,913,170	760,953	4,964,800	768,950
Syndicated loans . . . . .	8,576,337	9,128,402	9,872,078	1,528,990	11,299,744	1,750,107
Asset-backed-securities . . . . .	—	1,316,121	1,317,980	204,129	—	—
Commercial-mortgage-backed-securities . . . . .	—	—	2,499,787	387,168	2,500,892	387,339
Total . . . . .	<u>49,903,560</u>	<u>65,082,232</u>	<u>61,561,164</u>	<u>9,534,610</u>	<u>68,591,501</u>	<u>10,623,471</u>

Our secured bank and other borrowings under IFRS are secured by certain investment properties, properties under development, properties held for sale, and/or equity interests in certain of our subsidiaries. Certain of our trust financings are also secured by a transfer of a minority equity interest in the relevant project subsidiary to the relevant trust company. Our other unsecured loans are borrowed from independent third parties.



The following table sets out the maturity profiles of our bank and other borrowings under IFRS as of the dates indicated.

	As of December 31,				As of June 30,	
	2018	2019	2020		2021	
	RMB'000	RMB'000 (restated)	RMB'000	US\$'000 (unaudited)	RMB'000 (unaudited)	US\$'000 (unaudited)
Within one year or on demand . . . . .	8,842,371	13,941,253	7,300,715	1,130,737	8,170,819	1,265,499
More than one year, but not exceeding two years . . . . .	18,182,914	15,245,682	19,290,463	2,987,712	25,759,764	3,989,679
More than two years, but not exceeding three years . . . . .	18,095,805	27,950,438	29,138,994	4,513,055	26,366,777	4,083,694
More than three years, but not exceeding four years . . . . .	3,706,300	6,488,359	1,314,955	203,661	4,026,006	623,549
More than four years, but not exceeding five years . . . . .	660,000	1,115,000	134,970	20,904	—	—
More than five years . . . . .	416,170	341,500	4,381,067	678,540	4,268,135	661,050
	<u>49,903,560</u>	<u>65,082,232</u>	<u>61,561,164</u>	<u>9,534,609</u>	<u>68,591,501</u>	<u>10,623,471</u>
Less: Amount due within one year shown under current liabilities . . . . .	<u>(8,842,371)</u>	<u>(13,941,253)</u>	<u>(7,300,715)</u>	<u>(1,130,737)</u>	<u>(8,170,819)</u>	<u>(1,265,499)</u>
Amount due after one year . . . . .	<u>41,061,189</u>	<u>51,140,979</u>	<u>54,260,449</u>	<u>8,403,872</u>	<u>60,420,682</u>	<u>9,357,972</u>

Our bank borrowings are arranged at fixed and variable rates. The following table shows the range of effective interest rates for our bank and other borrowings under IFRS as of the dates indicated.

	As of December 31,			As of June 30,
	2018	2019	2020	2021
Bank loans . . . . .	1.88%–10.0%	1.88%–10.60%	1.48%–10.50%	1.1%–10.5%

In 2018, 2019 and 2020 and June 30, 2021, our weighted average cost of indebtedness (calculated as the weighted average of interest costs of all bank and other borrowings, senior notes and onshore bonds outstanding during the relevant year) was 5.8%, 6.0%, 5.4% and 5.1%, respectively.

## Trust and Other Financings

We have obtained, from time to time, trust and financings from a number of trust companies and other lenders in the PRC. Compared to bank loans, such financings offer greater flexibility in terms of availability. While drawdowns on bank loans usually depend on actual construction progress, drawdowns such financings may be made in full in one or multiple installments as agreed with the relevant lenders. However, we have to bear higher financing costs due to higher interest rates under these financing arrangements. There is no guarantee that we will be able to enter into these arrangements, if needed, in the future at all or on favorable terms.

## Indebtedness

We now have, and will continue to have after the offering of the Notes, a substantial amount of indebtedness. As of December 31, 2018, 2019 and June 30, 2021, our total bank and other borrowings under IFRS (not including senior notes and onshore bonds) amounted to RMB49,903.6 million, RMB65,082.2 million, RMB61,561.2 million and RMB68,591.5 million (US\$10,623.5 million), respectively. As of June 30, 2021, we also had outstanding 2017 Notes, January 2018 Notes, April 2018 Notes, September 2018 Notes, January 2019 Notes, March 2019 Notes, July 2019 Notes, November 2019 Notes, January 2020 Notes, July 2020 Notes, August 2020 Notes, November 2020 Notes, January 2021 Notes, Second Tranche of 2015 Onshore Bonds, Second Tranche of 2016 Onshore Bonds, the 2018 Onshore Bonds, the First and Second Tranche of 2018 Onshore Corporate Bonds and August 2017 Perpetual Securities with carrying amounts of RMB44,080.0 million (US\$6,827.1 million). See “Description of Other Material Indebtedness and Obligations” for details on the outstanding loans and other indebtedness.

Since 2010, as our business scale expanded with an increased number of properties under development, our utilization of our banking and other loan facilities increased. As of June 30, 2021, we had un-utilized banking facilities of RMB12,139.3 million (US\$1,880.1 million), out of total banking facilities available to us of RMB80,730.8 million (US\$12,503.6 million). Certain of our banking and other loan facilities are subject to a number of customary affirmative and/or negative covenants, such as restrictions on change of control and disposition of material assets, as well as financial ratios, such as debt-to-equity ratio, with which we must comply. See “Description of Other Material Indebtedness and Obligations.” In respect of the un-utilized facilities available to us as of June 30, 2021, there are no additional collateral or security required for any drawdown of such facilities.

Except as disclosed in this Offering Circular, we did not have any outstanding debt securities issued and outstanding or authorized, or otherwise created but unissued, term loans, other borrowings or indebtedness in the nature of borrowing including bank overdrafts, liabilities under acceptances (other than normal trade bills), acceptance credits, hire purchase commitments, mortgages and charges, material contingent liabilities or guarantees outstanding as of June 30, 2021.

## Contingent Liabilities

### *Mortgage Guarantees*

We have provided mortgage guarantees to PRC banks in respect of the mortgage loans provided by the PRC banks to our customers. Our mortgage guarantees are issued from the dates of grant of the relevant mortgage loans and released upon the earlier of (i) the relevant property ownership certificates being obtained and the certificates of other interests with respect to the relevant properties being delivered to the mortgagee banks, or (ii) the settlement of mortgage loans between the mortgagee banks and our customers.

The following table shows our total mortgage guarantees as of the dates indicated.

	As of December 31,				As of June 30,	
	2018	2019	2020		2021	
	RMB in millions	RMB in millions (restated)	RMB in millions	US\$ in millions (unaudited)	RMB in millions (unaudited)	US\$ in millions (unaudited)
Mortgage guarantees . . . . .	19,067.9	22,444.8	23,414.7	3,626	25,499.3	3,949

We did not experience any material default on mortgage guarantees in 2018, 2019 and 2020 and June 30, 2021.

### *Loan Guarantees*

See “Description of Other Material Indebtedness and Obligations.”

## Off-Balance Sheet Commitments and Arrangements

Except for the contingent liabilities set out above, we have not entered into any financial guarantees or other commitments to guarantee the payment obligations of any third parties. We have not entered into any derivative contracts that are indexed to our shares and classified as shareholder’s equity, or that are not reflected in our consolidated financial statements. We do not have any variable interests in any unconsolidated entity that provides financing, liquidity, market risk or credit support to us or engages in leasing or hedging or research and development services with us.

## Contractual Obligations

As of December 31, 2018, 2019 and 2020 and June 30, 2021, we had the following commitments in respect of acquisition of land use rights and acquisition of equity interest contracted in but not provided for:

	As of December 31,				As of June 30,	
	2018	2019	2020		2021	
	RMB'000	RMB'000 (restated)	RMB'000	US\$'000 (unaudited)	RMB'000 (unaudited)	US\$'000 (unaudited)
Expenditure in respect of acquisition of land use rights and acquisition of equity interest contracted but not provided for in our consolidated financial statements . . . . .	3,606,988	3,016,690	2,558,378	396,242	8,023,187	1,242,633

We lease out a number of buildings under operating leases. The leases typically have a term of one to 20 years. The following table summarizes amounts of receivables from our non-cancellable operating leases as of the dates indicated.

	As of December 31,			
	2018	2019	2020	
	RMB'000	RMB'000 (restated)	RMB'000	US\$'000 (unaudited)
Within one year. . . . .	234,828	327,760	347,243	53,781
In the second to fifth year inclusive . . . . .	635,208	924,135	866,808	134,251
After five years. . . . .	431,072	355,049	474,837	73,543
	1,301,108	1,606,944	1,688,888	261,575

## QUANTITATIVE AND QUALITATIVE DISCLOSURE OF MARKET RISKS

Market risk is the risk of loss related to adverse changes in the market prices of financial instruments, including interest rates and foreign exchange rates. We are exposed to various types of market risks in the ordinary course of business, including changes in interest rates and foreign exchange rates. We maintain our accounting records and prepare our financial statements in Renminbi.

Our assets are mainly in the form of investment properties, properties under development and completed properties held for sale. In the event of a severe downturn in the property market, these assets may not be readily realized.

### Commodities Risk

We are exposed to fluctuations in the prices of raw materials, primarily steel and cement, for our property developments. We currently do not engage and do not expect to engage in commodities hedging activities. We purchase most of our supplies of steel and cement at market prices. Such purchase costs are generally accounted for as part of contractor fees pursuant to our arrangements with the relevant construction contractors. Accordingly, rising prices for construction materials will affect our construction costs in the form of increased fees payable to our contractors. As a result, fluctuations in the prices of our construction materials could have a significant impact on our operating results.

## **Interest Rate Risk**

We undertake debt obligations to support our property development and general working capital needs. We are exposed to interest rate risks, primarily relating to our bank and other borrowings under IFRS and bank deposits with variable interest rates. Upward fluctuations in interest rates increase the cost of our financing and may adversely affect our prospective purchasers' willingness and ability to purchase our properties. Fluctuations in interest rates can also lead to significant fluctuations in the fair value of our debt obligations. Our net profit is also affected by changes in interest rates due to the impact such changes have on interest income from our bank deposits. We currently do not have any derivative instruments to hedge our interest rate risk. We also have borrowings at fixed rates, which expose us to fair value interest rate risk.

Any increase of benchmark lending rates published by PBOC may result in an increase in our interest costs, as certain of our bank borrowings in the PRC bear floating interest rates linked to PBOC-published rates. PBOC loan prime rate rates, which directly affect the property mortgage rates offered by commercial banks in China, as of December 31, 2018, 2019 and 2020 and June 30, 2021 were 4.31%, 4.15%, 3.85% and 3.85%, respectively. We cannot assure you that PBOC will not raise lending rates in the future or that our business, financial condition will not be adversely affected as a result.

## **Foreign Exchange Rate Risk**

We conduct our business primarily in Renminbi. We are exposed to foreign exchange rate risk relating to (i) the portion of our bank deposits that we maintain in Hong Kong dollars and U.S. dollars and (ii) foreign currency-denominated obligations such as our offshore credit facilities, the Existing Notes, the August 2017 Perpetual Securities and the Notes. On July 21, 2005, the PRC government changed its policy of pegging the value of the Renminbi to the U.S. dollar. Under the policy, the Renminbi was permitted to fluctuate within a narrow and managed band against a basket of certain foreign currencies. In 2007, 2012 and 2014, the PBOC widened the floating band for the trading prices in the inter-bank foreign exchange market of the Renminbi against the U.S. dollar. This change in policy resulted in a gradual appreciation of the Renminbi against the U.S. dollar and, in turn, the Hong Kong dollar, which value is linked to the U.S. dollar. In August 2015, the PBOC moved to devalue the Renminbi against the U.S. dollar and announced a policy change allowing a more market-based determination of the official fixing rate. Following such announcement, the Renminbi depreciated significantly against the U.S. dollar. In February 2017, the PBOC has adjusted its FX fixing formula, making adjustments to existing fixing model which was introduced in February 2016. In October 2016, RMB was formally included in IMF's Special Drawing Rights basket. Renminbi has witnessed multiple fluctuation in past one year. As a result, we reported a net exchange gain of RMB139.6 million (US\$21.6 million) in the six months ended June 30, 2021 as compared to a net exchange loss of RMB273.7 million in the same period in 2020. We reported a net exchange gain of RMB858.6 million (US\$133.0 million) for the year ended December 31, 2020 as compared to a net exchange loss of RMB263.7 million for the year ended December 31, 2019. See "Risk Factors — Risks Relating to our Business — Our profitability and results of operations are affected by changes in foreign exchange rates." The PRC government may take further actions that could cause future exchange rates to vary significantly from current or historical exchange rates. A depreciation in the Renminbi would (i) adversely affect the value of any dividends we pay to our shareholders outside the PRC and (ii) require us to use more Renminbi funds to service the same amount of any foreign currency debt. An appreciation in the Renminbi, however, would adversely affect the value of the proceeds we will receive from this offering or any capital resources in foreign currency if they are not converted into Renminbi in a timely manner.

We adopted a hedging policy to actively manage our foreign exchange rate risk exposure relating to non-Renminbi denominated indebtedness. We may, depending on the circumstances and trend of currency exchange rates, consider and enter into hedging arrangements to mitigate the impact of Renminbi's depreciation. We plan to utilize the most appropriate and cost effective hedging instruments to hedge our foreign exchange rate risk exposure relating to non-Renminbi denominated indebtedness. Our hedging arrangements shall, to the extent possible, match the value and the maturity of the relevant non-Renminbi denominated indebtedness being hedged.

Based on the above policy, we entered into U.S. dollar versus offshore Renminbi capped forward contracts to hedge certain of our foreign exchange rate risk exposure relating to non-Renminbi denominated indebtedness. Under such currency capped forward contracts, on the expiry date:

- if the then prevailing U.S. dollar versus offshore Renminbi exchange rate ("Expiry Rate") is less than or equal to the pre-specific capped rate ("Capped Rate"), we shall buy the contract amount of U.S. dollar against offshore Renminbi at the pre-specified contract rate ("Strike Rate"); or
- if the Expiry Rate is greater than the Capped Rate, we shall receive the relevant depreciation amount of offshore Renminbi against U.S. dollar up to the Capped Rate ("Capped Amount").

The capped forward contracts utilized by us had contract values and expiry dates matching the outstanding amounts and maturity dates of the specific U.S. dollar or Hong Kong dollar denominated indebtedness being hedged. These capped forward contracts enable us to lock into the relevant pre-specified Strike Rate of U.S. dollar versus Renminbi exchange rate for the repayment of our outstanding non-Renminbi denominated indebtedness. However, our protection against Renminbi depreciation will be limited up to the relevant Capped Rates.

Other than those disclosed above, we did not have any other material exposures to foreign exchange rate fluctuations or any other hedging arrangements as of June 30, 2021. We will monitor our foreign exchange rate risk exposure closely and may, depending on the circumstances and trend of foreign currencies, consider adjusting our foreign exchange rate hedging policy in the future.

### **Inflation/Deflation Risk**

According to the National Bureau of Statistics, China's overall national inflation/(deflation) rate, as represented by changes in the general consumer price index, was approximately 2.1%, 2.9%, 2.5% and 1.1% in 2018, 2019 and 2020 and the six months ended June 30, 2021, respectively. Inflation or deflation has not had a significant effect on our business during such period. However, we cannot assure you that any inflation or deflation in China in the future will not have an adverse effect on our business, financial condition, operating results or prospects.

### **NON-GAAP FINANCIAL MEASURES**

We use EBITDA to provide additional information about our operating performance. EBITDA refers to our earnings before the following items:

- fair value changes from investment properties (including investment properties from joint venture), trust and other loan related derivatives, and derivative financial instrument;
- interest expense (including interest capitalized in cost of sales);
- amortization;

- income tax expense;
- depreciation;
- gain from business combination and re-measurement;
- exchange loss (including exchange loss from joint venture); and
- loss on early redemption of senior notes.

EBITDA is not a standard measure under IFRS. As the property development business is capital intensive, capital expenditure requirements and level of debt and interest expenses may have a significant impact on the profit for the year/period of companies with similar operating results. Therefore, we believe the investor community commonly uses this type of financial measure to assess the operating performance of companies in our market sector.

As a measure of our operating performance, we believe that the most directly comparable IFRS measure to EBITDA is profit for the year/period. We operate in a capital intensive industry. We use EBITDA in addition to profit for the year/period because profit for the year/period includes many accounting items associated with capital expenditures, such as depreciation, as well as non-operating items, such as amortization of intangible assets and interest income and interest expense. These accounting items may vary between companies depending on the method of accounting adopted by a company. By minimizing differences in capital expenditures and the associated depreciation expenses as well as reported tax positions, intangible assets amortization and interest income and expense, EBITDA provides further information about our operating performance and an additional measure for comparing our operating performance with other companies' results. Funds depicted by this measure may not be available for debt service due to covenant restrictions, capital expenditure requirements and other commitments.

The following table reconciles our profit for the year under IFRS to our definition of EBITDA for the years and periods indicated.

	For the year ended December 31,				For the six months ended June 30,		
	2018	2019	2020		2020	2021	
	RMB'000	RMB'000 (restated)	RMB'000	US\$'000 (unaudited)	RMB'000 (unaudited)	RMB'000 (unaudited)	US\$'000 (unaudited)
<b>Profit for the year/period . . . . .</b>	7,118,325	9,241,847	11,895,533	1,842,383	4,736,529	5,363,375	830,681
<b>Adjustments:</b>							
Change in fair value of investment							
properties . . . . .	(79,789)	(150,494)	(705,439)	(109,259)	(320,685)	(224,435)	(34,761)
Interest expense (excluding interest							
capitalized in cost of sales) . . . . .	368,741	729,158	667,424	103,371	291,654	225,964	34,997
Interest capitalized into costs of sales . . . . .	1,799,595	3,849,323	4,776,116	739,726	1,659,638	2,452,099	379,782
Income tax expense . . . . .	4,198,688	4,594,879	4,274,234	661,995	1,606,022	1,682,673	260,613
Depreciation . . . . .	30,700	99,298	148,883	23,059	89,560	105,805	16,387
Amortization . . . . .	78,929	53,673	121,297	18,787	44,153	31,985	4,954
Change in fair value of investment							
properties from joint venture . . . . .	(175,122)	(711,463)	(40,074)	(6,207)	(27,727)	(31,217)	(4,835)
Gain from business combination and re-							
measurement . . . . .	(903,376)	(260,671)	—	—	—	—	—
Change in fair value of financial assets							
at FVTPL . . . . .	(72,196)	133,432	(401,095)	(62,122)	(376,448)	(216,291)	(33,499)
Change in fair value of derivative							
financial instrument . . . . .	(14,948)	(23,462)	244,099	37,806	(18,976)	26,160	4,052
Change in fair value of investment in							
property projects . . . . .	(247,618)	185,699	80,927	12,534	38,055	(40,467)	(6,268)
Change in fair value of derivative							
component of convertible bonds . . . . .	(99,182)	—	—	—	—	—	—
Fair value from business combination							
charged to cost of sales . . . . .	4,068,742	2,656,033	3,036,605	470,310	542,455	251,393	38,936
Exchange loss (gain) . . . . .	575,387	263,652	(858,619)	(132,983)	273,670	(139,551)	(21,614)
Exchange loss (gain) from joint venture . . . . .	5,548	82,255	—	—	29,441	—	—
Loss on early redemption of senior note . . . . .	—	44,043	42,545	6,589	—	74,278	11,504
<b>EBITDA . . . . .</b>	<u>16,652,424</u>	<u>20,787,202</u>	<u>23,282,436</u>	<u>3,605,990</u>	<u>8,567,341</u>	<u>9,561,771</u>	<u>1,480,929</u>
EBITDA margin . . . . .	<u>39.3%</u>	<u>36.8%</u>	<u>32.4%</u>	<u>32.4%</u>	<u>37.2%</u>	<u>26.3%</u>	<u>26.3%</u>

You should not consider our definition of EBITDA in isolation or construe it as an alternative to profit for the year or as an indicator of operating performance or any other standard measure under IFRS. Our definition of EBITDA does not account for income taxes. Our EBITDA measures may not be comparable to similarly titled measures used by other companies.



## INDUSTRY OVERVIEW

*Unless otherwise specified, the information set forth in this section has been extracted, in part, from various official government publications. Such information has not been independently verified by us, the Joint Lead Managers, or any of our and its affiliates or advisors. The information may be inaccurate, incomplete, out-of-date or inconsistent with other information compiled within or outside the PRC.*

### OVERVIEW OF THE PRC ECONOMY

China has experienced a significant economic growth since the adoption of the reform and opening-up policy by the PRC Government in 1978. China's nominal GDP grew at a CAGR of 10.8% from 2008 to 2019, reaching approximately RMB99.09 trillion in 2019, making China one of the fastest growing economies in the world. For the twelve months ended December 31, 2019, China's nominal GDP increased to approximately RMB99,087 billion, representing a period-on-period growth rate of approximately 10.1%.

The table below sets out selected economic statistics for China for the years/periods indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Nominal GDP												
(RMB in billion) . . . . .	31,924	34,852	41,212	48,794	53,858	59,296	64,128	68,599	74,006	82,075	90,031	99,087
Population (million) . . . . .	1,328	1,335	1,341	1,347	1,354	1,361	1,368	1,375	1,383	1,390	1,395	1,400
Fixed asset investment												
(RMB in billion) . . . . .	14,817	19,414	24,142	30,193	36,484	43,653	50,200	55,159	59,650	63,168	63,564	55,148
Per capita GDP (RMB) . . . . .	24,100	26,180	30,808	36,302	39,874	43,684	47,005	50,028	53,680	59,201	64,644	70,892
Real GDP growth rate (%) . . .	9.6	9.4	10.6	9.6	7.9	7.8	7.3	6.9	6.7	6.8	6.6	6.1

Sources: CEIC Data Company Ltd.; National Bureau of Statistics of China

Note: (1) CEIC Data Company Ltd. is an independent data provider in the international financial information service industry. CEIC Data Company Ltd. compiles and updates economic and financial data for research by economists and analysts. The data compiled by CEIC Data Company Ltd. is used by investment banks, corporations, law firms, consultants, investment and insurance companies, universities and libraries, and multinational organizations. CEIC Data Company Ltd. has not been commissioned by our Company.

Before the global financial crisis in 2008, China's nominal GDP grew at a CAGR of approximately 18.3% between 2003 and 2008. Following the global financial crisis in 2008, China further strengthened its economy by loosening macroeconomic policies and launching its RMB4 trillion stimulus package in 2008. Starting in 2010, in order to cope with the rising inflation and unbalanced economic growth, China implemented a series of economic austerity measures to slow down its overheated economy by adjusting interest rates, bank deposit reserve ratio and austerity measures for the housing market. From 2010 to 2019, China's real GDP grew at an annual growth rate of approximately 10.6%, 9.6%, 7.9%, 7.8%, 7.3%, 6.9%, 6.7%, 6.8%, 6.6% and 6.1%, respectively.

## OVERVIEW OF THE REAL ESTATE MARKET IN THE PRC

### Recent developments of the real estate policies in the PRC

Prior to the 1980s, the real estate industry in the PRC was part of the nation's planned economy. From the 1980s, the PRC's real estate and housing sector began the transition to a market-oriented system. Since 2003, the PRC Government has at various times taken action to tighten its control over the overheated real estate market and enacted various policies and administrative measures to discourage speculation in the residential property market and to increase the supply of affordable housing.

A brief timeline of recent key events in the development of the real estate policies and regulations in the PRC is set out below:

2011 . . . . . On January 26, 2011, the General Office of the State Council issued the Notice on Further Adjustment and Control of Real Estate Market 《國務院辦公廳關於進一步做好房地產市場調控工作有關問題的通知》 (“2011 Notice”), which provides, among other things, that:

- each municipal government shall issue its annual housing price control target in respect of newly constructed residential properties in the first quarter of 2011, after taking into account of the local economic development, the average increase rate of per capita disposable income and the capability to pay for residential properties;
- the reinforcement of the management of government-subsidized residential properties and the increase in the supply of public leasing residential properties;
- the strengthening of the supervision and inspection of LAT collection in respect of property development projects where the prices of properties developed are higher than properties in the vicinity;
- real estate development enterprises are encouraged to build a certain proportion of public leasing residential properties together with the development of ordinary residential properties, and hold, operate or sell these public leasing residential properties to the PRC Government;
- second residential property purchasers are required to pay a down payment of no less than 60% of the purchase price for these second residential properties and the applicable mortgage rate must be at least 1.1 times that of the corresponding benchmark interest rate;
- any transfer of residential properties by individuals within five years of purchase shall be subject to a business tax calculated based on the relevant sale prices received;
- entities and persons participating in the bidding of land shall state the source of capital and provide the relevant evidence;
- land use rights granted over a parcel of land where a construction work commencement permit has not been obtained for more than two years shall be revoked and a fine will be imposed on the land which has been idle for more than one year;

no land or any development project on the land shall be transferred in any manner whatsoever if the total project development investment is less than 25% (excluding the land premium);

and if:

- a local authority fails to issue its annual housing price control target in respect of newly constructed residential properties on a timely basis; or
- a local authority fails to comply with the obligation in achieving the target of government-subsidized residential properties; or
- the housing prices of newly constructed residential properties exceed the relevant annual price control target of these properties, the relevant local authority shall report to the State Council and the responsible persons of such local authority may be held accountable by the Ministry of Supervision, the Ministry of Construction in accordance with the relevant PRC laws and regulations.

March 30, 2015, the MOF and the SAT promulgated the Notice on Adjusting the Business Tax Policies on Individual Housing Transfer 《關於調整個人住房轉讓營業稅政策的通知》. The Notice provides, effective from March 31, 2015, that transfers of residential properties by individuals who have held them for less than two years are subject to business tax calculated on a gross basis; transfers of non-residential properties by individuals who have held them for two years or more are subject to business tax calculated on a net basis; and transfers of residential properties by individuals who have held them for two years or more are exempted from business tax.

On March 8, 2011, the General Office of CBRC issued the Notice on Promoting Housing Financial Services and Strengthening Risk Management 《關於做好住房金融服務加強風險管理的通知》, which stipulates that in handling the individual housing loan business after the promulgation of the 2011 Notice, banking financial institutions shall strictly implement the provision that with respect to families that purchase second residential properties through loans, the down payment shall not be less than 60%, and the loan interest rate shall not be less than 1.1 times of the benchmark rate.

2012 . . . . . The PRC government issued a revised catalog of guidance, effective in January 2012, pursuant to which foreign investment in the construction and operation of villas is removed from the restriction category to the prohibited category.

The PRC government issued a notice which aimed to insist on stabilizing the housing price and guaranteeing the sufficient supply of social security housing and ordinary commercial housing.

On June 1, 2012, the MLR promulgated the Measures for the Disposal of Idle Land which strengthen the regulation on idle land in the manner of specifying several definitions and strengthening punishment in the previous idle land regulations.

In December 2012, the Central Economic Work Conference announced that China will continue its property market control policies in 2013, step up the construction and management of low-income housing, as well as renovation of run-down areas.

2013 . . . . . On February 20, 2013, the State Council announced five measures on the control of the PRC property market.

On February 26, 2013, the State Council issued the Notice on Continuing Adjustment and Control of Property Markets 《關於繼續做好房地產市場調控工作的通知》 which, among other restrictive measures, provides that further restraining measures are to be adopted to strengthen the regulation of the property market.

Recently, a new round of policies aimed at promoting affordable housing and discouraging speculative investments in residential properties was announced in a number of large Chinese cities, further limiting the eligibility of non local residents to purchase properties locally and requiring the local banks to raise down payment requirements for second home purchases.

On July 19, 2013, the PBOC announced a few measures to further liberalize China's lending interest rate effective from July 20, 2013, among which the most important is the removal of the lending rate floor, which was 30% below the benchmark rates. However, the floor on the mortgage rate, which was 30% below the benchmark rates, remains to curb speculative demand on the property market and maintain healthy development of the market.

In the third quarter of 2013, the minimum down payment was raised from 60% to 70% in several cities, including Guangzhou, Shanghai and Hangzhou.

2014 . . . . . As of September 10, 2014, among 46 cities that restricted house purchases, 39 cities have loosened or canceled the restrictions. On July 19, 2014, Wuhan eased the restriction on the purchase of homes with area over 140 sq.m. On August 7, 2014, Foshan eased its home purchase restriction allowing non-residents to buy one housing unit and registered local residents to buy up to two units. On September 3, 2014, Dalian removed its home purchase restriction, allowing both residents and non-residents to buy houses without limits on the number of units purchased.

2015 . . . . . As of March 1, 2015, the new property registration rules in China unifies property registration nationwide. The new registration system shares information such as property location, area and origin of ownership in real time among government departments including the police, taxation and audit authorities.

On March 27, 2015, the MOHURD and the MLR jointly issued a notice to address the property oversupply issue. Key measures included adjusting land supply, allowing developers to change their project planning (i.e. adjusting the unit sizes of apartments), and allowing developers to change the land uses (e.g. from residential to social housing, commercial, recreational, tourism and cultural uses) of land plots where construction has not yet started.

On March 30, 2015, the PBOC, CBRC and MOHURD jointly announced an easing of the housing mortgage policy. The second home downpayment requirement for self-use ordinary housing was lowered from 60–70% to 40%, and the interest rate floor (1.1x) was eliminated. The down payment requirement eased from 30% to 20% for first home purchases under Housing Provident Fund scheme, and from 40% to 30% for second home purchases. MOF exempted business tax on second-hand sales of ordinary housing held for more than two years.

On May 10, 2015, the PBOC announced that the one-year lending rate will decrease to 5.10% and the one-year deposit rate will decrease to 2.25%. The floating range cap of deposit rate has increased from 1.3 times the benchmark deposit rate to 1.5 times.

On June 27, 2015, against the backdrop of plunging stocks and local government bond sales drained of liquidity, the PBOC cut its benchmark one-year lending rate by 25bps to 4.85%. The one-year deposit rate fell by 25bps to 2.0%, while reserve ratios for some lenders including city commercial and rural commercial banks were cut by 50bps.

On August 25, 2015, in a move to stimulate the slowing economy and stem a slide in share prices that has rattled global investors, the PBOC further cut its benchmark one-year lending rate by 25bps to 4.60% while the deposit rate was reduced to 1.75%.

On October 23, 2015, China stepped up monetary easing to combat deflationary pressures and a slowing economy, with the PBOC cutting its benchmark one-year lending rate by 25bps to 4.35%, while the one-year deposit rate fell to 1.50% from 1.75%. Reserve requirements for all banks were lowered by 50 bps, with an extra 50 bps reduction for some institutions.

2016 . . . . . On February 17, 2016, the SAT, MOF, MOHURD promulgated the Circular on Adjusting Deed Tax and Business Tax Policies for Real Estate Transactions 《關於調整房地產交易環節契稅、營業稅優惠政策的通知》, for individuals purchasing only one residence for their families (family members include the buyer, the buyer's spouse and minor children, as applicable) with the area of 90 square meters or less, the deed tax is reduced to 1%; for residences with the area of more than 90 square meters, the deed tax is reduced to 1.5%. The deed tax for individuals purchasing a second residence with the area of 90 square meters or less is reduced to 1% and for residences with the area of more than 90 square meters is reduced to 2% (not applicable in Beijing, Shanghai, Guangzhou and Shenzhen).

On March 23, 2016, the SAT and MOF promulgated the Circular on Comprehensively Promoting the Pilot Program of the Collection of Value-added Tax in Lieu of Business Tax 《關於全面推開營業稅改徵增值稅試點的通知》 which provided that the pilot program of the collection of value-added tax in lieu of business tax shall be promoted nationwide in a comprehensive manner as of May 1, 2016, and all taxpayers of business tax engaged in the building industry, the real estate industry, the financial industry and the life service industry shall be included in the scope of the pilot program with regard to payment of value-added tax instead of business tax. Entities and individuals engaged in sales of real property within the territory of the PRC are value-added taxpayers, and shall pay 11% value-added tax rather than 5% business tax according to these measures.

On March 25, 2016, General Office of Shenzhen Municipal People's Government of Guangdong Province issued the Opinions on Consummating Housing Security System and Promoting the Development of Real Estate Market Stably and Healthily 《深圳市人民政府辦公廳關於完善住房保障體系促進房地產市場平穩健康發展的意見》 which requires every District People's Government of Shenzhen and all units directly under the Shenzhen Municipal Government to increase multi-channel housing supply, improve the housing security system, implement the differentiated housing credit policy, improve the housing purchase policy, regulate the real estate market order and strengthen the prevention and control of the real estate financial risks.

On March 25, 2016, General Office of Shanghai Municipal People's Government forwarded the Circular of Several Opinions of Shanghai Housing Urban and Rural Construction Management Committee and Other Three Departments on Further Consummating Housing Security System and Promoting the Development of Real Estate Market Stably and Healthily 《上海市人民政府辦公廳轉發市住房城鄉建設管理委等四部門關於進一步完善本市住房市場體系和保障體系促進房地產市場平穩健康發展若干意見的通知》 which requires relevant units under the Shanghai Municipal Government to establish the real estate market supervision joint meeting, increase land supply for housing, implement the housing purchase restriction policy strictly, implement the differentiated housing credit policy, strengthen the market supervision and law enforcement inspection, promote the low-rent housing and public rental housing, increase the talent apartment housing, consummate the establishment, supply and management of common property security housing, and promote the transformation of old areas and "villages in the city".

From September 30, 2016 to date, Beijing, Tianjin, Suzhou and other cities have issued new property market control policies, including restoring the restriction on purchases of residential properties and tightening credit policy. On October 10, 2016, the MOHURD issued the Circular on Further Regulating Operations of Real Estate Developers to Safeguard the Real Estate Market Order 《關於規範房地產開發企業經營行為維護房地產市場市場秩序的通知》, which requires that improper operations of real estate developers shall be investigated and punished according to law. The improper operations include releasing or spreading false housing information and advertisements, maliciously pushing higher and artificially inflating housing prices by fabricating or spreading information on rising property price and other operations.



On November 25, 2016, the Shanghai Housing Urban and Rural Construction Management Committee, People's Bank of China Shanghai Branch and China Banking Regulatory Commission Shanghai Regulatory Bureau promulgated the Notice on Promoting the Stable, Healthy and Orderly Development of Shanghai's Real Estate Market and Further Consummating the Differential Housing Credit Policy 《關於促進本市房地產市場平穩健康有序發展進一步完善差別化住房信貸政策的通知》, which, among other things, provides that (1) each housing administrative authority shall strengthen the housing transaction supervision, verify the housing status and information of the purchasers and issue the inspection results according to relevant rules and regulations; (2) for any family which purchases its first residential property with individual commercial housing loan, the family is required to pay a down payment of no less than 35% of the purchase price; (3) if any family has no residential property in Shanghai but has record(s) of commercial housing loan or housing provident fund loan, or the family already has one residential property in Shanghai, the family is required to pay a down payment of no less than 50% or 70% of the purchase price, depending on whether the family purchases an ordinary residential property or a non-ordinary residential property with the individual commercial housing loan. See "Regulation — Real Estate Development — Estate Loan."

On November 29, 2016, the Shanghai Housing Provident Fund Management Committee issued the Circular on Adjusting the Policies of Shanghai Municipality on Housing Provident Fund for Individual Loan 《關於調整本市住房公積金個人貸款政策的通知》, which, among other things, (1) provides that, for any family which has no residential property in Shanghai nor any record of housing provident fund loan, the residential property bought by such family shall be treated as the first residential property for its loan application and the credit policy remains unchanged; (2) provides that, for any family which has no residential property in Shanghai but has one loan record, or has one residential property and intends to purchase the second residential property to improve its living conditions, the residential property bought by such family shall be treated as the second residential property for improving living conditions for its loan application; (3) prohibits the Shanghai Housing Provident Fund Management Center from providing a loan to any applicant if the family already has two loan records or if the purpose of purchasing a second residential property by the family is not for improving living conditions. See "Regulation — Real Estate Development — Estate Loan."

2017 . . . . . On January 13, 2017 Chongqing Municipal Government promulgated the "Chongqing Municipal People's Government's decision on the revision of "Chongqing's tentative approach of implementation of the reform pilot on the taxation on partial individual housing property" and "Chongqing's implementation details of personal housing property tax collection and management": (1) The pilot areas are Yuzhong District, Jiangbei District, Shapingba District, Jiulongpo District, Dadukou District, Nan'an District, Beibei District, Yubei District and Banan District. (2) The people in Chongqing without household registration, business or work at the same time purchasing of the first or more set housing will be included in the first collection of objects. (3) the tax rate is 0.5% for those in Chongqing without household registration, business or work at the same time purchasing the first set or more ordinary housing.

On January 13, 2017, Chongqing municipal government announced "Chongqing Provisional Rules on Collection and Administration of Property Tax of Individual Residential Houses" (重慶市關於開展對部分個人住房徵收房產稅改革試點的暫行辦法). Based on the updated policy, non-resident buyers (who are not employed in and do not own any enterprise in Chongqing) need to pay 0.5% of total housing value every year even for the first time purchase of ordinary residential property in Chongqing (previously only the second or subsequent purchases were liable for payment of property tax).



On March 24, 2017, Foshan municipal government promulgated the “Notice on Further Improving Purchasing Restrictions for New Commodity Housing” (佛山市人民政府辦公室關於進一步完善我市新建商品住房限購政策的通知). Based on the policy, non-residents can only buy one new commodity house in areas which have purchasing restrictions, and must provide either personal income tax or social security records dated within two years of the purchase date which have been paid or accumulated in Foshan city for at least one year.

On December 23, 2017 the Minister of Housing and Urban-Rural Construction indicated that the government will establish a housing system that ensures supply through multiple sources, provide support through multiple channels, and encourage both housing purchase and renting in 2018. The government will apply a differentiated property policy based on local conditions and divide power between central and local governments and promote the steady and healthy development of the real estate market. While imposing control measures on the residential property market, the policy thrust is to meet basic housing needs for first home buyers as well as upgraders demand.

Additional information on housing reforms and recent regulatory developments is set out in the section entitled “Regulation” in this Offering Circular.

### Key growth drivers of the real estate market in the PRC

In addition to ongoing housing reform and the overall growth of the PRC economy, the key factors driving growth of the real estate market in the PRC are increases in disposable income and rapid urbanizations.

The table below sets out selected economic statistics of the PRC for the years indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Urban population (million) . . . . .	624	645	670	691	712	731	749	771	793	813	831	848
Urbanization rate (%) . . . . .	47	48	50	51	53	54	55	56	57	59	60	61
Per capita disposable income of urban households (RMB) . . . . .	15,781	17,175	19,109	21,810	24,565	26,462	28,844	31,195	33,616	36,396	39,251	42,359

Source: CEIC Data Company Ltd.; National Bureau of Statistics of China

Furthermore, demand for real estate property is also driven by the emergence and growth of the mortgage lending market in China. Due to this favorable market environment, investment in real estate development in China rose from approximately RMB3,058 billion in 2008 to approximately RMB13,219 billion in 2019, representing a CAGR of approximately 14.2%.

The table below sets out selected data relating to the property market in the PRC for the years/ periods indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Real estate development (RMB in billion) . . . . .	3,058	3,623	4,827	6,174	7,180	8,601	9,504	9,598	10,258	10,980	12,026	13,219
GFA of commodity properties sold (million sq.m.) . . . . .	660	948	1,048	1,094	1,113	1,306	1,206	1,285	1,573	1,694	1,715	1,716
GFA of residential properties sold (million sq.m.) . . . . .	593	862	934	965	985	1,157	1,052	1,124	1,375	1,448	1,478	1,501
Average selling price of commodity properties (RMB per sq.m.) . . . . .	3,800	4,681	5,032	5,357	5,791	6,237	6,324	6,793	7,476	7,892	8,726	9,310
Average selling price of residential properties (RMB per sq.m.) . . . . .	3,576	4,459	4,725	4,993	5,430	5,850	5,933	6,472	7,203	7,614	8,553	9,287
Total sales of commodity properties (RMB in billion)	2,507	4,436	5,272	5,859	6,446	8,143	7,629	8,728	11,763	13,370	14,961	15,973
Total sales of residential properties (RMB in billion)	2,120	3,843	4,412	4,820	5,347	6,769	6,241	7,277	9,906	11,024	12,637	13,944

Source: CEIC Data Company Ltd.; National Bureau of Statistics of China

The average selling price of commodity properties sold in China increased from approximately RMB3,800 per sq.m. in 2008 to approximately RMB9,310 per sq.m. in 2019. This represented a year-on-year increase of approximately 6.7% compared to the average selling price of commodity properties sold in China of approximately RMB8,726 in 2018. The average selling price of residential properties increased from approximately RMB3,576 per sq.m. in 2008 to approximately RMB9,287 per sq.m. in 2019. This represented a year-on-year increase of approximately 8.6% from the average selling price of residential properties of approximately RMB8,553 in 2018.

### Recent developments and trends in the real estate market in the PRC

Demand for real estate in China has seen an increase over the years. According to CEIC Data Company Ltd., an independent data provider, and the National Bureau of Statistics of China, the total sales of commodity properties in China increased from approximately RMB2,507 billion in 2008 to approximately RMB15,973 billion in 2019. This represented a year-on-year increase of approximately 6.8% compared to the total sales of commodity properties of approximately RMB14,961 in 2018. During the same period, the aggregate GFA of commodity properties sold in China increased from approximately 660 million sq.m. in 2008 to approximately 1,716 million sq.m. in 2019. This represented a year-on-year increase of 0.1% from aggregate GFA of commodity properties sold of approximately 1,715 million sq.m. in 2018. Of the 1,796 million sq.m. of the aggregate GFA of commodity properties sold in 2019, approximately 1,501 million sq.m. were residential properties.

The table below sets out the comparison of year-on-year changes/period-on-period changes (%) in contracted sales amount between first- and second-tier cities for the years/period indicated:

	Year ended December 31,									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Nationwide</b> . . . . .	18.9	11.1	10.0	26.3	(6.3)	14.4	34.8	13.7	11.9	6.8
<b>First-tier cities</b>										
Beijing . . . . .	(10.6)	(16.8)	36.4	6.7	(22.4)	28.4	29.7	(38.7)	(13.4)	39.3
Guangzhou . . . . .	30.2	(5.5)	10.8	48.5	(7.1)	(0.2)	32.2	(2.9)	0.1	NA
Shanghai . . . . .	(31.2)	(12.3)	2.1	46.5	(10.5)	45.5	31.5	(39.9)	18.5	9.1
Shenzhen . . . . .	(19.9)	21.6	(5.1)	39.4	(8.3)	114.3	17.8	(3.2)	21.5	NA
<b>Second-tier cities</b>										
Changchun . . . . .	50.8	20.9	(6.9)	1.5	(6.9)	11.6	25.9	20.6	32.0	NA
Changsha . . . . .	44.7	18.8	5.6	25.7	(20.7)	20.3	49.9	3.8	12.6	NA
Chengdu . . . . .	13.9	19.2	14.4	2.4	(2.3)	(0.7)	43.0	16.3	6.0	NA
Chongqing . . . . .	34.1	16.2	7.0	16.8	4.9	4.9	16.3	32.8	15.7	12.7
Dalian . . . . .	18.8	(14.4)	17.6	17.2	(31.9)	(17.3)	16.3	30.9	3.4	NA
Hangzhou . . . . .	(7.6)	(22.4)	35.6	16.5	(8.8)	37.0	71.5	14.0	(4.1)	NA
Harbin . . . . .	57.4	13.0	24.6	28.7	(24.2)	(10.6)	22.9	49.8	(8.6)	NA
Hefei . . . . .	8.1	32.9	(3.0)	33.8	11.6	7.1	60.8	(29.8)	22.3	NA
Jinan . . . . .	54.2	19.8	13.1	30.6	8.4	43.7	28.3	(0.2)	25.7	NA
Nanjing . . . . .	(7.7)	(9.2)	34.5	46.2	(3.7)	31.1	56.0	(19.2)	22.1	NA
Ningbo . . . . .	5.8	(12.4)	(2.3)	22.2	(3.7)	38.2	39.2	37.0	19.6	NA
Qingdao . . . . .	27.2	(13.9)	(0.6)	27.7	(0.8)	30.1	41.7	11.7	14.2	NA
Shenyang . . . . .	38.1	35.6	21.8	(8.0)	(35.1)	(21.6)	15.5	24.2	14.9	NA
Tianjin . . . . .	17.1	14.9	(7.3)	18.3	(8.0)	20.4	94.3	(34.7)	(11.7)	13.3

Source: CEIC Data Company Ltd.

## The real estate markets of selected cities in the PRC

### Shanghai

#### ● Overview

Shanghai is the leading financial and commercial center in China, as well as one of the fastest growing financial capitals in the world. Shanghai has an area of approximately 6,341 sq.km. as of December 31, 2019 and a population of approximately 24.3 million as of December 31, 2019. The table below sets out selected economic statistics of Shanghai for the years/period indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Nominal GDP												
(RMB in billion) . . . . .	1,407	1,505	1,717	1,920	2,018	2,182	2,357	2,512	2,818	3,063	3,268	3,816
Real GDP growth rate (%) . . . . .	9.7	8.2	10.3	8.2	7.5	7.7	7.0	6.9	6.9	6.9	6.9	6.0
Per capita GDP (RMB) . . . . .	66,932	69,165	76,074	82,560	85,373	90,993	97,370	103,796	116,562	126,634	134,982	157,279
Per capita disposable income of urban households												
(RMB) . . . . .	26,675	28,838	31,838	36,230	40,188	44,878	48,841	52,962	57,692	62,596	68,034	73,165

Source: CEIC Data Company Ltd.; Shanghai Bureau of Statistics

- *The real estate market in Shanghai*

The table below illustrates key figures relating to the real estate market in Shanghai for the years indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Residential</b>												
Total GFA completed												
(million sq.m.) . . . . .	17.6	15.1	14.0	16.5	16.1	14.2	15.4	15.9	15.3	18.6	17.3	14.5
Total GFA sold												
(million sq.m.) . . . . .	20.0	29.3	16.9	15.0	15.9	20.2	17.8	20.1	20.2	13.4	13.3	13.5
Average selling price												
(RMB per sq.m.) . . . . .	8,115	12,364	14,290	13,566	13,870	16,192	16,415	21,501	25,910	24,866	28,981	32,926
<b>Commercial</b>												
Total GFA completed												
(million sq.m.) . . . . .	2.2	2.0	1.8	2.6	1.8	2.5	2.1	3.1	2.7	3.9	3.5	3.2
Total GFA sold												
(million sq.m.) . . . . .	1.2	1.3	1.3	0.9	1.2	1.2	1.0	1.1	2.1	0.8	1.0	0.9
Average selling price												
(RMB per sq.m.) . . . . .	6,610	15,237	15,779	19,527	16,218	19,294	22,014	20,043	22,854	26,249	26,475	29,003

Source: CEIC Data Company Ltd.; Shanghai Bureau of Statistics and National Bureau of Statistics of China

## **Beijing**

- *Overview*

As the nation's capital, Beijing's economy has developed significantly over the years and this was primarily due to the robust growth of national economy as well as the increasing inflow of foreign direct investments. Beijing has an area of approximately 16,808 sq.km. as of December 31, 2019 and a population of approximately 21.5 million as of December 31, 2019.

The table below sets out selected economic statistics of Beijing for the years/period indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Nominal GDP</b>												
(RMB in billion) . . . . .	1,112	1,215	1,411	1,625	1,788	1,980	2,133	2,301	2,567	2,801	3,311	3,537
Real GDP growth rate (%) . . . . .	9.1	10.2	10.3	8.1	7.7	7.7	7.3	6.9	6.8	6.7	6.7	6.1
Per capita GDP (RMB) . . . . .	64,491	66,940	73,856	81,658	87,475	94,648	99,995	106,497	118,198	128,994	140,211	164,000
<b>Per capita disposable income of urban households</b>												
(RMB) . . . . .	24,725	26,738	29,073	32,903	36,469	44,564	48,532	52,859	57,275	62,406	67,990	73,849

Source: Beijing Bureau of Statistics

- *The real estate market in Beijing*

The table below illustrates key figures relating to the real estate market in Beijing for the years indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Residential</b>												
Total GFA completed												
(million sq.m.) . . . . .	14.0	16.1	15.0	13.2	15.2	16.9	18.0	13.8	12.7	6.0	7.7	5.8
Total GFA sold												
(million sq.m.) . . . . .	10.3	18.8	12.0	10.3	14.8	13.6	11.4	11.3	9.8	6.1	5.5	7.9
Average selling price												
(RMB per sq.m.) . . . . .	11,648	13,224	17,151	15,518	16,553	17,854	18,499	22,300	28,489	34,117	36,571	38,433
<b>Commercial</b>												
Total GFA completed												
(million sq.m.) . . . . .	3.1	3.2	2.7	2.3	2.4	1.8	2.2	2.6	1.7	1.7	1.8	1.0
Total GFA sold												
(million sq.m.) . . . . .	1.1	1.6	1.4	1.1	1.1	1.0	0.8	0.8	1.3	0.7	0.4	0.3
Average selling price												
(RMB per sq.m.) . . . . .	17,148	19,091	22,452	24,920	20,476	26,405	25,414	27,312	29,929	36,370	38,728	31,017

Source: CEIC Data Company Ltd.; Beijing Bureau of Statistics and National Bureau of Statistics of China

## **Chongqing**

- *Overview*

Chongqing is one of the four municipalities directly under the administration of the central PRC Government. Chongqing has an area of approximately 82,402 sq.km. as of December 31, 2018 and a population of approximately 31.2 million as of December 31, 2019. The table below sets out selected economic statistics of Chongqing for the years/period indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Nominal GDP</b>												
(RMB in billion) . . . . .	579	653	793	1,001	1,141	1,278	1,426	1,572	1,774	1,942	2,159	2,361
Real GDP growth rate (%) . . . . .	14.5	14.9	17.1	16.4	13.6	12.3	10.9	11.0	10.7	9.3	6.0	6.3
Per capita GDP (RMB) . . . . .	20,490	22,920	27,596	34,500	38,914	43,223	47,850	52,321	58,502	63,442	65,933	75,828
<b>Per capita disposable income of urban households</b>												
(RMB) . . . . .	14,368	15,749	17,532	20,250	22,968	23,058	25,147	27,239	29,610	32,193	34,889	37,939

Source: CEIC Data Company Ltd.; Chongqing Bureau of Statistics

- *The real estate market in Chongqing*

The table below illustrates key figures relating to the real estate market in Chongqing for the years indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Residential</b>												
Total GFA completed (million sq.m.) . . . . .	19.5	23.8	21.8	28.3	33.9	28.7	27.7	31.9	30.9	33.2	27.7	34.0
Total GFA sold (million sq.m.) . . . . .	26.7	37.7	39.9	40.6	41.1	43.6	44.2	44.8	51.1	54.5	54.3	51.5
Average selling price (RMB per sq.m.) . . . . .	2,640	3,266	4,040	4,492	4,805	5,239	5,094	5,012	5,162	6,605	8,191	8,657

Source: CEIC Data Company Ltd.; Chongqing Bureau of Statistics and National Bureau of Statistics of China

## *Tianjin*

- *Overview*

Tianjin is one of the four municipalities directly under the administration of the central PRC government. Tianjin has an area of approximately 11,966 sq.km. as of December 31, 2018 and a population of approximately 15.6 million as of December 31, 2019. The table below sets out selected economic statistics of Tianjin for the years/period indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Nominal GDP (RMB in billion) . . . . .	672	752	922	1,131	1,289	1,444	1,573	1,654	1,789	1,855	1,336	1,410
Real GDP growth rate (%) . . . . .	16.5	16.5	17.4	16.4	13.9	12.5	10.0	9.3	9.1	3.6	3.4	4.8
Per capita GDP (RMB) . . . . .	58,656	62,574	72,994	85,213	93,173	100,105	105,231	107,960	115,053	118,944	120,711	90,371
Per capita disposable income of urban households (RMB) . . . . .	19,423	21,402	24,293	26,921	29,626	28,980	31,506	34,101	37,110	40,278	42,976	46,119

Source: CEIC Data Company Ltd.; Tianjin Bureau of Statistics; National Bureau of Statistics of China

- *The real estate market in Tianjin*

The table below illustrates key figures relating to the real estate market in Tianjin for the years indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Residential</b>												
Total GFA completed (million sq.m.) . . . . .	14.9	15.8	16.0	16.5	19.1	21.2	21.3	21.8	21.9	14.3	15.6	11.9
Total GFA sold (million sq.m.) . . . . .	11.4	14.6	13.5	13.7	15.1	17.2	14.8	16.7	25.2	13.4	11.4	13.8
Average selling price (RMB per sq.m.) . . . . .	5,598	6,605	7,940	8,548	8,010	8,390	8,828	9,931	12,870	15,139	15,907	15,423

Source: CEIC Data Company Ltd.; National Bureau of Statistics of China

## Suzhou

### ● Overview

Suzhou is a city located in the southern part of Jiangsu Province. It has a total area of approximately 8,657 sq.km. as of December 31, 2018 and a population of approximately 10.7 million as of December 31, 2019. The table below illustrates selected economic statistics of Suzhou for the years/period indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Nominal GDP												
(RMB in billion) . . . . .	716	785	937	1,089	1,221	1,319	1,399	1,476	1,575	1,732	1,860	1,924
Real GDP growth rate (%) . . . . .	12.5	11.5	13.3	12.0	10.1	9.6	8.3	7.5	7.5	7.1	6.8	5.6
Per capita GDP (RMB) . . . . .	79,825	84,894	94,430	103,739	115,891	124,872	132,131	139,127	148,129	163,388	173,765	179,200

Source: CEIC Data Co. Ltd.; Suzhou Bureau of Statistics

### ● The real estate market in Suzhou

The table below illustrates key figures relating to the real estate market in Suzhou for the years indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Residential</b>												
Total GFA completed												
(million sq.m.) . . . . .	11.3	11.0	11.2	9.2	13.9	12.3	11.3	12.7	14.0	14.7	10.1	NA
Total GFA sold												
(million sq.m.) . . . . .	8.3	20.1	11.8	9.8	12.6	16.3	14.5	19.4	22.6	16.9	17.9	19.8
Average selling price												
(RMB per sq.m.) . . . . .	5,533	6,331	8,213	9,028	8,980	9,479	9,639	NA	NA	NA	NA	NA

Source: CEIC Data Company Ltd.; Suzhou Bureau of Statistics and Jiangsu Bureau of Statistics

## Hangzhou

### ● Overview

Hangzhou is the capital and largest city of Zhejiang Province in Eastern China. The city grew to become one of the most renowned and prosperous cities in China partly due to its beautiful natural scenery. Hangzhou has an area of approximately 16,850 sq.km. as of December 31, 2018 and a population of approximately 10.4 million as of December 31, 2019. The table below sets out selected economic statistics of Hangzhou for the years/period indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Nominal GDP												
(RMB in billion) . . . . .	479	511	597	704	783	840	921	1,005	1,131	1,260	1,431	1,537
Real GDP growth rate (%) . . . . .	11.0	10.0	12.0	10.1	9.0	8.0	8.2	10.2	9.6	8.1	6.7	6.8
Per capital GDP (RMB) . . . . .	58,862	61,821	70,024	80,689	89,323	95,190	103,813	112,230	124,286	135,113	140,180	152,465
Per capita disposable income of urban households												
(RMB) . . . . .	23,534	26,171	30,034	32,434	35,704	40,909	44,632	48,316	52,185	56,276	61,172	66,068

Sources: CEIC Data Company Ltd.; Hangzhou Bureau of Statistics; Hangzhou Economic and Social Development Report



The table below illustrates key figures relating to the real estate market in Hangzhou for the years indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Residential</b>												
Total GFA completed												
(million sq.m.) . . . . .	7.7	6.3	8.0	8.4	6.7	8.5	9.3	10.7	11.1	11.7	8.4	NA
Total GFA sold												
(million sq.m.) . . . . .	6.8	13.1	8.0	6.0	9.2	9.7	9.5	12.9	18.9	15.2	13.3	12.8
Average selling price												
(RMB per sq.m.) . . . . .	8,212	10,613	14,259	12,743	13,291	14,679	14,041	14,750	16,213	21,226	24,364	NA
<b>Commercial</b>												
Total GFA completed												
(million sq.m.) . . . . .	0.6	0.7	1.0	1.0	0.7	0.8	1.1	1.2	1.5	2.2	2.0	NA
Total GFA sold												
(million sq.m.) . . . . .	0.3	0.5	0.7	0.5	0.7	0.5	0.6	0.6	1.3	1.7	1.6	NA
Average selling price												
(RMB per sq.m.) . . . . .	8,332	10,355	13,421	16,598	12,549	17,511	17,242	15,192	18,002	20,856	24,583	NA

Sources: CEIC Data Company Ltd.; Hangzhou Bureau of Statistics

## Wuhan

### Overview

Wuhan is the capital of Hubei Province and is the most populous city in Central China. The city is recognized as the political, economic, financial, cultural, and educational and transportation centre of central China. Wuhan covers an area of approximately 8,494 sq.km. as of December 31, 2018 and a population of 11.2 million as of December 31, 2019. The table below sets out selected economic statistics of Wuhan for the years/period indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Nominal GDP</b>												
(RMB in billion) . . . . .	412	462	557	676	800	905	1,007	1,091	1,191	1,341	1,485	1,622
Real GDP growth rate (%) . . . . .	15.1	13.7	14.7	12.5	11.4	10.0	9.7	8.8	7.8	8.0	8.0	7.4
Per capital GDP (RMB) . . . . .	46,035	51,144	58,961	68,315	79,482	89,000	98,000	104,132	111,469	123,831	135,136	145,545
Per capita disposable income												
of urban households												
(RMB) . . . . .	16,712	18,385	20,806	23,738	27,061	30,273	33,270	36,436	39,737	43,405	47,359	51,706

Sources: CEIC Data Company Ltd.; Wuhan Bureau of Statistics; Wuhan Economic and Social Development Report 2013

The table below illustrates key figures relating to the real estate market in Wuhan for the years indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Residential</b>												
Total GFA completed												
(million sq.m.) . . . . .	7.7	8.2	7.3	9.7	9.0	5.3	6.5	6.5	6.0	6.0	3.1	NA
Total GFA sold												
(million sq.m.) . . . . .	6.8	10.4	11.0	11.8	13.9	17.5	19.8	24.1	29.3	30.9	32.3	NA
Average selling price												
(RMB per sq.m.) . . . . .	4,681	5,199	5,552	6,768	6,895	7,250	7,399	8,404	9,819	11,453	12,679	NA
<b>Commercial</b>												
Total GFA completed												
(million sq.m.) . . . . .	0.4	0.4	1.0	1.0	0.9	0.6	0.5	0.6	0.9	0.8	0.4	NA
Total GFA sold												
(million sq.m.) . . . . .	0.2	0.3	0.5	0.8	0.7	1.2	1.6	1.0	1.3	1.9	1.5	NA
Average selling price												
(RMB per sq.m.) . . . . .	8,099	11,161	11,576	14,116	13,155	13,903	14,410	14,193	14,660	15,185	18,678	NA

Sources: CEIC Data Company Ltd.; Wuhan Bureau of Statistics

## Hefei

### ● Overview

Hefei is the capital city of Anhui Province. It has a total area of approximately 11,445 sq.km. as of December 31, 2018 and a population of approximately 8.2 million as of December 31, 2019. The table below illustrates selected economic statistics of Hefei for the years/period indicated.

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Nominal GDP												
(RMB in billion) . . . . .	178	210	270	364	416	468	518	566	627	700	861	941
Real GDP growth rate (%) . . . . .	17.7	17.8	17.5	15.4	13.6	11.5	10.0	10.5	9.8	8.5	8.5	7.6
Per capita GDP (RMB) . . . . .	34,482	41,543	48,312	48,540	55,182	61,701	67,689	73,102	80,138	88,456	97,470	NA

Source: CEIC Data Company Ltd.; Hefei Bureau of Statistics

### ● The real estate market in Hefei

The table below illustrates key figures relating to the real estate market in Hefei for the years indicated:

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Residential</b>												
Total GFA completed												
(million sq.m.) . . . . .	4.6	4.8	5.8	6.6	7.3	10.7	7.0	7.1	8.6	7.8	9.3	NA
Total GFA sold												
(million sq.m.) . . . . .	8.7	11.8	8.6	10.6	11.2	14.5	13.3	12.9	17.1	9.6	11.0	NA
Average selling price												
(RMB per sq.m.) . . . . .	3,425	4,095	5,502	5,608	5,754	6,084	6,917	7,512	9,312	11,442	13,069	NA

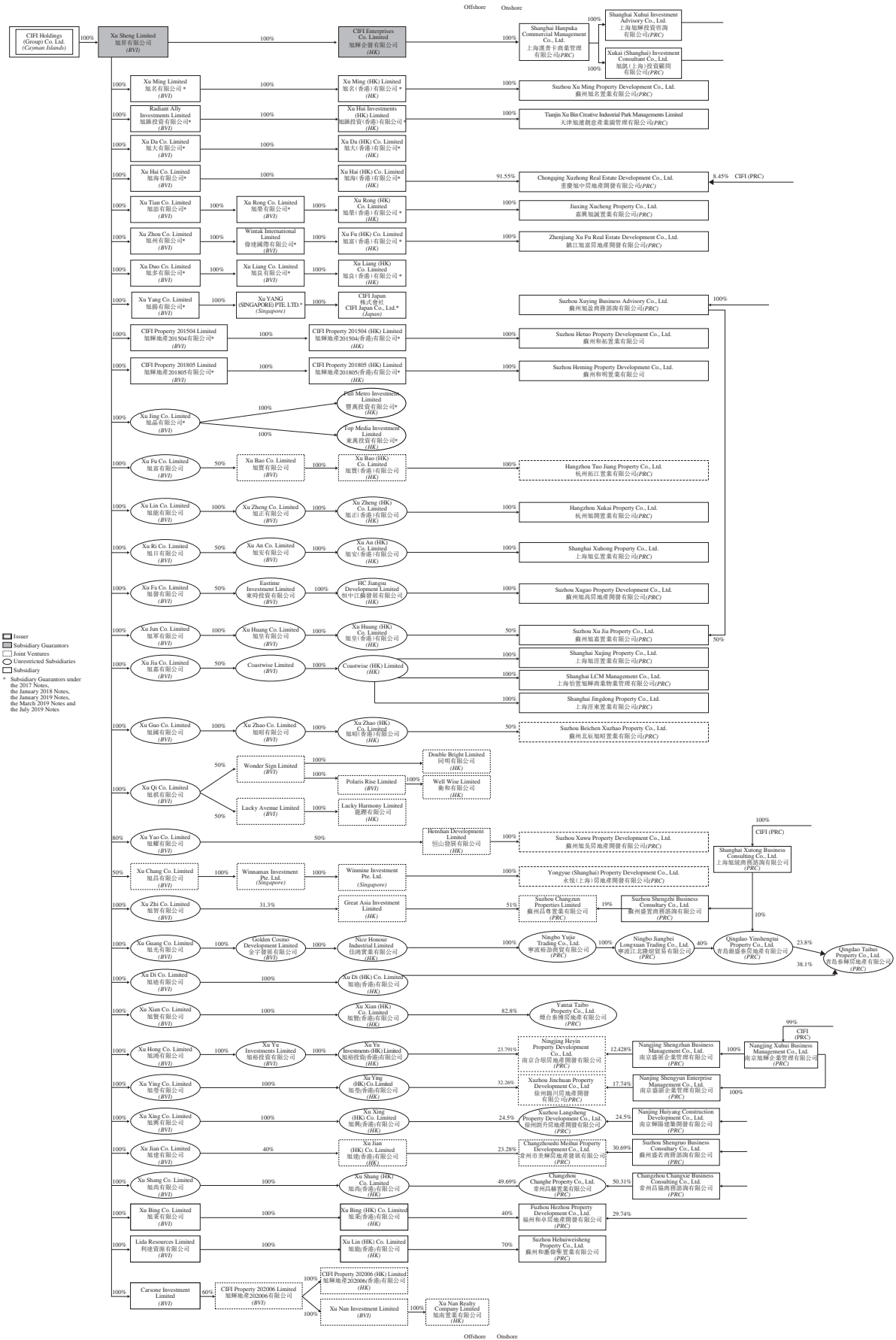
Source: CEIC Data Company Ltd.; China Real Estate Statistics Yearbook 2014 and Hefei Bureau of Statistics

## Competition in the real estate market of the PRC

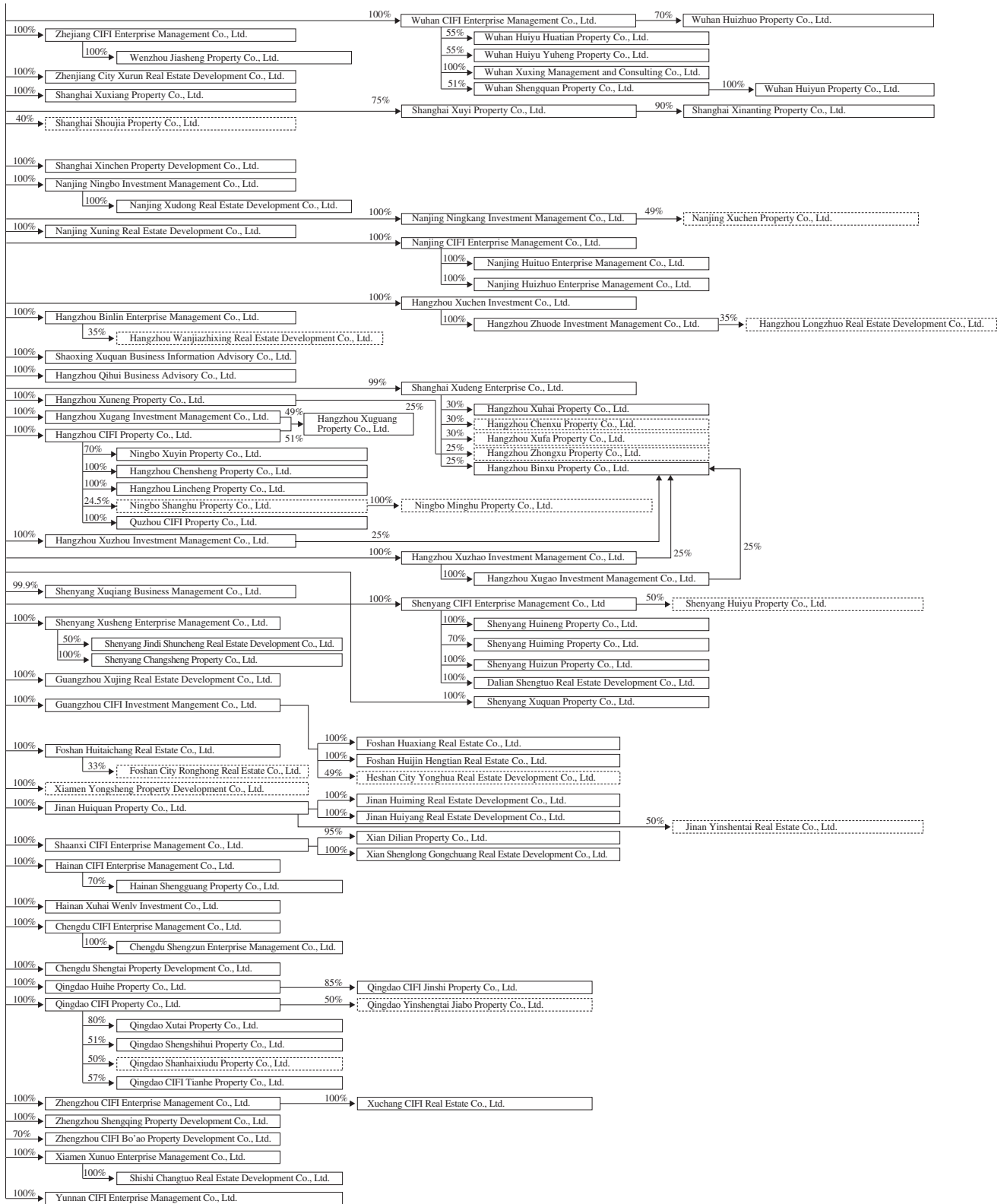
While our Directors believe that there is no reliable and consistent industry source publishing respective market share of major PRC real estate developers over the years, the real estate market in the PRC is highly fragmented. Competition in the real estate market in the PRC has intensified over the past few years. Industry participants in different cities in the PRC include national, regional and local real estate developers. We compete with other real estate developers on the basis of a number of factors, including product quality, service quality, price, financial resources, brand recognition, ability to acquire land and other factors. We believe that the real estate market in the PRC still has large growth potential. Please refer to the section headed “Business — Competition” in this Offering Circular for further details on the competitive landscape of the real estate market in the PRC.

## CORPORATE STRUCTURE

The following chart shows our simplified corporate structure as of the date of this offering circular:







## BUSINESS

### OVERVIEW

Headquartered in Shanghai, we are engaged in property development and property investment business in the PRC. In the six months ended June 30, 2021, in terms of contracted sales, we were ranked 14th according to the list of “China Real Estate Enterprises Sales Ranking in the First Half of 2021” published by China Real Estate Information Corporation Information Group.

We principally focus on developing high quality and end-users driven properties in first- and second-tier cities in China. Our development projects cover various properties types including residential, office and commercial complexes. For our residential property development, we mainly develop residential products that offer our end-users comfortable living environment and proximity to good ancillary facilities and transportation links. For our commercial property development, we mainly develop offices and community commercial properties.

We have achieved a nationwide geographical coverage and a strong presence in selected first-tier cities and second-tier cities in China. Our business operations are diversified in terms of geographic locations, which facilitates our future expansion. As of June 30, 2021, we had projects in 85 cities in four geographic regions in the PRC: the Yangtze River Delta Region, which mainly includes Shanghai, Suzhou, Hangzhou, Hefei, Nanjing, Ningbo, Kunshan, Zhenjiang, Wuxi, Wenzhou, Jiaxing, Changzhou, Xuzhou, Wuhu, Taizhou, Nantong, Yixing, Quzhou, Yiwu, Zhoushan, Jiangyin, Nanchang and Suqian, the Pan Bohai Rim, which includes Beijing, Tianjin, Langfang, Shenyang, Changchun, Jinan, Yantai, Qingdao, Dalian, Shijiazhuang, Linyi, Weifang, Zibo, Taiyuan and Jining, the Central Western Region, which includes Chongqing, Chengdu, Zhengzhou, Xi'an, Changsha, Wuhan, Kunming, Xiangtan, Yinchuan, Luoyang, Kaifeng, Meishan, Ürümqi, Guiyang and Xuchang, and the South China Region, which includes Hong Kong, Shenzhen, Sanya, Haikou, Guangzhou, Dongguan, Foshan, Zhongshan, Fuzhou, Xiamen, Nanning, Jiangmen, Huizhou, Zhangzhou and Quanzhou. As of June 30, 2021, we had a land bank with an aggregate total GFA of approximately 58.4 million sq.m. and an aggregate GFA attributable to us of approximately 32.4 million sq.m.

Leveraging our effective business model focused on rapid asset turnover, strong execution capabilities and business strategies developed in line with government policies on China's real estate sector, we are poised to continue our growth and develop into a leading nationwide property developer.

### COMPETITIVE STRENGTHS

We are a strategy-oriented real estate enterprise and our focused operating strategies give us the following competitive strengths:

**We principally focus on developing high quality and end-users driven residential, office and community commercial properties, primarily in first- and second-tier cities in the PRC.**

We believe that having a product positioning in line with government policies and market trends is essential to our success. The main focus of the current government measures is to curb speculative real estate investment, whereas properties targeted at end-users are less susceptible to such policy risk. Since 2010, we have reinforced our development strategies to target end-users' demand in first- and second-tier cities with large population, of substantial market size and with sustainable inflow of residents and investment capital. Our residential products offer end-users with comfortable living environment and proximity to good ancillary facilities and transportation links. Our office-for-sale properties offer a compelling value proposition for small- to medium-size enterprises which are typically seeking properties with the right balance amongst cost, quality and location.

We believe that there are active end-users' demand for residential products due to growing new population and for office products with the increasing investment from a diverse range of industries in first- and second-tier cities. This focus in the past years has thus helped to ensure that our overall business operations have been less susceptible to the government policies and real estate-related austerity measures. In addition, we believe our community commercial properties serve to enhance our product structure and to better satisfy our end-users' demand. As of June 30, 2021, projects in first- and second-tier cities in aggregate accounted for approximately 63.5% of the total GFA of our land bank; while residential and office-for-sale projects in aggregate accounted for approximately 98.0% of the total GFA of our land bank.

**We adopt a high asset turnover and high sell-through business model with strong execution capabilities that allows us to achieve a development cycle of typically three years, which not only improves our return and operating cash flow but also helps us achieve financial stability.**

We have strong execution capabilities to achieve high asset turnover and high sell-through. These capabilities include:

- Our strategy-driven disciplined approach to land acquisition. In order to achieve high asset turnover and high sell-through, we typically focus on buying land which fulfills our stated product strategies, and we generally do not buy land that has title and planning issues or that requires resettlement. These issues can often take a long time to resolve, resulting in difficulties to ascertain the development schedules of the projects;
- Our efficient project planning and design capabilities, which enable us to determine and implement the positioning and design of projects on a timely basis. With these efficient project planning and design capabilities, we are generally able to obtain project planning and construction approvals within a short period of time after land acquisition;
- Our standardized products and operating procedures covering various phases of our development process, including planning and design, selection of construction contractors and suppliers, construction supervision and quality control, and sales and marketing. With these standardized operating procedures, we are able to (i) commence construction within a short period of time after land acquisition and start pre-sale of the property as soon as practicable, (ii) sell most of our projects during the pre-sale period, (iii) avoid carrying a large inventory of un-sold projects upon completion, and (iv) achieve a development cycle of typically three years for projects; and
- minimal exposure to low-yielding investment properties.

Our high asset turnover and high sell through business model not only improves our return and operating cash flow but also helps us achieve financial stability, which in turn helps mitigate adverse effects from market volatilities. In 2018, 2019 and 2020 and for the six months ended June 30, 2020 and 2021, our average asset turnover rate was approximately 83.6%, 67.8%, 69.8%, 50.5% and 73.6% respectively. The calculation of average asset turnover rate is based on (a) contracted sales divided by (b) average total asset less investment properties during a financial year.

**We have achieved a nationwide geographical coverage and a solid presence in our selected first- and second-tier cities in the PRC.**

We believe that our established geographical coverage is a key factor supporting our pursuit of sustainable growth in the real estate industry in the PRC. We established our business in Shanghai in 2000 and entered into Beijing in 2001 and have since strengthened our position in these two first-tier cities. We started our national expansion into other second- and third-tier cities as early as in 2006. We



began acquiring land in Suzhou and Jiaxing in 2006, in Hefei, Chongqing, Zhenjiang and Changsha in 2007, in Langfang in 2008, in Tianjin in 2011, in Hangzhou, Wuhan and Shenyang in 2013, in Nanjing in 2014, in Guangzhou in 2015, in Ningbo, Foshan, Yixing, Jinan and Sanya in 2016. As of June 30, 2021, our property development projects covered 85 cities in four geographic regions in the PRC: the Yangtze River Delta Region, the Pan Bohai Rim, the Central Western Region and the South China Region. As of June 30, 2021, approximately 75% of our aggregate total salable resources was located in first-tier and second-tier cities.

Compared with other real estate developers, our early implementation of national geographical coverage has given us a solid foothold in the property markets in the PRC. Over the years, we have accumulated extensive knowledge of the business environment and the distinctive subcultures of the regional real estate markets where we operate, including (i) enhancing our local planning and execution capability, (ii) transplanting our standardized products to shorten project development cycle, and (iii) developing extensive working relationships with the various local governments and local business partners. Our established regional presence gives us a first-mover advantage compared to our competitors without operations in these cities and reduces our future investment risks when we continue to grow in these regional markets.

Overall, our established nationwide coverage and our solid presence in our selected first- and second-tier cities has thus helped to ensure that our overall business operations have been less susceptible to the government policies and real estate-related austerity measures.

**We have a highly disciplined and systematic approach to land acquisitions and have strategically acquired low-cost land reserves in a prudent manner.**

We have adopted a highly disciplined and systematic approach to land acquisition. We aim to capture opportunities in China's fluctuating land market by avoiding acquisitions when the land market overheats and by engaging in land acquisitions when a low cost opportunity becomes available. In order to achieve high asset turnover and high sell-through, we typically focus on buying land which fulfills our stated product strategies, and we generally do not buy land that has title and planning issues or that requires resettlement. These issues can often take a long time to resolve, resulting in difficulties to ascertain the development schedules of the projects. We generally acquire land based on stringent evaluations on market demand, financial and return criteria. We actively participate in land auctions but bid cautiously with strict price limit to ensure that our acquired land prices are not overly expensive.

We have a policy of building a land bank sufficient for our project developments and well diversified in terms of number of projects and different geographical regions in a prudent manner. Most of our development projects within our existing land bank are single-phase projects. These characteristics of our land bank facilitate quick asset turnover and ensure financial stability.

We acquire most of our land sites through public tenders, auctions and listings-for-sale, but we also diversify our acquisition channels by making private acquisitions, which include (i) investing in or taking over property holding companies, (ii) acquiring construction-in-progress from original project owners, or (iii) establishing joint ventures with other real estate developers for land acquisition. By having joint ventures with other renowned real estate developers for land acquisition, we believe that we are able to create synergies through collaboration, diversify our project risks and enhance our brand value. We believe that such joint ventures also show recognition of our execution capacities and governance standards.

As of June 30, 2021, the total GFA of our land bank was approximately 58.4 million sq.m. and the attributable GFA of our land bank was approximately 32.3 million sq.m. During 2020, we acquired 60 new projects with an aggregate contracted land cost attributable to us of approximately RMB55.5 billion (US\$8.6 billion). During such period, we continued to collaborate with joint venture partners to jointly

develop a majority of our newly acquired projects. While we continue to focus on first-tier and strong second-tier cities, the land acquisitions we made during this period had an emphasis on laggard second-tier cities, which we believe have a potential for re-rating into a higher tier or stronger second-tier city.

In the past years, we systematically monitored and evaluated hundreds of land acquisition opportunities in cities within our operational coverage. Out of these acquisition opportunities, we pursued selected parcels of land by taking into consideration various criteria including: (i) location, as well as development and growth potential of a particular site, (ii) local governmental planning and development requirements or restrictions applicable to the site, and (iii) local market conditions and consumer behavior.

**We have adopted coherent business and financial strategies which balance solid growth and financial prudence.**

We have adopted coherent strategies in business expansion and cashflow management, which we believe are well balanced for solid growth and financial stability, and enable us to lower risks.

We generate most of our operating cash from property sales. Our sound cash position enables us to strategically acquire land at competitive prices, primarily using our internally generated funds and proceeds from our offshore fundraisings. We have a policy of maintaining sufficient operating cash and saleable resources every month to cover our accumulated debt on loans maturing within one year.

We strive to maintain a prudent financial gearing with various financial resources for our operations and to further improve our debt structure by targeting a longer average duration, a lower proportion of non-bank borrowings, and a lower average cost of borrowings. Following our initial public offering in November 2012, we have substantially lowered our financial gearing. As of June 30, 2021, our net debt-to-equity ratio was approximately 60.4%. Our net debt-to-equity ratio is calculated by our total indebtedness including bank and other borrowings, senior notes, and onshore bonds under IFRS less bank balances and cash including restricted cash and pledged bank deposits as a percentage of total equity at the end of the relevant financial year/period.

**We have a highly experienced senior management team and an efficient management structure between our headquarters and regional companies which support nationwide coverage.**

We have a highly experienced senior management team comprising well-regarded professionals in real estate development, planning, design, finance and other relevant aspects. Our Chairman, Mr. Lin Zhong, has about 30 years of experience in the real estate business. Our Vice Chairman, Mr. Lin Wei, and our Chief Executive Officer, Mr. Lin Feng, have about 25 years and 21 years of experience, respectively, in the real estate business. We have adopted a three-tier management system comprising our board of directors, senior management at the headquarters level and senior management at the regional project company level. This management structure ensures a direct reporting line between our regional project companies and our headquarters, which facilitates the operating efficiency for our expansion and enhances our overall internal control.

## **BUSINESS STRATEGIES**

We aim to become (i) one of the leading real estate enterprises in the PRC in terms of sales, (ii) a nationally renowned real estate brand name, and (iii) a mainstream real estate company in each city where we have a presence. We plan to implement the following future business strategies to achieve our stated growth objectives:

**We adopt the “balanced development and sustainable growth” strategy to pursue sustainable and quality growth.**

We target an expansion pace higher than growth rates of the industry average and those of the leading developers while stress balance and discipline to avoid radical, high gearing and low margin expansions. We will manage our expansion cautiously by taking into account our sales performance and profitability while maintain financial prudence. We will continue to follow our disciplined investment criteria and selectively acquire quality sites as and when suitable opportunities arise in order to maintain sustainable growth in saleable resources and reduce our expansion risk. We will also mitigate our business risks through lowering our exposures using joint ventures, maintaining balanced operating cash flows, lowering our finance costs and developing popular differentiating products in the mainstream end-users’ segment.

**We seek to maintain appropriate pace for land acquisition with precise product positioning and execution of development and sales.**

In the course of expansion, we emphasize on maintaining the appropriate pace for land acquisition with precise product positioning and execution of development and sales. We strive to acquire land parcels at an attractive cost during the appropriate industry cycle and sell our properties when the market demand is robust. We continue to place strong emphasis in acquiring land to develop two main products: mass-market residential properties and office properties. We will focus on expanding in primarily China’s first- and second-tier cities with large populations, of substantial market size, and with sustainable inflow of residents and investment capital. We further plan to place priority on quality sites in locations better suited for products targeted at self-use upgraders, the product segment which offers the best profit margin potential under current market condition.

**We plan to further enhance our brand recognition and improve customer satisfaction and loyalty.**

We are dedicated to improve its product quality and customer service to meet the ever-demanding preferences and needs by consumers. Based on the customer satisfaction survey conducted annually by the third-party consultancy firm engaged by us, we recorded new highs in overall customer satisfaction in property sales in 2015 compared to previous yearly ratings, evidencing that our brand recognition has further strengthened. We aim to further enhance our brand recognition by providing a higher value of our products through better architectural designs and improved landscaping. We plan to allocate more resources to brand management and brand promotion, and to incorporate customers’ satisfaction as an integral and significant part of our management evaluation and appraisal system.

**We aim to further improve our product capabilities and apply innovations to our operations.**

We plan to allocate and invest more resources to enhance our product capabilities and innovations. In line with our strategy of tapping into the upgraders’ market and improving our profit margin, we are committed to enhance our product capabilities and increase the proportion of our properties that are fully-fitted residential products. In 2014, the “CIFI Product Research Center” commenced operations and began its research and development of standardized fully-fitted residential product modules. Our research center studies the application of a range of construction and fitting materials and simulates the corresponding customer experience on different residential unit layouts and configurations and will strengthen our product capabilities for future development.

We strive to embrace innovations to revolutionize our business process, enhance our sales channels, and improve our product designs and provision of value-added customer services. For example, in 2014, we pioneered the industry trend of utilizing mobile Internet applications and successfully developed and applied our “CIFI Wei-Sales” platform to facilitate third-party agency sales of our properties.

## OVERVIEW OF OUR PROPERTY DEVELOPMENTS

As of June 30, 2021, our property portfolio consisted over 380 property projects under various stages of development located in the Yangtze River Delta Region, the Pan Bohai Rim, the Central Western Region and the South China Region. As of June 30, 2021, approximately 95.5% of the total GFA of our projects were residential projects while the remaining were office and community commercial projects.

For our residential property development, we principally focus on developing residential units with comfortable living environment and proximity to public transportation networks. We target to sell these residential properties to end-users who are mainly first-time purchasers or upgraders. Within our residential property development, we mainly develop the following types of residential properties:

- high-rise and mid-rise apartments — which are typically buildings higher than nine stories;
- low-rise garden apartments — which are typically low-rise buildings of five to eight stories; and
- townhouses — which typically include connected townhouses, courtyard townhouses and split-level townhouses.

For our office and commercial property development, we principally focus on developing office projects at locations on the outskirts of first-tier cities and in city area locations in second-tier cities. Within our commercial property development, we mainly develop office projects which are office blocks used by enterprises or small or home office units used by individuals. We offer to sell these office properties both on en-bloc basis and on strata-title unit basis. These office projects offer a compelling value proposition for our customers, which are typically seeking property with the right balance amongst cost, product quality, and location.

We also develop community commercial projects, which are integrated city complexes comprising different property elements with residential, office and/or retail components. For these integrated projects, we typically intend to sell the street-level retail areas while retaining the podium retail complex and lease them out as our investment properties.

Our property development projects may be broadly categorized as follows:

- Completed projects — comprising property projects which we have completed and of which we have received the relevant certificates of completion issued by the relevant governmental authorities;
- Projects under development — comprising property projects in respect of which we have received the relevant construction work commencement permits and which or certain phase(s) of which are pending completion; and

- Projects for future development — comprising property projects in respect of which we have (a) received the relevant land use rights certificates, (b) signed the relevant land grant contracts but not yet obtained land use rights certificates, or (c) received the confirmation letter on bidding for granting land use right but not yet signed the relevant land grant contracts and, in each case, construction work has not yet commenced.

Certain of our property development projects comprising multiple phases of development may fall into any one or more of the above categories.

As of June 30, 2021, we had a land bank with an aggregate GFA of approximately 58.4 million sq.m., comprising completed unsold and undelivered projects with an aggregate GFA of approximately 10.8 million sq.m. and projects under development or for future development with an aggregate GFA of approximately 47.6 million sq.m.

## PORTFOLIO OF OUR PROPERTY DEVELOPMENT PROJECTS

The tables below is a summary of our portfolio of property development projects as of June 30, 2021.

Project	Primary intended use of the project	Saleable/Rentable GFA remaining unsold (carpark excluded) <sup>(1)(2)(3)</sup> (sq.m.)	Interest attributable to us <sup>(4)</sup> (%)
<b>Completed projects</b>			
<i>Yangtze River Delta</i>			
Shanghai LCMART	Investment properties	2,241	50.0
Shanghai LCM	Investment properties	131,937	50.0
Shanghai CIFI U Block	Investment properties	5,407	100.0
Shanghai CIFI Haishang International	Investment properties	29,585	100.0
Shanghai CIFI Pure Center	Investment properties	11,678	45.0
Shanghai CIFI Pure Center	Office/Commercial	6,671	45.0
Shanghai CIFI Luxury Courtyard	Residential/Commercial	5,357	100.0
Shanghai CIFI Pebble Beach	Residential	10,269	100.0
Shanghai CIFI Park Mansion West	Residential	6,275	67.5
Shanghai Changning District, Huashanliyuan Project	Residential	1,863	100.0
Shanghai Henderson CIFI Centre	Investment properties	10,740	100.0
Shanghai Henderson CIFI Centre	Office	15,287	50.0
Shanghai Yangjing S2/S3 Office Project	Investment properties	46,871	100.0
Shanghai Pudong New Area, Pujiang Overseas Chinese Town Project	Office/Commercial	7,090	30.0
Shanghai Gaohe Building	Investment properties	1,022	100.0
Shanghai Office Park	Investment properties	37,924	50.0
Shanghai The Roof	Investment properties	35,771	50.0
Shanghai Greenland CIFI E World Centre	Investment properties	10,386	50.0
Shanghai Huangchuang Business Centre	Investment properties	107,106	50.0
Shanghai Huangchuang Business Centre	Office	17,616	50.0
Shanghai Baoshan District Luodian Town Meiluo Jiayuan Community No. 01 Project	Investment properties	30,983	25.0
Hefei North Star CIFI Park Mansion Luzhou (Second Phase)	Residential	20,839	50.0
Hefei CIFI Jiuzhu Mansion	Residential	1,291	100.0
Hefei CIFI Glory Land (Third Phase, Fourth Phase)	Residential	1,331	30.0
Hefei CIFI Lake Betsuin	Residential	83,195	50.0
Hefei Jiangshan Luzhou Seal (First Phase)	Residential	20,228	35.0
Hefei New Station District, No. 215 Project (First Phase)	Residential	20,555	50.0
Hefei New Station District, No. 215 Project (Second Phase)	Residential	69,868	50.0
Hefei Xinzhan District, No. XZQTD237 Project	Residential	7,445	50.0
Hefei Yaohai District, No. E1805 Project	Residential	5,299	33.0
Hefei Xinzhan District, No. XZQTD238 Project	Residential	92,731	34.0
Hefei CIFI Jade Seal (Fourth Phase)	Residential	46,143	25.4
Hefei CIFI Lake Mansion (Third Phase)	Residential/Commercial	67,589	21.5
Suzhou Taicang Coastal Mansion (Shaxi Town Project 1-4,1-5)	Residential	5,587	27.9
Suzhou Taicang Coastal Mansion (Shaxi Town Project 1-7)	Residential	5,436	27.9
Suzhou Taicang County, Chengxiang No. 3 Project	Residential	65,810	33.3
Suzhou North Star CIFI No.1 Courtyard	Residential	2,483	50.0
Suzhou Garden House	Residential	43,756	20.0
Suzhou Kunshan Lakeside Mansion	Residential	36,643	31.1
Suzhou Zhangjiagang Jingang Avenue, No. 2013-B27 Project	Residential	14,137	50.0
Suzhou Wuzhong District, Mudu Town, No.2018-WG-41 Jinmao Road Project	Residential	44,260	70.0
Hangzhou CIFI Dongyuan Guobin Mansion	Residential/Commercial	915	67.0
Hangzhou Xiaoshan District, Shushan Unit, Zengjiaqiao Project (First Phase)	Residential	1,521	53.3
Nanjing CIFI Park Mansion Qinhuai	Residential	1,701	100.0
Nanjing CIFI Yincheng Baimalanshan	Residential	604	51.0
Nanjing Noble Mansion	Residential	1,235	50.0
Nanjing CIFI Times Mansion	Residential/Commercial	120,208	20.0

Project	Primary intended use of the project	Saleable/Rentable GFA remaining unsold (carpark excluded) <sup>(1)(2)(3)</sup> (sq.m.)	Interest attributable to us <sup>(4)</sup> (%)
Nanchang CIFI Lingyun Mansion . . . . .	Residential	2,721	34.0
Ningbo CIFI Landscape Poetry . . . . .	Residential	781	50.0
Wenzhou Yueqing City, Central District, E-b11-1 Project . .	Residential	1,369	33.0
Wenzhou Dongchen Mansion . . . . .	Residential	10,262	35.0
Wenzhou Wanzhen (TOD World's Metropolis) . . . . .	Residential	116,266	16.5
Wuxi CIFI Times (Third Phase) . . . . .	Residential	2,149	30.0
Wuxi Agile CIFI Canglong Mansion . . . . .	Residential	1,160	50.0
Zhenjiang CIFI Times . . . . .	Residential	2,407	100.0
Zhenjiang Jurong Grand Mansion . . . . .	Residential	133,289	33.0
Xuzhou CIFI Dragon Regency . . . . .	Residential	16,315	50.0
Wuhu New Joy Mansion (Second Phase, Third Phase) . . . .	Residential	46,399	40.0
Changzhou Jingkai District, Weilan Tiandi West Project . .	Residential	69,226	100.0
Changzhou Jingkai District West Minguifang Project . . . .	Residential	787	100.0
Taizhou Jiaojiang District, Hongjia Street Project . . . . .	Residential/Commercial	4,414	95.0
Jiaxing CIFI Ronchamp Town . . . . .	Residential	1,931	100.0
Jiaxing CIFI Square . . . . .	Investment properties	82,540	100.0
Jiaxing CIFI Jimei Jiayue . . . . .	Residential	729	49.0
Jiaxing Jiashan CIFI One City . . . . .	Residential	1,453	49.0
Jiaxing Jiashan CIFI M City . . . . .	Residential	624	51.0
Jiaxing Jiashan County, Yaozhuang No. 2018-6 Project . . .	Residential	1,384	50.0
Jiaxing Jiaxing Star City . . . . .	Residential	612	30.0
Quzhou Guojin CIFI City . . . . .	Residential	3,652	50.0
<i>Pan Bohai Rim</i>			
Beijing Tianheng CIFI No.7 Courtyard . . . . .	Residential/Commercial	122,211	49.0
Beijing CIFI Wangxin Commercial Centre . . . . .	Investment properties	4,860	100.0
Beijing MOMA CIFI Residence . . . . .	Residential	1,006	50.0
Beijing Tianrui Chengzhang . . . . .	Residential	1,690	20.0
Beijing CIFI Lakeside Mansion (First Phase, Second Phase) . . . . .	Residential/Commercial	154,038	24.5
Beijing Daxing Huangcun Sanhezhuang F1 Project . . . . .	Residential	32,656	50.0
Beijing Shunyi District, Shunyi New Town Project . . . . .	Residential	157,875	33.0
Beijing Wukesong Project . . . . .	Commercial/Investment properties	263,340	50.0
Qingdao CIFI Yinshengtai Zhengyang Mansion . . . . .	Residential	51,291	50.0
Qingdao CIFI Yinshengtai Boguanjinan . . . . .	Residential	125,690	50.0
Qingdao CIFI Yinshengtai Dejun (Fifth Phase) . . . . .	Residential	1,342	50.0
Qingdao Boguanxinghai . . . . .	Residential	1,162	50.0
Qingdao Fairview Park Mansion (First Phase) . . . . .	Residential/Commercial	2,284	50.0
Qingdao Fairview Park Mansion (Second Phase) . . . . .	Residential/Commercial	88,195	50.0
Shenyang Zhongnan CIFI Harmonious . . . . .	Residential/Commercial	125,742	40.0
Shenyang CIFI Dongyuecheng . . . . .	Residential	3,127	70.0
Shenyang CIFI Central Palace . . . . .	Residential	86,493	100.0
Shenyang CIFI Luxury Mansion . . . . .	Residential	1,569	100.0
Shenyang Eastern Tree Shade City North (Third Phase, Fourth Phase) . . . . .	Residential	7,232	50.0
Shenyang Huanggu District, West Rail Yard Project . . . . .	Residential	4,952	100.0
Shenyang Jingchen Mansion (First Phase) . . . . .	Residential/Commercial	9,611	100.0
Shenyang Jingchen Mansion (Second Phase) . . . . .	Residential/Commercial	43,688	100.0
Shenyang Dadong District, Dongwang Street Project . . . .	Residential	88,379	33.5
Shenyang Dadong District Yulin Resettlement Housing Second Project . . . . .	Residential	64,030	70.0
Tianjin CIFI Private Mansion . . . . .	Residential	7,827	100.0
Tianjin CIFI Rosedale . . . . .	Residential	807	100.0
Tianjin Binhai New Area, Tanggu Bay Project . . . . .	Residential	1,577	50.0
Tianjin Binhai New Area, Tanggu Bay No. 7 Project . . . . .	Residential	1,041	50.0
Jinan CIFI Yinshengtai Jinyulanshan . . . . .	Residential	3,891	50.0
Jinan City of Starry (Second to Sixth Phase) . . . . .	Residential/Commercial	244,084	22.5
Jinan Ruigongguan . . . . .	Residential	140,252	50.0
Shijiazhuang Wise Mansion (First Phase) . . . . .	Residential/Commercial	8,160	65.0
Shijiazhuang Wise Mansion (Second Phase) . . . . .	Residential/Commercial	27,731	65.0
Shijiazhuang Qiaoxi District, No.1 Vocational Specialized Secondary School Project . . . . .	Residential	19,235	51.0



Project	Primary intended use of the project	Saleable/Rentable GFA remaining unsold (carpark excluded) <sup>(1)(2)(3)</sup> (sq.m.)	Interest attributable to us <sup>(4)</sup> (%)
Dalian Jinpu District, Xiaoyaowan District C Project (First Phase) . . . . .	Residential	67,745	100.0
Dalian Family Villa . . . . .	Residential/Commercial	5,452	100.0
Linyi Xinghe City (First Phase) . . . . .	Residential/Commercial	2,979	25.5
Linyi Xinghe City (Second Phase) . . . . .	Residential/Commercial	79,923	25.5
Linyi Luozhuang District, Fenglin New Town Project . . . . .	Residential	224,911	32.0
Changchun Qikai District, Dongfeng Street South-1 Project . . . . .	Residential/Commercial	236,132	30.0
Changchun Qikai District, Dongfeng Street South-2 Project . . . . .	Residential/Commercial	160,217	30.0
<i>Central Western Region</i>			
Changsha CIFI International Plaza . . . . .	Investment properties	24,012	100.0
Changsha Changsha County, No. 081 Project . . . . .	Residential	5,860	50.0
Changsha CIFI City Mansion . . . . .	Residential/Commercial	1,446	70.0
Changsha Henderson CIFI Hushan Mansion (First Phase) . . . . .	Residential	33,424	50.0
Changsha Henderson CIFI Hushan Mansion (Second Phase) . . . . .	Residential	2,234	50.0
Changsha Henderson CIFI Hushan Mansion (Fourth Phase) . . . . .	Residential	164,329	50.0
Changsha Henderson CIFI Hushan Mansion (Fifth Phase) . . . . .	Residential	87,153	50.0
Chongqing CIFI Waves River Qianjiangfu (First Phase, Second Phase) . . . . .	Residential	8,910	33.0
Chongqing CIFI Waves River Qianjiangfu (Third Phase) . . . . .	Residential	40,859	33.0
Chongqing CIFI Waves River Lingyunfeng (First Phase) . . . . .	Residential	2,112	33.0
Chongqing CIFI Waves River Lingyunfeng (Third Phase) . . . . .	Residential	38,540	33.0
Chongqing CIFI Jiangzhou Impression (First Phase) . . . . .	Residential	1,875	35.0
Chongqing CIFI Jiangzhou Impression (Second Phase) . . . . .	Residential	35,657	35.0
Chongqing CIFI Jiangzhou Impression (Third Phase) . . . . .	Residential/Commercial	39,719	35.0
Chongqing CIFI The Essence of River . . . . .	Residential	2,568	50.0
Chongqing CIFI City . . . . .	Residential/Office/Commercial	1,754	100.0
Chongqing CIFI City . . . . .	Investment properties	43,915	100.0
Chongqing CIFI Panorama (Third Phase) . . . . .	Residential/Office/Commercial	2,444	30.0
Chongqing CIFI Purple City . . . . .	Office/Commercial	30,841	100.0
Chongqing CIFI Huayu Jinsha Jiuyue . . . . .	Residential/Commercial	3,804	50.0
Chongqing CIFI Prime Orienting . . . . .	Residential/Office/Commercial	99,806	33.3
Chongqing Verdant Landscape (First Phase) . . . . .	Residential	25,719	100.0
Chongqing Verdant Landscape (Second Phase) . . . . .	Residential	48,694	100.0
Chongqing Verdant Landscape (Fourth Phase) . . . . .	Residential	3,787	100.0
Chongqing The Landscape (First Phase) . . . . .	Residential	4,231	33.4
Chongqing The Landscape (Third Phase) . . . . .	Residential	1,427	33.4
Chongqing Dongyuan CIFI Jiangshan Yue . . . . .	Residential/Commercial	11,739	30.0
Chongqing Yuzhong District, Shidaitianjie Project . . . . .	Residential	2,237	33.0
Chongqing Cloud Poem . . . . .	Residential	42,707	35.0
Chengdu Chenghua District, Beichengzhongyang Project . . . . .	Investment properties	67,044	30.0
Chengdu Chenghua District, Beichengzhongyang Project (Second Phase) . . . . .	Commercial	3,263	30.0
Chengdu Tang Mansion . . . . .	Residential/Commercial	4,188	34.0
Chengdu Jianyang City, Hedong New Area, 77 Mu Project . . . . .	Residential	126,015	60.0
Wuhan CIFI Tower . . . . .	Office/Commercial	34,990	51.0
Wuhan CIFI Skyline (First Phase) . . . . .	Office/Commercial	13,596	70.0
Wuhan Jiangxia District Qixin Village Project . . . . .	Residential	4,370	50.0
Wuhan Hongshan District, Qingling Village K3 Project (First Phase) . . . . .	Residential	18,664	51.0
Wuhan Yulong CIFI Peninsula . . . . .	Residential	22,615	55.0
Wuhan Hanyang District, Hanqiao Village Project Section B (First Phase) . . . . .	Residential/Commercial	9,759	55.0
Wuhan Hongshan District Qingling Village K3 Project (Second to Fourth Phase) . . . . .	Residential/Commercial	413,110	51.0
Guiyang CIFI Skyline (First Phase) . . . . .	Residential	1,984	100.0
Xi'an CIFI Centre . . . . .	Investment properties	41,129	100.0
Xi'an Landscape (First Phase) . . . . .	Residential	61,906	80.0
Xi'an CIFI Honour Mansion . . . . .	Residential	7,846	70.0

Project	Primary intended use of the project	Saleable/Rentable GFA remaining unsold (carpark excluded) <sup>(1)(2)(3)</sup> (sq.m.)	Interest attributable to us <sup>(4)</sup> (%)
Kunming Economic and Technological Development Zone, KCJ2018-5 Project (First Phase) . . . . .	Residential	3,436	51.0
Kunming Economic and Technological Development Zone, KCJ2018-5 Project (Second Phase) . . . . .	Residential	1,466	51.0
Yinchuan Jinfeng District, Yindi No.G-2018-20 Project . . . . .	Residential	57,967	40.0
Zhengzhou CIFI Grand Mansion . . . . .	Residential	3,811	21.0
Meishan Dongpo District, 120 Mu Project . . . . .	Residential	116,674	100.0
Xuchang Anno Domini (First Phase) . . . . .	Residential	18,254	50.0
<i>South China</i>			
Guangzhou CIFI Poly Flowers Bay . . . . .	Residential/Commercial	53,215	23.5
Fuzhou Jin'an District, Qianyu Village Project . . . . .	Residential	11,527	70.0
Fuzhou Cangshan District, Jinpu Old Factory Transfer Project . . . . .	Residential	4,794	70.0
Fuzhou Xindian Project . . . . .	Residential	43,806	100.0
Xiamen Hailian Centre . . . . .	Investment properties	1,470	100.0
Sanya Yalong Bay Project . . . . .	Office/Commercial	6,340	50.0
Foshan Sanshui District, Yundonghai Street No. 009 Project (First Phase) . . . . .	Residential	25,600	20.0
Foshan CIFI One City . . . . .	Residential	1,912	55.0
Foshan CIFI Homeland (Second Phase) . . . . .	Residential	3,277	100.0
Foshan Joy & Peace (First Phase) . . . . .	Residential	4,090	33.3
Foshan Joy & Peace (Second Phase) . . . . .	Residential	139,734	33.3
Foshan Gaoming District, Xijiang New Town Project (First Phase) . . . . .	Residential	126,881	34.0
Foshan Gaoming District, Xijiang New Town Project (Second Phase) . . . . .	Residential	105,801	34.0
Foshan Binjiang Mansion (First Phase) . . . . .	Residential	5,111	33.3
Foshan Sanshui Beijiang Project . . . . .	Residential	175,577	33.0
Huizhou Midea Jiangshan Mansion . . . . .	Residential	115,618	50.0
Quanzhou Shishi CIFI City . . . . .	Residential	124,703	20.0
Zhongshan Nantou Town, Suixi Village No. W02-17-0137 Project . . . . .	Residential	4,493	22.0
Zhongshan Nantou Town, Suixi Village No. W02-17-0135 Project . . . . .	Residential	7,771	33.0
Zhangzhou Longhai City, Jiaomei Town, 2019P01 Project . . . . .	Residential	26,468	70.0
Hong Kong Wang On CIFI Maya . . . . .	Commercial	Net saleable area: 3,808 sq.m. (40,985 sq.ft.)	50.0
Hong Kong Wang On CIFI Maya . . . . .	Residential	Net saleable area: 3,814 sq.m. (41,056 sq.ft.)	50.0
Car Parks & Others . . . . .		3,435,833	
GRAND TOTAL . . . . .		10,763,319	

*Notes:*

- (1) "Saleable/Rentable GFA remaining unsold (carpark excluded)" figures are rounded to the nearest sq.m.
- (2) "Saleable GFA" represents the GFA of a property which we intend to sell and which does not exceed the multiple of the site area and the maximum permissible plot ratio as specified in the relevant land grant contracts or other approval documents from the local governments relating to the project. "Rentable GFA" refers to GFA that is not for sale and is available for rental purposes.

- (3) The figures for aggregate GFA, total GFA, saleable GFA and rentable GFA that appear in this Offering Circular are based on figures provided in the relevant governmental documents, such as the property ownership certificate, the construction work planning permit, the pre-sale permit, the construction land planning permit or the land use rights certificate. The categories of information contained in this Offering Circular are based on our internal records. Figures for GFA under development and GFA for future development and information regarding planned construction period are estimates only. The information setting out the construction period for completed blocks or phases of our projects in this Offering Circular is based on the relevant governmental documents or our internal records.
- (4) Interest attributable to us refers to our effective equity interest in the project as of the date of this Offering Circular.

Project	Primary intended use of the project	Estimated Year of Completion	Site Area <sup>(1)</sup> (sq.m.)	Total GFA under Development and held for Future development (Carpark excluded) <sup>(2)</sup> (sq.m.)	Pre-sold (sq.m.)	Interest attributable to us <sup>(3)</sup> %
<b>Property under development and held for future development</b>						
<i>Yangtze River Delta</i>						
Shanghai Putuo District Changshou Community D5-6 Project . . . . .	Investment properties	2021	11,648	55,717	—	100.0
Shanghai, Minhang District, Qibao Town, North Gumei Community, Unit S110501, 27-01 Project . . . . .	Residential	2022	37,509	77,685	39,771	49.0
Shanghai Jiading District, Anting Town, 03-01A Project . . . . .	Residential	2022	29,600	67,499	54,242	51.0
Hefei Jiangshan Luzhou Seal (Second Phase) . . . . .	Residential	2021–2022	33,055	65,558	46,960	35.0
Hefei Jiangshan Luzhou Seal (Third Phase) . . . . .	Residential	2021–2022	23,821	48,488	33,095	35.0
Hefei Feixi County, No. 2018-26 Project . . . . .	Residential	2021	103,866	255,379	251,842	51.0
Hefei Feixi County, No. 2018-26 Project . . . . .	Investment properties	2021	38,216	77,726	—	51.0
Hefei Feixi County, No. 2019-18 Project . . . . .	Residential	2022–2023	119,514	244,635	211,287	100.0
Hefei Feixi County, No.FX202005 Project . . . . .	Residential	2021–2022	107,100	192,800	157,848	45.0
Hefei Binhu District, No. 2019-12 Project . . . . .	Residential	2021	50,600	133,149	132,610	50.0
Hefei Shushan District, Canal New Town SS, 202106, 90 Mu Project . . . . .	Residential	2023	59,900	99,300	—	100.0
Suzhou Taicang New & High-Tech District, Science and Education New Town, 2020-WG-1-1 Project . . . . .	Residential	2021–2022	63,678	111,939	62,391	51.0
Suzhou Taicang Xiuyue Mansion . . . . .	Residential	2021	58,526	73,500	44,874	100.0
Suzhou Wuzhong District, West Mountain Project . . . . .	Residential	2021	161,766	31,563	—	100.0
Suzhou Wujiang District, North Yundong Dongtaihu Avenue Project . . . . .	Residential	2023	91,000	166,567	—	50.0
Suzhou Kunshan City Bacheng Zuchongzhi Project . . . . .	Residential	2022	83,781	188,970	110,685	32.0
Suzhou Henderson CIFI Discovery Island . . . . .	Office/Commercial	2023	14,710	100,874	70,335	30.0
Suzhou Industrial Park, Sports Park Gongyao Road Project . . . . .	Residential	2022	73,873	133,000	—	45.0
Suzhou Xiangcheng District, Taiping Street, Shengze Danghu Road South Project . . . . .	Residential	2022	45,600	47,900	—	35.5
Suzhou Xiangcheng District, High-Speed Rail New Town, South Nanjing Normal University Business and Residential Project	Residential/Commercial	2023	162,259	294,500	—	22.0
Suzhou Wuzhong District, Xukou Town, Xujin Road West Project . . . . .	Residential/Commercial	2023	29,300	58,500	56,918	50.0
Hangzhou CIFI Dongyuan Majestic Mansion (Third Phase) . . . . .	Residential	2021	11,644	23,036	23,036	50.0
Hangzhou Xiaoshan District, Puyang Town Centre Project . . . . .	Residential	2021–2022	77,346	139,200	53,941	51.0
Hangzhou Xiaoshan District, Chaoyang Metro Station Project . . . . .	Residential	2022	105,869	285,800	121,262	33.0
Hangzhou Xiaoshan District, Xintang Unit, D-83-1/D-83-2 Project . . . . .	Residential	2021–2022	63,356	164,700	54,249	51.0

Project	Primary intended use of the project	Estimated Year of Completion	Total GFA under Development and held for Future development				Interest attributable to us <sup>(3)</sup>
			Site Area <sup>(1)</sup>	(Carpark excluded) <sup>(2)</sup>	Pre-sold		
			(sq.m.)	(sq.m.)	(sq.m.)		%
Hangzhou Xiaoshan District, Shushan Unit, Zengjiaqiao Project (Second Phase) . . . . .	Residential	2021	45,764	134,346	133,997		53.3
Hangzhou Ronshine CIFI Xianghu Glory . . . . .	Residential	2021	93,039	246,859	245,018		18.0
Hangzhou Lin'an District, Tianmushan Project . . . . .	Office/Commercial	2021	33,285	49,928	—		100.0
Hangzhou Lin'an District, Yuqian Project . . . . .	Office/Commercial	2021	23,915	32,873	—		100.0
Hangzhou Lin'an District, Qingshan Lake Sci-Tech City Light Rail Project (Second Phase) . . . . .	Residential/Commercial	2021	58,960	93,130	57,296		50.0
Hangzhou Lin'an District, Central Economic Development Zone Project . . . . .	Residential	2021	32,724	76,885	76,885		100.0
Nanjing Jiangning District, Jiulong Lake G58 Project . . . . .	Office/Commercial	2023	26,669	77,164	—		24.1
Nanjing Yuhuatai District, G30 Fenghui Road Project . . . . .	Residential/Commercial	2022	47,286	109,900	54,802		45.0
Nanjing Yuhuatai District, G37 Fenghui Road Project . . . . .	Residential/Commercial	2022	50,636	118,200	67,737		45.0
Nanjing Pukou District, 2021G03, East of Xinpu Road, 17-08-02 Project . . . . .	Residential	2023–2024	27,200	65,400	45,009		33.0
Nanjing Jiangning District, Zhengfang New Town, 2021G03 Project . . . . .	Residential	2022–2025	46,400	115,900	—		34.0
Nanjing Pukou District, Jiangbei New District, 2021G12 Project . . . . .	Residential/Commercial	2023–2025	71,677	232,786	—		20.0
Nanjing Luhe District, 2021G57 Getang Project . . . . .	Residential	2023	56,200	123,600	—		33.0
Nanchang Honggutan New Area, 2019003 Project . . . . .	Residential	2021	96,125	211,500	202,806		50.0
Nanchang Economic and Technological Development Zones, No. DAGJ2020004 Project . . . . .	Residential/Investment properties	2023–2024	415,658	498,803	142,725		100.0
Nanchang Economic and Technological Development Zones, No. DAGJ2020030 Project . . . . .	Residential	2022	66,667	146,667	—		55.0
Nanchang Economic and Technological Development Zones, No. DAGJ2020053 Project . . . . .	Residential/Commercial	2022	52,038	83,260	9,170		55.0
Ningbo CIFI Landscape Poetry . . . . .	Residential	2022	79,605	124,704	108,574		50.0
Ningbo Hangzhou Bay, Kangleyiju No. 9–10 Project . . . . .	Residential	2022	209,517	330,900	112,420		40.0
Ningbo Cixi City Cicheng District Project . . . . .	Residential/Commercial	2023	84,800	169,600	—		50.0
Wenzhou Bandao Qibu District, Dong Tou County West, Zone B-09 Project . . . . .	Residential	2022–2023	147,524	427,900	276,557		50.0
Wenzhou Luchen Yin . . . . .	Residential	2022	41,421	118,899	85,312		34.0
Wenzhou Oujiang River Estuary Area, Bandao Qibu District, A-02 Project . . . . .	Residential	2022	30,100	83,617	24,621		58.5
Wenzhou CIFI Oujiang World's Metropolis (Oujiang River Estuary Area, C-05A Project) (Third Phase) . . . . .	Residential	2021	141,768	213,737	202,065		31.0
Wenzhou CIFI Oujiang World's Metropolis (Oujiang River Estuary Area, C-11FH Project) (Fifth Phase) . . . . .	Residential	2021	83,609	98,381	98,381		34.0
Wenzhou Longwan District, Longwanyongzhong B-18 Project . . . . .	Residential	2022	47,816	84,731	66,069		24.5
Wenzhou Binjiang Business District, Taohua Island, T05-14 Project . . . . .	Residential	2022	39,608	129,008	116,213		22.4
Wenzhou Longwan District, Jinhai Park, C-10 Project . . . . .	Residential/Commercial	2023	118,000	342,100	—		50.0
Wenzhou Longwan District, Puzhou E10a Project . . . . .	Residential/Commercial	2022	30,500	76,200	—		35.0

Project	Primary intended use of the project	Estimated Year of Completion	Total GFA under Development and held for Future development (Carpark excluded) <sup>(2)</sup>		Pre-sold	Interest attributable to us <sup>(3)</sup>
			Site Area <sup>(1)</sup>			
			(sq.m.)	(sq.m.)	(sq.m.)	%
Wuxi Jiangyin City, Yunting Street, Experimental Primary School North Project	Residential	2022	46,047	76,975	51,877	33.0
Wuxi Jiangyin County, Chengxi Outlet, C6-C7 Project	Residential	2022	73,382	187,699	111,114	100.0
Wuxi Economic and Technological Development Zone, Huazhuang Middle School Project	Residential	2021–2023	83,400	150,100	41,321	50.0
Wuxi CIFI Mansion (Third Phase)	Residential	2021	34,100	55,494	55,494	100.0
Wuxi Xishan District Dongbeitang Project	Residential	2021–2022	101,700	178,944	115,705	20.0
Wuxi Binhu District Xinba Road, Project	Residential	2021–2022	90,700	127,000	38,288	80.0
Zhenjiang Jurong City, 2019-J1-1-01 to 06 Project	Residential	2022–2025	257,662	496,611	25,811	100.0
Xuzhou CIFI Noble Mansion (Tongshan District, No. 36 Project)	Residential	2021	5,180	8,118	8,118	50.0
Xuzhou Economic and Technological Development Zone, East Zhongtian Shiming Road Project	Residential	2022	53,487	125,567	46,986	35.0
Xuzhou Jiawang District, Pengcheng Avenue Project	Residential	2023	204,800	450,600	—	52.0
Huai'an Economic Development Zone, An Lan Road East Project	Residential/Commercial	2026	176,400	435,100	—	100.0
Wuhu Yijiang District, East Side of South Huajin Road, No. 2013 Project	Residential	2022	63,050	124,248	117,782	49.0
Wuhu Yijiang District, Huajin Road, No. 2111 Project	Residential	2023	65,773	131,547	—	49.0
Changzhou Tianning District, Changgaoji South Project (Second Phase)	Residential	2021	26,678	55,547	55,547	100.0
Changzhou Economic Development Zone, Jinyi Tianzhang Project	Residential/Commercial	2022	93,700	206,200	—	40.0
Shaoxing Yuecheng District, Zechuipai, No. 2 Project	Residential/Investment properties	2022	168,301	264,000	62,187	49.0
Yiwu Jiangdong Street Qingkou Project	Residential/Commercial	2021	72,268	195,701	148,101	34.0
Taizhou Jiaojiang District, Xiachen Project	Residential	2021	103,400	186,100	159,211	100.0
Yixing Grand Lakeview (Fourth Phase, Fifth Phase)	Residential/Commercial	2021	62,473	150,499	150,499	50.0
Suqian Susu Park, East Tonghu Avenue Project	Residential	2022	60,900	123,265	44,962	65.0
Lianyungang Southern Community Project	Residential	2022	41,478	96,110	31,097	30.0
Zhoushan Boyue Xihu	Residential	2022	27,442	72,193	55,985	51.0
Yancheng Tinghu District, Yulong Road South, Yingbin Road West, Chunhua Road North Project	Residential/Commercial	2023	23,300	68,500	—	27.0
<i>Pan Bohai Rim</i>						
Beijing Fangshan District, Gongchen Street, No. 0007 Project	Office/Commercial	2023	10,384	26,920	—	100.0
Beijing Miyun District, Tanying Town, 6023 Project	Residential	2022	64,531	118,771	51,422	11.8
Beijing CIFI Lakeside Mansion (Third Phase)	Residential/Commercial	2021	10,400	23,340	23,340	24.5
Beijing Chaoyang District, Dongba 613 Project	Residential	2022	20,189	48,912	33,488	12.0
Beijing Shunyi District, Renhe 6057 Project	Residential/Commercial	2023	122,200	206,100	—	9.0
Beijing Brocade To Home (Chaoyang District, Dongba Project)	Residential	2021	77,973	194,900	192,590	26.0
Beijing Fengtai District, Zhuangwei B10 Project	Office/Commercial	2022	5,151	23,034	—	100.0
Beijing Miyun County, Tanying 6005 Project	Residential	2023	58,400	116,700	—	22.5
Qingdao The West Coast New Area, Xiaozhushan Project	Residential	2022	74,453	143,664	110,942	34.8

Project	Primary intended use of the project	Estimated Year of Completion	Total GFA under Development and held for Future development (Carpark excluded) <sup>(2)</sup>		Pre-sold	Interest attributable to us <sup>(3)</sup>
			Site Area <sup>(1)</sup> (sq.m.)	(sq.m.)	(sq.m.)	%
Qingdao The West Coast New Area, Chengshiyangtai Project . . . . .	Residential	2022	19,346	51,656	33,502	17.5
Qingdao Jimo District, Zaohang Resettlement Project . . . . .	Residential	2021	59,500	138,332	138,332	50.0
Qingdao Jimo District, Zaohang Development Project . . . . .	Residential	2021–2022	111,871	240,257	166,748	50.0
Qingdao Huangdao District, Chang'an Road Project . . . . .	Residential	2022	75,122	158,500	83,628	50.0
Qingdao Huangdao District, Chang'an Road, Land A2 Project . . . . .	Residential	2022	60,675	133,500	49,279	50.0
Qingdao Mansion Spiritual Bay . . . . .	Residential/Commercial	2021–2023	232,461	298,434	76,087	25.5
Qingdao Jiaozhou City, North-3 50 Mu Project	Residential	2022	33,194	52,078	—	50.0
Shenyang Dadong District Yulin Resettlement Housing First Project . . . . .	Residential	2022	42,769	86,134	22,825	70.0
Shenyang CIFI Central Palace (Second Phase) .	Investment properties	2022	1,900	50,922	47,419	100.0
Shenyang Huanggu District Bashan Road South Project . . . . .	Residential/Commercial	2022	55,637	127,765	31,202	60.0
Shenyang Huanggu District, Xiyao Phase II, Plot 1B Project . . . . .	Residential/Commercial	2024	155,800	311,700	—	50.0
Tianjin CIFI Tianyuefenghua (Third Phase) . .	Residential	2021	27,018	32,256	30,855	25.0
Tianjin Xiqing District, Jinwu Town, West Binshui Road Project . . . . .	Residential	2021–2023	127,390	246,100	114,567	51.0
Tianjin Xiqing District, Jinwu Town, West Binshui Road Project . . . . .	Office/Commercial	2023	11,619	40,091	—	51.0
Tianjin Hexi District, Diecai Road Project . . .	Residential	2021–2022	24,013	45,055	43,969	35.0
Tianjin Binhai New Area, Sino-Singapore Tianjin Eco-city, Tourism Area Project . . .	Residential	2021	20,305	49,728	48,713	35.7
Tianjin Binhai New Area, Tianji Education Project . . . . .	Residential	2022–2024	89,901	238,665	46,457	60.0
Tianjin Binhai New Area, Hujiayuan Project . .	Residential	2021	36,044	79,098	73,427	50.0
Tianjin Nankai District, Liuma Road Project . .	Residential	2023	15,000	37,300	—	60.0
Tianjin Dongli District, Xiaowangzhuang Project (Third Phase) . . . . .	Residential	2024	92,900	175,600	—	100.0
Jinan Boguanshanyue . . . . .	Residential	2021	24,890	49,694	47,668	25.5
Jinan Olympic Stadium • Boyue Mansion . . .	Residential	2022	40,000	112,000	21,944	20.0
Jinan Lixia District, Grain Bureau Project . . .	Residential/Commercial	2023–2024	50,200	162,900	—	75.0
Shijiazhuang Chang'an District, 17 Mu Project	Residential	2022	11,372	33,931	12,408	16.0
Shijiazhuang Chang'an District, 2019-018 Project . . . . .	Residential	2021–2023	213,400	452,800	48,594	16.0
Dalian Jinpu District, Xiaoyaowan District C Project (Second Phase) . . . . .	Residential	2021	31,007	81,247	60,511	100.0
Dalian Bonded Zone, IE-52 Block Project . . .	Residential	2021	24,863	53,723	29,320	50.0
Dalian Development Zone, Xiaoyaowan Area Unit 3, B333 Project . . . . .	Residential	2022	29,900	65,800	—	100.0
Dalian Zhongshan District, Donggang D18 Project . . . . .	Office/Commercial	2023	26,000	156,000	—	55.0
Taiyuan Jiancaoping District, Sanji Area, SP1919-SP1924 Project . . . . .	Residential/Commercial	2022	317,888	1,221,029	255,425	35.0
Taiyuan Jiancaoping District, Sanji Area, SP1925-SP1928 Project . . . . .	Residential/Commercial	2022	354,886	1,298,971	277,415	35.0
Yantai High-Tech Zone, Nanzhai Project . . . .	Residential	2022–2023	64,782	171,537	104,662	37.5
Yantai Development Zone, A10 Project . . . .	Residential/Commercial	2022	78,727	155,927	67,748	46.0
Yantai Development Zone, A2 Project . . . . .	Residential/Commercial	2021	110,362	218,442	207,250	46.0
Lu'an Jin'an District, Liukaichu, No. 2020-8, 387 Mu Project . . . . .	Residential/Commercial	2023	258,000	502,600	—	100.0
Linyi Luozhuang District, Huawu Road Project	Residential/Commercial	2022	74,574	160,127	158,059	45.0
Harbin Nangang District, Oriental College, No.2021HT007 Project . . . . .	Residential/Commercial	2024	158,200	379,600	—	100.0

Project	Primary intended use of the project	Estimated Year of Completion	Total GFA under Development and held for Future development (Carpark excluded) <sup>(2)</sup>				Interest attributable to us <sup>(3)</sup>
			Site Area <sup>(1)</sup> (sq.m.)			Pre-sold (sq.m.)	
Harbin Daoli District, Chengxiang Road Project . . . . .	Residential/Commercial	2023	18,300	55,000	—	80.0	
Xuancheng Xuanzhou District, Guotou No. 1913 project . . . . .	Residential	2025	142,500	227,900	—	24.0	
Jining Rencheng District E1 Project . . . . .	Residential/Commercial	2022	34,716	82,812	52,545	40.0	
Jining Rencheng District E2 Project . . . . .	Residential/Commercial	2022	23,267	61,588	48,815	40.0	
Jining High-Tech Zone, Guang'an Road Project . . . . .	Residential/Commercial	2023	34,400	75,600	—	25.0	
Rizhao Donggang District, Xinghai City (First Phase) . . . . .	Residential/Commercial	2022–2023	66,912	160,587	—	40.0	
Weifang High-Tech Zone, G17 Project . . . . .	Residential	2022	61,806	154,878	77,306	50.0	
Dezhou Development Zone, No. 2020-014 Linzhuang Plot Project . . . . .	Residential/Commercial	2023	70,100	154,200	—	50.0	
Zibo Huantai County, Plot 033 Project . . . . .	Residential	2022–2023	70,000	140,000	—	50.0	
Liaocheng Dongchangfu District, 2019-09 Dongguan International East Project . . . . .	Residential	2023	51,300	128,300	—	41.0	
<i>Central Western Region</i>							
Changsha Yuhua District, No. 115 Project . . .	Residential	2022	122,409	483,315	348,412	100.0	
Changsha Yuhua District, No. 2020-062 Project . . . . .	Residential/Commercial	2022–2023	113,684	341,100	53,571	100.0	
Changsha Yuhua District, New World BC Project . . . . .	Residential	2022	88,303	311,395	102,539	80.0	
Changsha Henderson CIFI Hushan Mansion (Third Phase) . . . . .	Residential	2022–2023	35,791	152,628	90,647	50.0	
Changsha Yuelu District, Meixihu A-09 Project . . . . .	Residential/Commercial	2022	56,369	224,109	141,050	6.0	
Changsha Yuelu District, Bin Jiang New Town, Yu Bong Project . . . . .	Residential/Commercial	2023–2024	94,400	423,180	—	65.0	
Changsha Yuelu District, 2021-007 Project . . .	Residential/Commercial	2023	131,400	262,800	—	70.0	
Changsha Yuelu District 2021, Changsha City, No. 029 Project . . . . .	Residential/Commercial	2023–2025	117,500	360,300	—	34.0	
Chongqing CIFI Waves River Qianjiangfu (Fourth Phase) . . . . .	Residential	2022	34,348	121,103	92,669	33.0	
Chongqing CIFI Waves River Lingyunfeng (Second Phase) . . . . .	Residential	2021–2022	41,766	94,068	59,034	33.0	
Chongqing Banan District, Yudong Yunzhuan Mountain, P07-03-01 Project . . . . .	Residential	2022	37,500	81,150	42,717	51.0	
Chongqing CIFI Jiangzhou Impression (Fourth Phase) . . . . .	Residential/Commercial	2022	45,363	122,309	17,761	35.0	
Chongqing CIFI Panorama (Sixth Phase, Seventh Phase) . . . . .	Residential/Commercial	2021–2022	124,139	176,512	168,767	30.0	
Chongqing Verdant Landscape (Third Phase, Fifth to Seventh Phase) . . . . .	Residential/Commercial	2022	156,589	249,658	52,015	100.0	
Chongqing The Landscape (Second Phase, Fourth to Seventh Phase) . . . . .	Residential	2021–2023	121,865	280,743	43,503	33.4	
Chongqing Shapingba District, F-2/03 Project .	Residential/Commercial	2021	3,098	10,154	8,135	50.0	
Chongqing Airport Development Area, 19049 Project . . . . .	Residential	2021–2023	94,702	132,727	61,042	50.0	
Chongqing Airport Development Area, 19058 Project . . . . .	Residential	2022–2023	50,391	66,958	—	50.0	
Chongqing Nature Grace (Second to Seventh Phase) . . . . .	Residential/Commercial	2022–2024	136,492	327,330	178,179	33.3	
Chongqing Yubei District, Two Road Group Zone E Project . . . . .	Residential	2022	102,700	154,000	—	100.0	



Project	Primary intended use of the project	Estimated Year of Completion	Total GFA under Development and held for Future development (Carpark excluded) <sup>(2)</sup>		Pre-sold	Interest attributable to us <sup>(3)</sup>
			Site Area <sup>(1)</sup>			
			(sq.m.)	(sq.m.)	(sq.m.)	%
Chongqing Shapingba District, Chongqing West Railway Station, TOD Project in Front Square . . . . .	Residential/Commercial	2023	84,000	190,000	—	66.0
Chengdu Jinniu District, Weijianian 102 Mu Project (Second Phase) . . . . .	Residential	2021	26,339	52,492	52,492	100.0
Chengdu Xin Jin District, Xin Jin TOD Project	Residential/Commercial	2022–2025	237,143	552,600	—	66.0
Chengdu Xindu District, 123 Mu Project . . . .	Residential	2021	62,500	189,558	99,421	100.0
Chengdu Xindu District, 123 Mu Project . . . .	Investment properties	2021	20,000	86,000	—	100.0
Chengdu Xindu District, XD2020-04 (252) Project . . . . .	Residential	2022	64,522	77,400	11,727	34.0
Chengdu Xindu District, Xindu Avenue, XD2019-18-252 Project . . . . .	Residential	2022	193,442	240,702	47,224	50.0
Chengdu Shiqiao Town, Jianyang City, 47 Mu Project . . . . .	Residential	2022	31,205	107,276	37,923	50.0
Chengdu Jianyang City, Hedong New Area, 96 Mu Project . . . . .	Residential	2021–2022	64,253	160,402	143,935	33.0
Chengdu Wenjiang District, Wansheng TOD Project . . . . .	Residential/Commercial	2023	188,100	513,700	—	50.0
Chengdu Xinjin District, Huayuan 95 Mu Project . . . . .	Residential	2023	63,600	95,400	—	100.0
Wuhan CIFI Skyline (Second Phase) . . . . .	Office/Commercial	2022	7,058	59,294	6,638	70.0
Wuhan Noble Wonderland (Hongshan District, Qingling Village K1-2-4 Project) . . . . .	Residential/Commercial	2021–2022	246,944	764,833	333,628	55.0
Wuhan Hanyang District, Hanqiao Village Project Section B (Second to Fourth Phase)	Residential/Commercial	2022–2024	98,396	361,034	19,156	55.0
Wuhan Hanyang Village, Shuguang Village Project . . . . .	Residential	2021–2023	100,100	521,600	255,681	84.0
Guiyang Baiyun District, Qinglong Avenue Project . . . . .	Residential	2022–2023	77,718	199,800	13,260	100.0
Guiyang U Dang District, Bei Ya Road Project	Residential	2022–2025	146,313	558,300	52,869	100.0
Guiyang Qingzhen City No. 022 Project . . . .	Residential	2021–2022	21,030	54,457	23,073	50.0
Guiyang Qingzhen City No. 022 Project . . . .	Office/Commercial	2021–2022	8,000	14,515	2,686	50.0
Guiyang Qingzhen City, No. QZ-19-023 Project . . . . .	Residential/Commercial	2021–2022	67,809	169,500	62,638	100.0
Guiyang CIFI Skyline (Second Phase) . . . . .	Office/Commercial	2021	24,457	129,869	65,715	100.0
Xi'an Weiyang District, No. 1 Chanba Road Project . . . . .	Residential	2023	90,385	299,800	148,024	100.0
Xi'an Landscape (Second Phase) . . . . .	Residential	2023–2024	116,333	124,181	—	80.0
Xi'an Landscape (Third Phase) . . . . .	Residential	2025	21,133	91,092	—	80.0
Xi'an, Qinhan New Town Zhouling, 157 Mu Project . . . . .	Residential/Commercial	2023–2024	105,100	210,300	—	30.0
Kunming Chenggong District, KCJ2020-23 Project . . . . .	Residential	2022	46,707	113,275	11,931	50.0
Kunming Panlong District, Yanjiashan Project .	Residential/Commercial	2023–2025	155,720	515,300	7,876	63.7
Yinchuan Jinfeng District, No. G2018-19 Project (Second Phase) . . . . .	Residential	2021	47,642	71,069	67,965	40.0
Yinchuan Jinfeng District Pingfuqiao 243 Mu Project . . . . .	Residential	2021	162,100	258,066	224,909	75.0
Zhengzhou CIFI The Park Mansion . . . . .	Residential	2021	67,779	146,469	130,316	100.0
Zhengzhou Gongyi City, No. 2019-139 Project	Residential	2022	60,700	142,961	100,968	51.0
Changde, Wuling District, Chengdong New District, . . . . .	Residential/Commercial	2023	73,384	209,800	640	100.0
Changde City, The Second Batch of 3 Projects						
Changde Wuling District, Chang Guo Chu, No. 2020-20 Project . . . . .	Residential/Commercial	2022–2024	184,758	542,200	171,792	100.0
Luoyang Yibin District, No. 2019-55 Project . .	Residential	2022	73,168	214,780	203,881	50.0
Luoyang Xigong District, Shijiatun Project . .	Residential	2022	42,582	145,358	132,944	100.0

Project	Primary intended use of the project	Estimated Year of Completion	Total GFA under Development and held for Future development		Pre-sold	Interest attributable to us <sup>(3)</sup>
			Site Area <sup>(1)</sup>	(Carpark excluded) <sup>(2)</sup>		
			(sq.m.)	(sq.m.)	(sq.m.)	%
Luoyang Xigong District, No. 38 & 43 (D5, D6) of Shijiatusun Phase 2 Project . . . . .	Residential/Commercial	2024	57,300	200,700	—	100.0
Kaifeng Southern Zone of Airport Area, No. 2019-A12 to 16 Project . . . . .	Residential	2025	203,894	554,000	2,547	100.0
Xiangtan Yuetang District, No. 2018-20 Project . . . . .	Residential	2021–2023	66,603	154,634	63,751	50.0
Xuchang Anno Domini (Dongcheng District Project) (Second Phase) . . . . .	Residential	2022	27,632	77,813	53,810	50.0
<i>South China</i>						
Shenzhen Pingshan District, Jiangshan Phase 1 Project . . . . .	Residential	2022	88,200	229,200	92,463	50.0
Nanning Wuxiang Zongbao District, Yin Hai Da Dao 147 Mu Project (First Phase) . . . .	Residential	2022	24,545	94,591	94,591	100.0
Nanning Wuxiang Zongbao District, Yin Hai Da Dao 147 Mu Project (Second Phase) . .	Residential	2022	24,545	104,097	31,125	100.0
Nanning Wuxiang Zongbao District, Yin Hai Da Dao 147 Mu Project (Third Phase) . . .	Residential	2023	24,545	100,541	9,426	100.0
Nanning Wuxiang Zongbao District, Yin Hai Da Dao 147 Mu Project (Fourth Phase) . . .	Residential	2023	24,545	90,610	6,191	100.0
Nanning Yongning District, Hehe Road Project (First Phase) . . . . .	Residential	2022	26,387	86,604	5,647	33.0
Nanning Yongning District, Hehe Road Project (Second Phase) . . . . .	Residential	2022	26,387	70,060	—	33.0
Nanning Yongning District, Longxiang Road, 38 Mu Project . . . . .	Residential	2022	25,405	74,558	31,145	49.0
Nanning Xingning District, Farming 157 Mu Project . . . . .	Residential/Commercial	2023	105,056	306,100	14,653	30.0
Guangzhou Nansha District Hengli Town Hengli Avenue Project . . . . .	Residential/Commercial	2022–2025	53,612	323,800	40,055	25.0
Fuzhou Cangshan District Olympic Sports Centre 2019-48 Project . . . . .	Residential	2021	94,700	178,100	172,566	70.0
Xiamen Huli District, Gaolin Project . . . . .	Residential	2022	20,214	60,801	52,288	25.5
Xiamen Xiang'an District, 12 Mu Project . . . .	Residential	2022	8,074	11,065	11,065	100.0
Foshan Sanshui District, Yundonghai Street No. 009 Project (First Phase) . . . . .	Residential	2021	27,916	43,549	43,241	20.0
Foshan Binjiang Mansion (Second Phase, Third Phase) . . . . .	Residential	2021–2022	72,964	128,820	105,119	33.3
Foshan Chancheng District, Both Sides of Wisdom Road Project . . . . .	Residential	2023	47,200	117,900	—	50.0
Huizhou Boluo County, Yuanzhou Town, Baimawei Village, No. 4 Yuanzhou Avenue South Project . . . . .	Residential	2022	17,300	52,584	12,029	51.0
Huizhou Huicheng District, Ma'an Town, GP2019-36 Project . . . . .	Residential	2022–2023	155,600	365,813	157,257	40.0
Huizhou Huicheng District, Xiaojinkou, TC04-02-10 Project . . . . .	Residential/Commercial	2023	34,200	95,600	—	40.0
Huizhou Huicheng District, Zhongkai Huihuan Xingneng Industrial Commercial and Residential Old Area Renovation Project . .	Residential/Commercial	2023	23,800	83,300	—	80.0
Jiangmen Nature Gift Garden . . . . .	Residential	2022	51,233	153,949	99,833	49.0
Jiangmen The One Mansion . . . . .	Residential	2021	59,612	164,247	137,357	40.0
Putian Hanjiang District, PS Auction, No. 2020-30 Project . . . . .	Residential	2022	41,700	108,400	36,091	100.0
Zhongshan Nantou Town, Suixi Village No.162–163 Project . . . . .	Residential	2021	39,758	93,868	26,727	33.0
Zhangzhou Longhai City, Jiaomei Town, 2019P02 Project . . . . .	Residential	2022	15,748	30,342	478	70.0

Project	Primary intended use of the project	Estimated Year of Completion	Site Area <sup>(1)</sup> (sq.m.)	Total GFA under Development and held for Future development (Carpark excluded) <sup>(2)</sup> (sq.m.)	Pre-sold (sq.m.)	Interest attributable to us <sup>(3)</sup> %
Hong Kong Fortress Hill, 101 & 111 King's Road Project . . . . .	Residential	2025	1,200 sq.m. (12,917 sq.ft.)	Net saleable area: 11,900 sq.m. (128,091 sq.ft.)	—	60.0
Car Parks & Others . . . . .				9,190,051	1,028,998	
TOTAL GFA of Properties under development and held for future development . . . . .				47,650,305	14,077,356	
GRAND TOTAL (Completed, under development and for future development) . .				58,413,624		

*Notes:*

- (1) The site area information for an entire project is based on the relevant land use rights certificates, land grant contracts or tender documents, depending on which documents are available. If more than one such document is available, such information is based on the most recent document available.
- (2) The figures for aggregate GFA, total GFA, saleable GFA and rentable GFA that appear in this Offering Circular are based on figures provided in the relevant governmental documents, such as the property ownership certificate, the construction work planning permit, the pre-sale permit, the construction land planning permit or the land use rights certificate. The categories of information contained in this Offering Circular are based on our internal records. Figures for GFA under development and GFA for future development and information regarding planned construction period are estimates only. The information setting out the construction period for completed blocks or phases of our projects in this Offering Circular is based on the relevant governmental documents or our internal records.
- (3) Interest attributable to us refers to our effective equity interest in the project as of the date of this Offering Circular.

The table below is a summary of our land bank for property projects as of June 30, 2021 by city and region.

**By City and Region**

	<u>Completed</u>	<u>Under Development and held for future development</u>	<u>Total Land Bank</u>	<u>% of Total land bank</u>
	<u>Saleable/Rentable GFA Remaining Unsold</u>	<u>GFA</u>	<u>Total GFA</u>	
	<u>sq.m.</u>	<u>sq.m.</u>	<u>sq.m.</u>	
<b>Yangtze River Delta</b>				
Shanghai . . . . .	532,079	200,901	732,980	1.4%
Hefei . . . . .	436,514	1,117,035	1,553,549	2.7%
Suzhou . . . . .	218,112	1,207,313	1,425,425	2.4%
Hangzhou . . . . .	2,436	1,246,757	1,249,193	2.1%
Nanjing . . . . .	123,748	842,950	966,698	1.7%
Nanchang . . . . .	2,721	940,230	942,951	1.6%
Ningbo . . . . .	781	625,204	625,985	1.1%
Wenzhou . . . . .	127,897	1,574,573	1,702,470	2.9%
Wuxi . . . . .	3,309	776,212	779,521	1.3%
Zhenjiang . . . . .	135,696	496,611	632,307	1.1%
Xuzhou . . . . .	16,315	584,285	600,600	1.0%
Huai'an . . . . .	—	435,100	435,100	0.7%
Wuhu . . . . .	46,399	255,795	302,194	0.5%
Changzhou . . . . .	70,013	261,747	331,760	0.6%
Shaoxing . . . . .	—	264,000	264,000	0.6%
Yiwu . . . . .	—	195,701	195,701	0.3%
Taizhou . . . . .	4,414	186,100	190,514	0.3%
Yixing . . . . .	—	150,499	150,499	0.3%
Suqian . . . . .	—	123,265	123,265	0.2%
Lianyungang . . . . .	—	96,110	96,110	0.2%
Jiaxing . . . . .	89,273	—	89,273	0.2%
Zhoushan . . . . .	—	72,193	72,193	0.1%
Yancheng . . . . .	—	68,500	68,500	0.1%
Quzhou . . . . .	3,652	—	3,652	*
<b>Sub-total</b> . . . . .	<b>1,813,359</b>	<b>11,721,081</b>	<b>13,534,440</b>	<b>23.4%</b>
<b>Pan Bohai Rim</b>				
Beijing . . . . .	737,676	758,677	1,496,353	2.6%
Qingdao . . . . .	269,964	1,216,421	1,486,385	2.5%
Shenyang . . . . .	434,823	576,521	1,011,344	1.7%
Tianjin . . . . .	11,252	943,893	955,145	1.6%
Jinan . . . . .	388,227	324,594	712,821	1.2%
Shijiazhuang . . . . .	55,126	486,731	541,857	0.9%
Dalian . . . . .	73,197	356,770	429,967	0.7%
Taiyuan . . . . .	—	2,520,000	2,520,000	4.3%
Yantai . . . . .	—	545,906	545,906	0.9%
Lu'an . . . . .	—	502,600	502,600	0.9%
Linyi . . . . .	307,813	160,127	467,940	0.8%
Harbin . . . . .	—	434,600	434,600	0.7%
Changchun . . . . .	396,349	—	396,349	0.7%
Xuancheng . . . . .	—	227,900	227,900	0.4%
Jining . . . . .	—	220,000	220,000	0.4%
Rizhao . . . . .	—	160,587	160,587	0.3%
Weifang . . . . .	—	154,878	154,878	0.3%
Dezhou . . . . .	—	154,200	154,200	0.3%
Zibo . . . . .	—	140,000	140,000	0.2%
Liaocheng . . . . .	—	128,300	128,300	0.2%
<b>Sub-total</b> . . . . .	<b>2,674,427</b>	<b>10,012,705</b>	<b>12,687,132</b>	<b>21.6%</b>

	Completed	Under Development and held for future development	Total Land Bank	% of Total land bank
	Saleable/Rentable GFA Remaining Unsold	GFA	Total GFA	
	sq.m.	sq.m.	sq.m.	
<b>Central Western Region</b>				
Changsha . . . . .	318,458	2,558,827	2,877,285	4.9%
Chongqing . . . . .	493,345	2,006,712	2,500,057	4.3%
Chengdu . . . . .	200,510	2,075,530	2,276,040	3.9%
Wuhan . . . . .	517,104	1,706,761	2,223,865	3.8%
Guiyang . . . . .	1,984	1,126,441	1,128,425	1.9%
Xi'an . . . . .	110,881	725,373	836,254	1.4%
Kunming . . . . .	4,902	628,575	633,477	1.1%
Yinchuan . . . . .	57,967	329,135	387,102	0.7%
Zhengzhou . . . . .	3,811	289,430	293,241	0.5%
Ürümqi . . . . .	116,217	1,062,642	1,178,859	2.0%
Changde . . . . .	—	752,000	752,000	1.3%
Luoyang . . . . .	—	560,838	560,838	0.9%
Kaifeng . . . . .	—	554,000	554,000	0.9%
Xiangtan . . . . .	—	154,634	154,634	0.3%
Meishan . . . . .	116,674	—	116,674	0.2%
Xuchang . . . . .	18,254	77,813	96,067	0.2%
<b>Sub-total</b> . . . . .	<b>1,960,107</b>	<b>14,608,711</b>	<b>16,568,818</b>	<b>28.3%</b>
<b>South China Region</b>				
Shenzhen . . . . .	—	229,200	229,200	0.4%
Nanning . . . . .	—	927,161	927,161	1.6%
Guangzhou . . . . .	53,215	323,800	377,015	0.7%
Fuzhou . . . . .	60,127	178,100	238,227	0.4%
Xiamen . . . . .	1,470	71,866	73,336	0.1%
Sanya . . . . .	6,340	—	6,340	0.0%
Foshan . . . . .	587,983	290,269	878,252	1.5%
Huizhou . . . . .	115,618	597,297	712,915	1.2%
Jiangmen . . . . .	—	318,196	318,196	0.5%
Quanzhou . . . . .	124,703	—	124,703	0.2%
Putian . . . . .	—	108,400	108,400	0.2%
Zhongshan . . . . .	12,264	93,868	106,132	0.2%
Zhangzhou . . . . .	26,468	30,342	56,810	0.1%
	Net saleable area:	Net saleable area:	Net saleable area:	
	7,622 sq. m.	11,900 sq. m.	19,522 sq. m.	
Hong Kong . . . . .	(82,041 sq. ft.)	(128,091 sq. ft.)	(210,132 sq. ft.)	*
<b>Sub-total</b> . . . . .	<b>995,810</b>	<b>3,180,399</b>	<b>4,176,209</b>	<b>7.1%</b>
Other — Carpark . . . . .	3,319,616	8,127,409	11,447,025	19.6%
	<b>10,763,319</b>	<b>47,650,305</b>	<b>58,413,624</b>	<b>100.0%</b>

\* less than 0.1%

\*\* Net saleable area

See “— Overview of Our Property Developments” for further details of our property development projects.

## PROPERTY DEVELOPMENT

In developing a project, we follow a process of planning and execution that is systematic in approach while being flexible enough to accommodate new development in the fast-evolving business and regulatory environments of the real estate market in the PRC. Our headquarters and our regional project companies work closely together in developing a project. Our headquarters are responsible for making strategic decisions about project development, while the regional project companies generally

oversee the day-to-day operations of the project development. We have adopted a three-tier management system comprising the board of directors, senior management at the headquarters level and senior management at the regional project company level. Our three-tier management system ensures a direct reporting line between the regional project companies and our headquarters, which enhances the overall internal control of our Group. We established this management and project development structure primarily because of the importance of local market conditions and other local factors to the property development industry in the PRC.

We have established key departments at our headquarters, including the Sales and Marketing Center (營銷管理中心), Operation Department (運營管理部), Design Department (設計管理部), Cost Control Department (成本審算管理部), Contract Procurement Department (合約採購管理部), Construction Management Department (工程管理部), Business Development Department (業務拓展部), Chief Executive Officer's Office (總裁辦公室), Human Resources Department (人力資源部), Financial Management Center (財務管理中心) and Legal Department (法務審計部), to oversee, support and facilitate the operations of our project companies. These include city and site selection, product positioning, design, cost planning, public tenders, contract preparation, construction, sales and marketing, financing, legal matters, human resources and other operations.

### **City and Site Selection**

City and site selection is one of the most important and fundamental steps in the property development process. Our Business Development Department is primarily involved in the city and site selection process by identifying and evaluating a range of cities and sites in the PRC for potential property development opportunities. We collect relevant information regarding the potential acquisition opportunity and conduct preliminary feasibility studies and market research to evaluate the potential risks and returns of the investment, potential property demand in that area, preferences of the target customer groups and potential competition from other property developers in the vicinity. If we are satisfied with the result of the feasibility study, we will continue with our due diligence investigations and conduct a more detailed analysis of the potential acquisition. If the due diligence result is satisfactory, we will prepare a detailed project design and investment return analysis. This will then be passed to our Investment Committee, which consists of our Chairman, Mr. Lin Zhong, our Chief Executive Officer, Mr. Lin Feng and senior management including those from our Business Development Department, Operation Department, Design Department, Cost Control Department, Sales and Marketing Center and Financial Management Department, for consideration.

We generally take into consideration various criteria when deciding whether to pursue a site at a particular time, which include: (i) adhering to land sites suitable for our development strategies, and focusing on superior locations, such as areas identified by the PRC government to be the key development areas, (ii) following our disciplined approach to land acquisition, particularly our policy of generally not buying land that has title and planning issues or that requires resettlement, (iii) taking into consideration the real estate-related austerity measures, such as the prevailing national and local governmental policies, (iv) researching on the local market conditions and consumer behaviors, (v) considering the growth potential of a particular site, and (vi) focusing on locations with rapid economic growth and significant property appreciation potential and that offer a comfortable living environment with generous supporting infrastructure and proximity to cultural, leisure and commercial facilities, as well as sites with convenient access to public transportation.

### **Land Acquisition**

We acquire land from the PRC government through public tenders, auctions and listings-for-sale. According to the “Regulations on the Grant of State-owned Land Use Rights by Tender, Auction or Listing-for-Sale” 《招標拍賣掛牌出讓國有建設用地使用權規定》, which were promulgated by the MLR on September 28, 2007 and became effective on November 1, 2007, the PRC government may only

grant land use rights in respect of State-owned land for business, tourism, entertainment and residential commodity property development purposes by way of public tenders, auctions or listings-for-sale. Please refer to the section headed “Regulation” for further details of the applicable PRC laws and regulations.

In addition, we may acquire land in the PRC by (i) investing in or taking over property holding companies, (ii) acquiring construction-in-progress from the original project owners, or (iii) establishing joint ventures with other real estate developers for land acquisition. As a property developer focusing on the development and operation of integrated residential and commercial properties, our directors believe that acquiring land at competitive prices is critical to our overall development strategy.

### **Project Planning and Design**

We have standardized operating procedures that cover various phases in our development process, including planning and design. Our efficient and standardized project planning and design capabilities enable us to quickly determine and implement the positioning and design of projects. Our Design Department is responsible for generating the core concepts and master planning for our projects. Once the master design concept of a property development project is established, we outsource the detailed project design work to reputable architectural and design firms. Based on the master design concept, our Design Department collaborates with the selected architectural and design firms to transform the concept into a more detailed design drawing, which must be approved by the relevant PRC governmental authorities. Once approved, the design drawing becomes the basis of the project.

In 2014, we further established the “CIFI Product Research Center”, which focuses on the research and development of standardized fully-fitted residential product modules. Our research center studies the application of a range of construction and fitting materials and simulates the corresponding customer experience on different residential unit layouts and configurations.

### **Construction**

#### ***Appointment of Construction Companies***

We outsource substantially all of our construction work to external construction contractors and select the construction contractors through a tender process. We have maintained relationships typically ranging from two to six years with these contractors. We have established a selection procedure to choose our construction contractors in order to ensure compliance with our quality and workmanship standards. We conduct detailed due diligence on the construction contractors during the bidding process. We typically take into account a construction contractor’s professional qualifications, reputation in the industry, track record, prices tendered, financial condition and technical abilities.

The construction contractor is typically obliged to undertake the construction work in strict compliance with our designs and requirements, and to provide regular progress reports to enable us to closely monitor the construction progress. Payments to construction contractors are made in stages in accordance with the terms and conditions stipulated in the construction contract signed between the construction contractors and us. The percentage of each stage payment varies from project to project. Upon signing a construction contract with us, generally, the construction contractor will be required to give us a performance bond of approximately 5% to 10% of the total payment. At closing and settlement, generally, we will settle approximately 95% of the total payment, and retain approximately 5% as retention money. The retention money is used to cover any contingent expenses incurred as a result of any construction defects. The construction contractors are required to provide us with warranties, with warranty periods generally ranging from two to five years, for any losses we incur as a result of not meeting contractually or statutorily specified quality standards. The unused portion of the retention money will be returned to the contractors after the expiry of the warranty period. In general, where the construction schedules are delayed for more than the period of time as stipulated in the



contracts, we will be entitled to a pre-determined amount as penalty and, in some cases, we will have the right to terminate the contracts. Our directors believe that the amount of retention money we withhold under our construction contracts is in line with the industry practice in the PRC and is sufficient to cover the construction warranties we give to our customers under the sale and purchase agreements.

### ***Quality Control and Construction Supervision***

We place a heavy emphasis on quality control and construction supervision of our projects. The construction contracts we enter into with the construction contractors typically contain warranties with respect to quality and timely completion of the construction projects. The following are some important measures or procedures we adopt for quality control and supervision of our property development:

- we require construction contractors to comply with the relevant PRC laws and regulations relating to the quality of construction, such as environmental, labor, social and safety regulations, as well as our own standards and specifications;
- in compliance with the relevant PRC laws and regulations, we engage certified construction supervision companies to monitor certain aspects of our project construction as specified by the relevant PRC laws and regulations. These construction supervision companies conduct quality and safety control checks on all building materials and workmanship on-site. They also monitor the progress of construction, work site safety and the construction completion schedule;
- we generally designate a few reputable suppliers from which our construction contractors can source material; and
- we exercise on-site inspection from time to time.

We did not encounter any material quality problems nor receive any material complaints in this regard nor experience any material adverse losses resulting from quality problems in 2018, 2019 and 2020 and the six months ended June 30, 2021.

### ***Procurement***

We typically procure the construction materials to be used in our projects through our construction contractors. However, in certain circumstances, we are responsible for procuring specialized building materials, such as elevators, windows, doors and interior fixtures, while the construction contractors are responsible for procuring more general construction materials such as cement and steel. In most circumstances, we designate a few reputable suppliers from which our construction contractors can source materials. This is done in order to ensure that the construction materials meet our particular standards and requirements. The construction contractors also procure all equipment necessary for each project in accordance with specifications provided by us.

### ***Sales and Marketing***

#### ***Sales and Marketing Plan***

Our Sales and Marketing Center at the headquarters level formulates our nationwide marketing strategies and coordinates our promotion activities with our project companies.

The sales and marketing departments of our regional project companies are responsible for marketing our property products. Our sales and marketing personnel at the headquarters and regional levels co-operate closely to determine the appropriate sales and marketing plans for a particular project.

They also conduct comprehensive market research, formulate pre-sale, sales and pricing strategies and plan and organize on-site pre-sale and sales procedures. We market our properties through traditional advertising channels such as billboard advertisements, newspapers, magazines, model displays, as well as through internet, mobile communication and e-commerce marketing platforms. We utilized customary sales and promotional methods such as price discounts, gifts and lucky draws (with normal gifts), weekend sales events to promote sales. We also employed external professional property sales agencies from time to time to provide sales and marketing services for certain of our property development projects. In 2014, we pioneered the industry trend of utilizing mobile Internet applications and successfully developed and applied our “CIFI Wei-Sales” platform to facilitate third-party agency sales of our properties. In 2018, 2019 and 2020 and the six months ended June 30, 2020 and 2021, the total selling and marketing expenses were RMB1,153.1 million, RMB1,580.0 million, RMB2,067.4 million, RMB674.2 million and RMB1,167.8 million (US\$180.9 million), respectively, which represented 2.7%, 2.8%, 2.9%, 2.9% and 3.2% of our revenue for the same year.

The performance of our sales and marketing personnel is assessed throughout the sales and pre-sale process. Personnel who have met their pre-determined sales target have the opportunity to be awarded with monetary bonuses in addition to the monthly salary.

### ***Pre-sale***

The sales process of our property projects generally begins with pre-sale. There are various PRC laws and regulations governing pre-sale of properties which impose conditions to be fulfilled before the pre-sale of a particular property can commence. These include obtaining the relevant land use rights certificate, the construction work planning permit and the construction work commencement permit. For further details of the laws and regulations governing pre-sale, please refer to the section headed “Regulations.”

The pre-sale/sale contracts for the contracted sales of the Group are based on the standard forms regulated by the relevant land and commercial bureaus and vary from city to city. Such standard pre-sale/sales contract typically requires the purchaser to pay deposits according to a payment schedule stipulated under the pre-sale/sales contract, and also stipulates the penalty in the case of late payments or default payment by the purchasers. In the case of cancelled contracted sales, which are transactions cancelled after the pre-sale contracts have been signed and registered with the relevant government authorities but before the delivery of completed properties, we generally cannot claim any damages against the purchasers under the pre-sale/sales contracts, except for the late payment penalty and the forfeiture of certain portion of monies out of paid deposits as stipulated in the pre-sale/sales contracts. The amount of deposit paid by our customers and the amount forfeited as penalty for cancelled contracted sales are based on pre-sales/sales contracts regulated by the relevant land and commercial bureaus and we are not in the position to govern or determine such amount. The actual forfeited deposit income has not and is not expected to account for a significant percentage of the contracted sales income.

For most of the properties under cancelled contracted sales, we have been able to sell them to new purchasers. As a result, our business, financial condition and operating results have not been materially and adversely affected by these cancelled contracted sales.

### ***Payment Arrangements***

Our customers, including those purchasing pre-sale properties, can choose between payment by mortgage financing or by cash. The payment terms for pre-sale and sales of properties are substantially identical. We typically require our customers to pay a non-refundable deposit before entering into formal sale and purchase agreements. Generally, this deposit will be forfeited if the customers subsequently decide not to enter into formal sale and purchase agreements with us. Upon executing formal sale and

purchase agreements, customers who choose to make cash payments are typically required to make payments in full or by installment (less any non-refundable deposit paid by them) before delivery of the property. For customers who choose to fund their purchase using mortgage loans provided by mortgage banks, they are typically required to pay at least 30% to 70% of the purchase price as a down payment in full or by installment, and settle the outstanding balance with mortgage loan drawdowns within one to six months from the date of the formal sale and purchase agreement based on the prevailing bank mortgage policies and practices in the PRC. Our customers may need to secure additional funds if the mortgage is insufficient to settle the outstanding balance. Under the relevant PRC laws and regulations, they may obtain mortgage loans with a repayment period of up to 30 years.

In line with the industry practice in the PRC, we assist our customers with mortgage loans and provide guarantees as security for mortgage loans from the banks to our customers. As a guarantor, we are jointly responsible for the payment of amounts due under the mortgage loans. These guarantees are released upon the earlier of (i) the relevant property ownership certificates being obtained and the certificates of other interests with respect to the relevant properties being delivered to the mortgagee banks, or (ii) the settlement of mortgage loans between the mortgagee banks and our customers.

The payment method for customers of our commercial properties is similar to the payment arrangement for our residential properties, the key difference being that the down payment is typically at least 50% of the purchase price, to be paid in full or in installments, as required by the PRC laws and regulations governing commercial properties.

As of June 30, 2021, our outstanding guarantees for our customers' mortgage loans amounted to RMB25,499.3 million (US\$3,949.3 million). See "Risk Factors-Risks Relating to Our Business — The terms on which mortgage loans are available to purchasers of our properties, if at all, may affect our sales" included elsewhere in this Offering Circular.

### **Delivery and After-sales Services**

We have a dedicated customer service department to manage our after-sales services. Telephone hotlines are available to our customers to conveniently express their feedback and complaints about our properties and services. Our customers can also join our membership club, CIFI Property Customers Club (旭客會), and we provide free publications to our members to cultivate a sense of belonging and community.

### ***Delivery of Completed Properties***

We endeavor to deliver our properties to our customers on a timely basis. We closely monitor the progress of construction of our property development projects. The time frame for delivery is set out in the sale and purchase agreements entered into with our customers. Our sales and marketing staff and our construction team will inspect the properties prior to delivery to ensure quality.

Once a property development project has passed the requisite completion and acceptance inspections, we will notify our customers in respect of delivery. If we fail to deliver the property to our customers on the date of delivery stipulated in the sale and purchase agreement, we will be liable to refund a certain percentage of the pre-sale proceeds.

After delivery of completed properties, we are typically required to obtain a general property ownership certificate for each of our completed projects and, in general, will assist our customers in obtaining their property ownership certificates by providing the requisite information to the local title office for registration. Based on our experience, the actual timing for the issuance of property ownership certificates is subject to government administrative procedures and is not within our control (other than the submission of application), and it may take more time for certain cities to issue property ownership

certificates. We are subject to the risk of failing to obtain property ownership certificates. For further information, see “Risk Factors — Risks Relating to Our Business — We may not be able to complete or deliver our development projects on time.”

According to our accounting policies, our revenue is recognized when properties are delivered to our customers. The recognition of our revenue from sales of properties is not subject to the grant of the property ownership certificates to the purchasers.

### **Information Technology System**

We have invested in information technology to make our project development process more efficient and product know-how easy to use and convenient to share. We have implemented information technology systems including office automation, knowledge management, cost management, project planning and human resources. We are also in the process of implementing additional systems to complement our existing ones, such as a customer relationship management system and an enterprise resource planning system. Our human resources system enables our employees to access to our company policies and regulations and handle administrative procedures. Our enterprise resource planning system, upon implementation, will enable us to check the cost status and progress of each project, review contracts and analyze project operations.

### **INVESTMENT PROPERTIES**

Along with our residential property projects, we also develop commercial properties and retain ownership of a portion of our commercial properties for lease. As we intend to hold these properties for long-term investment purposes, they are treated as investment properties. As of June 30, 2021, we held 28 completed or under-development properties with an aggregate GFA of approximately 1,690,700 sq.m. as investment properties. We plan to selectively increase investment properties located in prime locations that are likely to appreciate in value.

### **PROPERTY MANAGEMENT SERVICES**

We provided property management services to the owners of our residential and commercial properties through Shanghai Yongsheng, our majority-owned subsidiary. The services provided by the above property management companies include security, maintenance of common facilities, gardening, landscaping and other ancillary services. On July 15, 2016, we entered into an equity transfer agreement to sell our majority equity interest in Shanghai Yongsheng, which has become our associated company and ceased to be consolidated into our financial statements. On May 29, 2020, we entered into a share sale and purchase agreement to purchase 76,820,000 ordinary share(s) in the share capital of Ever Sunshine Lifestyle at a consideration of HK\$782,795,800. In late June 2020, the share acquisition under the agreement was completed. We have dominant control over Ever Sunshine Lifestyle Services and it is accounted for as a subsidiary of our Group.

Under PRC laws and regulations, the home owners of a residential community of a certain scale have the right to change the property management service provider upon consent of a certain percentage of home owners. In 2018, 2019 and 2020 and the six months ended June 30, 2020 and 2021, we did not experience any incident where the owners of our properties terminated services of our property management companies.

## **SUPPLIERS AND CUSTOMERS**

In 2018, 2019 and 2020, our five largest customers, comprising individual purchasers of our residential properties and commercial properties for sale, in aggregate, accounted for approximately 1.2%, 1.7% and 2.5% of our total revenue, respectively, and our single largest customer accounted for approximately 0.5%, 0.5% and 0.9% of our total revenue in the same years, respectively.

In 2018, 2019 and 2020, our five largest suppliers, primarily comprising construction companies and general contractors, accounted for approximately 6.3%, 5.3% and 5.4% of our total cost of sales, respectively, and our single largest supplier accounted for approximately 2.2%, 1.4% and 1.6% of our cost of sales in the same years, respectively.

None of our directors, their close associates and any shareholders (who or which to the knowledge of our directors owns more than 5% of our Company's share capital) has any interest in any of our five largest customers or suppliers.

## **COMPETITION**

Competition in the real estate market in the PRC has intensified over the past few years. We compete against national and regional real estate developers in the PRC. We compete with other real estate developers on the basis of a number of factors, including product quality, service quality, price, financial resources, brand recognition, ability to acquire land and other factors. We believe that the real estate market in the PRC has large growth potential. However, different regions of the PRC have different regulatory restrictions on property development, and consumer preferences typically vary between different regions of the PRC. We believe that, with our solid and strong foothold in a number of cities and our ability to differentiate our products, we are less affected by the changes in market conditions. Furthermore, given our product differentiation, creditworthiness, reputation, quality products and services and our management skills in developing properties in the past decade, we believe we can react promptly to challenges in the real estate market in the PRC. For further information, see "Risk Factors — Risks Relating to Our Business — Intensified competition may materially and adversely affect our business, financial condition and results of operations."

## **INSURANCE**

In accordance with the relevant PRC laws and regulations, we contribute to social welfare insurance for our full-time employees in the PRC, including basic pension insurance, basic medical insurance, unemployment insurance, work-related injury insurance and maternity insurance.

Property developers are not required under PRC national and local laws and regulations to maintain insurance coverage in respect of their property development operations. In general, our construction contractors are required to purchase certain insurance coverage for our properties. Our construction contractors typically have to maintain an all-risk policy for our properties under construction and, in general, cover the insurance of the subcontractors. We do not separately maintain all-risk policies for our properties, whether they are under development or have been completed prior to delivery. We also do not separately carry insurance against personal injury or other liabilities that may occur during the construction of our property development. Our directors consider that the insurance coverage of our Group is adequate and the insurance policy of our Group is in line with the industry standards. There is a risk that we may incur uninsured losses, damage or liabilities. For further information, see "Risk Factors — Risks Relating to Our Business — We may not have adequate insurance to cover our potential losses and claims."

## EMPLOYEES

As of June 30, 2021, our property development and property investment business had approximately 20,972 full-time employees in Mainland China and in Hong Kong, of whom approximately 8,474 employees worked for our property development business and of whom approximately 13,049 employees worked for our property management business, and approximately 449 for the commercial property leasing business.

We remunerate our employees based on their performance, working experience and the prevailing market wage level. The total remuneration of our employees consisted of basic salary, cash bonus and share-based incentives.

## LEGAL PROCEEDINGS AND COMPLIANCE

From time to time, we are involved in legal or other disputes in the ordinary course of our business, primarily disputes with purchasers, construction contractors and employees. See “Risk Factors — Risks Relating to Our Business — We may be involved in disputes, administrative, legal and other proceedings arising out of our operations from time to time and may face significant liabilities or damage to our reputation as a result” for more details.

Save as disclosed above and based on information available to us, in 2018, 2019 and 2020 and the six months ended June 30, 2020 and 2021, we were not involved in any litigation, arbitration or claim of material importance, and no litigation, arbitration or claim of material importance is known to our directors to be pending or threatened by or against us that may have a material adverse effect on our business, financial condition and operating results.

Property developers in China are subject to a number of environmental laws and regulations including the “PRC Environmental Protection Law” 《中華人民共和國環境保護法》, the “PRC Environmental Impact Assessment Law” 《中華人民共和國環境影響評價法》, the “PRC Prevention and Control of Noise Pollution Law” 《中華人民共和國環境噪聲污染防治法》 and the “PRC Administrative Regulations on Environmental Protection for Development Projects” 《建設項目環境保護管理條例》. Please refer to the section headed “Regulations” for details of these environmental laws and regulations.

We believe we are in compliance in all material respects with applicable environmental laws and regulations in China. In 2018, 2019 and 2020 and the six months ended June 30, 2020 and 2021, we did not experience any problems in the inspections conducted by the relevant environmental authorities upon delivery of our properties to our customers. See “Risk Factors — Risks Relating to Our Business — We are subject to potential environmental liability that could result in substantial costs.”

All of our PRC subsidiaries have obtained all material licenses, permits or certificates required for our business operations and have been in compliance in all material respects with all relevant PRC laws, regulations and rules in relation to main aspects of our business operations, with the exception of a number of our PRC subsidiaries which are in the process of renewing their Real Estate Enterprise Certificates as of the date of this Offering Circular. We do not expect material legal impediments for them to renew such certificates.



## REGULATION

*Set out below is a summary of certain aspects of PRC legal and regulatory provisions relating to our operations and business. These include laws and regulations relating to land, real estate development, real estate management, hotel operation, foreign investment enterprises, foreign exchange control, overseas listing, taxation, intellectual property and labor protection.*

### LAND

#### Categories of Land

Land in the PRC is categorized by ownership type or by usage. By ownership type, land can be divided into: (i) State-owned land (“SOL”) owned by the State and (ii) collectively-owned land (“COL”) which is collectively owned, under the Land Administration Law of the PRC 《中華人民共和國土地管理法》 adopted by the Standing Committee of NPC on June 25, 1986, as revised and amended on August 28, 2004. Unless otherwise specified by law, SOL is located in urban areas while COL comprises all land in rural and suburban areas. All land for residential construction and land and hills reserved for farmers in rural and suburban areas are allowed to be retained by farmers. COL is not allowed to be used for non-agricultural construction purposes. COL may be converted into SOL by and such conversion is subject to the approval of the State Council or the local government depending on the size and the original use of the relevant parcel of COL.

According to the Land Administration Law of the PRC 《中華人民共和國土地管理法》, land can also be divided into (i) land designated for agricultural use, (ii) land designated for construction use, and (iii) unutilized land. Land designated for agricultural use refers to land used directly in agricultural production, including cultivated land, wooded land, grassland, land for farmland water conservancy and water surfaces for breeding, etc. Land designated for construction use refers to land on which buildings and structures are built, including land for urban and rural housing and public facilities, land for industrial and mining use, land for building communications and water conservancy facilities, land for tourism and land for building military installations etc. Unutilized land refers to land other than that for agricultural and construction uses. The land user shall use the land in accordance with the approved use.

The land use rights of SOL can be further divided into two categories in terms of acquisition methods pursuant to the Provisional Regulations of the PRC on the Assignment and Transfer of the Right to the Use of the State-owned Land in Urban Areas 《中華人民共和國城鎮國有土地使用權出讓和轉讓暫行條例》 promulgated by the State Council on May 19, 1990. The first category, “allocated SOL” refers to the SOL which can be acquired by a user without paying compensation in accordance with law. The second category, “granted SOL” refers to the SOL which requires the acquirer to pay a land premium in accordance with law.

Pursuant to the Interim Measures for the Administration of Allocated Land Use Right 《劃撥土地使用權管理暫行辦法》 which became effective on March 8, 1992, an entity or individual that has been granted a parcel of allocated land is required to obtain prior approval from the relevant land authority, go through the land grant procedures, and pay the land premium before transferring, leasing or mortgaging that parcel of allocated land. Otherwise, according to the Provisional Regulations of the PRC on the Assignment and Transfer of the Right to the Use of the State-owned Land in Urban Areas 《中華人民共和國城鎮國有土地使用權出讓和轉讓暫行條例》, all the income gained from the allocated land shall be confiscated by the relevant land authority. Furthermore, the entity or individual that illegally transfers, leases or mortgages the parcel of allocated land shall be fined in accordance with the seriousness of the case.



On April 1, 2017, the MOHURD and the Ministry of Land and Resources jointly issued the “Circular of Relevant Work on Strengthening the Recent Administration and Control of Housing and Land Supply” (《關於加強近期住房及用地供應管理和調控有關工作的通知》) which provides, among others, that the cities above the prefecture level, the regions where prefecture, state or league is located, or the counties (or county-level cities) that have more than one million inhabitants should make a three-year (2017–2019) plan and a five-year (2017–2021) rolling plan for housing land supply, and publicize such plans by the end of June 2017. The circular further requires that local governments should adjust the size, structure and timing of land supply for residential housing in due course based on the period of depleting commodity residential housing inventory. For example, if the above period is longer than 36 months, no more land is to be supplied; if the said period is over 18 months but shorter than 36 months, land supply shall be reduced in size; if the said period is longer than six months but shorter than 12 months, more land shall be provided; however, if the current inventory could be sold in less than six months, land supply shall increase significantly and the rhythm of land supply shall be accelerated. In addition, the circular stipulates that local authorities should adopt the examination system of land acquisition capital to insure that the property developers use internal funds to acquire lands and that, if the land bid capital originates from a questionable source, the property developers shall be disqualified and prohibited from bidding, auction or listing of land within a certain period of time.

## **REAL ESTATE DEVELOPMENT**

### **Establishment of a Real Estate Development Enterprise**

Pursuant to the PRC Urban Real Estate Administration Law 《中華人民共和國城市房地產管理法》 (the “Urban Real Estate Law”) promulgated by the Standing Committee of NPC, which became effective on January 1, 1995 and was revised on August 30, 2007 and August 27, 2009, a “real estate developer” refers to an enterprise which engages in the development and operation of real estate for profit-making purposes. Under the Regulations on Administration of Development of Urban Real Estate 《城市房地產開發經營管理條例》 (the “Development Regulations”) promulgated by the State Council on July 20, 1998, revised on January 8, 2011, an enterprise engaging in real estate development must satisfy the following requirements in addition to other enterprise establishment conditions provided in the relevant laws and administrative regulations:

- its registered capital must be RMB1 million or more; and
- it must have four or more full-time professional real estate/construction technicians and two or more full-time accounting officers, each of whom must hold the relevant qualification certificate. The authorities at provincial level, autonomous region level or municipalities under the direct administration of central PRC governments may impose more stringent requirements regarding the registered capital and professional qualifications of real estate enterprises.

To establish a real estate development enterprise, the developer must apply for registration with the local SAIC at or above the county level, which should, in examining the application for the registration, seek the views of the real estate development authority at the relevant level. The developer must also report its establishment to the department of real estate development in the location of its registration within 30 days of receipt of its business license.

A foreign investor intending to engage in real estate development may establish an equity joint venture, a contractual cooperative joint venture or a wholly foreign owned enterprise in accordance with the PRC laws and regulations regarding foreign-invested enterprises. On June 28, 2017, the MOFCOM and the NDRC promulgated the Catalogue of Industries for Guiding Foreign Investment (2017 Revision), or Catalogue 2017, which took effect on July 28, 2017. The Catalogue 2017 re-classifies the encouraged items subject to limitations on ownership of category, the negative list for the access of

foreign investments, and applies unified restrictive measures. In addition, 11 items are removed from the Catalogue 2017 as the same restrictions apply to both foreign and domestic investments in these items, including, for example, the construction and operation of large-scale theme parks and the construction of villas and golf courses.

### **Qualification of a Real Estate Developer**

Under the Provisions on Administration of Qualifications of Real Estate Developers 《房地產開發企業資質管理規定》(the “Provisions on Administration of Qualifications”) promulgated by the Ministry of Construction on March 29, 2000 and revised on May 4, 2015, December 22, 2018 and March 2, 2022, a real estate developer must apply for a classification certificate. An enterprise may not engage in property development without a qualification classification certificate for real estate development. The competent authorities of construction under the State Council is in charge of monitoring the qualifications of all real estate developers within the PRC, and local real estate development authorities at or above the county level are in charge of monitoring the qualifications of local real estate developers. Under the Provisions on Administration of Qualifications, real estate developers are divided into two classes:

- Class 1 qualification is subject to preliminary examination by the construction authorities at the provincial level and the final approval of the competent authorities of construction under the State Council. A Class 1 real estate developer is not restricted as to the construction scale of its real estate projects.
- Class 2 qualifications and provisional qualifications are regulated by the construction authorities at the city level. A real estate developer of the Class 2 qualification may undertake a project with a GFA of less than 250,000 sq.m..

Under the Provisions on Administration of Qualifications, the real estate development authorities will examine applications for registration of qualifications submitted by real estate developers by mainly considering their financial condition, and the length of time they have conducted real estate development business, the professional personnel they employ, the performance and operating results from their past real estate operations and their quality control systems. A real estate developer that passes the qualification examination will be issued a qualification certificate of the relevant class by the qualification examination authority. A developer of any qualification classification may only engage in the development and sale of real estate within its approved scope of business and may not engage in business which is limited to another higher classification. The real estate development authorities perform annual inspections of qualified developers. Developers who fail to meet the qualification requirements or which operate in breach of the requirements may have their qualification classification certificates degraded or revoked.

For a newly established real estate developer, which passes the qualification examination, the real estate development authority will issue a provisional qualification certificate within 30 days of receipt by the authority of the relevant application for filing. The real estate developer must apply to the real estate development authority within one month before the expiry of its provisional qualification certificate for a formal qualification classification certificate. Any failure to obtain the required provisional or formal qualification certificate or a development of a project exceeding the prescribed scope of the qualification may result in a fine ranging from RMB50,000 to RMB100,000 and, if such failure is not rectified within the prescribed period, the developer’s qualification certificate and/or business license may be revoked.

## Acquisition of Land Use Rights

Although all land in the PRC is owned by the State or is collectively owned, individuals and entities may obtain land use rights and hold such land use rights for development purposes. Individuals and entities may acquire land use rights in different ways, the two most important ways of which are either a grant of land use rights by local land authorities or a transfer of land use rights by land users who have obtained land use rights. The grant of land use rights from local land authorities may be carried out by means of tender, auction or listing-for-sale and subject to the regulations discussed below as applicable, pursuant to agreements entered into directly with the local governments.

## Grant of Land Use Rights

Pursuant to the Regulation on the Grant of Land Use Rights Through Bilateral Agreement 《協議出讓國有土地使用權規定》 promulgated by the MLR, which became effective on August 1, 2003, land use rights may be granted by way of a bilateral agreement between the relevant land authority and a grantee other than by means of tender, auction or listing-for-sale as required by laws, regulations or rules. The land premium set out in a bilateral agreement should not be lower than the minimum price set by the central government. For land in areas with standard land prices, the land premium pursuant to any bilateral agreement should not be less than 70% of the standard land price of the relevant land category. If the price guidelines are not adhered to, the land use rights cannot be granted. If there is only one prospective land user on the plot of land to be granted, the land authority may grant the land use rights through a bilateral agreement with the exception of land used for business, tourism, entertainment, residential commodity properties and other purposes for business operations. Upon full payment of the land premium, a land user may register with the land administration authority and obtain a land use rights certificate as evidence of the acquisition of the land use rights. As of July 1, 2002, the grant of land use rights by way of competitive processes is governed by the Regulations on the Grant of State-owned Land Use Rights by Tender, Auction or Listing-for-Sale 《招標拍賣掛牌出讓國有土地使用權規定》 (the “2002 Regulations”), issued by the MLR in May 2002. The 2002 Regulations specifically provide that the land to be used for operational purposes, including business, tourism, entertainment, and residential commodity properties, or land for which there are two or more prospective land users, must be granted by way of tender, auction or listing-for-sale. A number of measures are provided by the 2002 Regulations to ensure such grant of land use rights for commercial purposes is conducted openly and fairly. On November 1, 2007, the Regulations on the Grant of State-owned Construction Land Use Rights by Tender, Auction or Listing-for-Sale 《招標拍賣掛牌出讓國有建設用地使用權規定》 (the “2007 Regulations”), became effective to further strengthen the 2002 Regulations. The 2007 Regulations also require that the land used for industrial purpose (except land for mining) shall be granted by way of tender, auction or listing-for-sale. The 2007 Regulations further specify that the grantee of State-owned construction land use rights shall pay the premium for the grant of State-owned land use rights fully in accordance with the land grant contract before it could proceed with the relevant procedures for grant of State-owned land use rights registration and apply for a land use rights certificate. No grantee could be granted a land use rights certificate for the land in proportion to the partial payment of the premium that the grantee has paid. According to the Notice on Relevant Issues Concerning the Strengthening of Examination and Approval of Land Use in Urban Construction 《關於加強城市建設用地審查報批工作有關問題的通知》, promulgated by the MLR on September 4, 2003, from the day of promulgation, land use for high-end residential commodity properties shall be stringently controlled, and applications for land use right to build villas shall be stopped.

On May 22, 2014, the MLR issued the Provisions on the Economical and Intensive Use of Land 《節約集約利用土地規定》, which came into effect on September 1, 2014. The provisions require the use and price of commercial land to be determined by tender, auction or listing-for-sale. Compensation for

all types of land supply shall not be lower than the lowest standards stipulated by the government. No circumvention of land transferring fees shall be allowed by means of land-exchange projects, return of fees after collection or subsidies.

On March 31, 2004, the MLR and the Ministry of Supervision issued the Notice Regarding Supervision Work of Legal Enforcement Situation of Granting Business Land Use Rights Through Tender, Auction or Listing-for-Sale 《關於繼續開展經營性土地使用權招標拍賣掛牌出讓情況執法監察工作的通知》, which requires that commencing on March 31, 2004, land designated for the purposes of business operations shall be granted through tender, auction or listing-for-sale and may not be granted pursuant to the bilateral agreements entered into directly with the local land authority for any historical reasons.

The Notice on Issues Relating to the Strengthening of Land Control 《關於加強土地調控有關問題的通知》 promulgated by the State Council on August 31, 2006 sets out the administration of the income and expenditure relating to land premium, modifies the tax policies relating to the land and created a system of the publication of the standards of the lowest price in respect of the grant of the land use rights for SOL for industrial purposes.

On November 18, 2009, five governmental authorities, including the MOF, Ministry of Supervision, National Audit Office of the PRC, MLR and PBOC issued the Notice on Further Strengthening the Management of the Income and Expenditure Relating to Land Grants 《關於進一步加強土地出讓收支管理的通知》 to regulate the management of income and expenditure on land grants. In particular, property developers are required to provide a down payment of no less than 50% of the land premium and are required in principle to pay all of the land premium in installments within one year.

Pursuant to the Notice on Issues relating to Strict Enforcement of Adjustment Policies on Real Estate Land and Improvement of the Healthy Development of Land Market 《關於嚴格落實房地產用地調控政策促進土地市場健康發展有關問題的通知》 promulgated by the MLR on December 19, 2010 and became effective on the same date:

- provincial MLR shall reinforce the examination of public notices relating to the grant of land use rights by way of public tenders, auctions or listings-for-sale, and shall require the municipal and county MLR to withdraw these public notices and formulate a new plan for granting land use rights if any of the following events occur:
  - (i) land use rights granted over a parcel of land where the land area exceeds the size approved by the relevant competent authorities;
  - (ii) more than one parcel of land is granted to the same bidder at the same time;
  - (iii) land use rights granted over a parcel of land where the demolition of buildings erected on such land has not been carried out or the occupants of such land have not been compensated for the demolition and resettlement;
  - (iv) land use rights granted over a parcel of residential land with a plot ratio of less than one;
  - (v) land use rights granted to an unlawful entities; and
  - (vi) land use rights granted in other circumstances which will be in contravention of the relevant PRC laws and regulations.

- bidders for the land use rights and their controlling shareholders are not allowed to pass the bidder qualification examination if they, among other things, (i) fraudulently obtain land use rights by falsifying documents, (ii) resell or transfer land use rights illegally, (iii) leave the land idle for more than one year due to their own acts, and/or (iv) develop land in manners which contravenes the terms of the land use rights contracts. In addition, the bidders and their controlling shareholders are prohibited from participating in the grant of land use rights process before they rectify the above acts.

On January 26, 2011, the General Office of the State Council issued the Notice on Further Adjustment and Control of the Real Estate Market 《國務院辦公廳關於進一步做好房地產市場調控工作有關問題的通知》 to provide stricter management regulations of housing land supply. Among the various requirements set out by the notice, entities and persons participating in the bidding of land shall state the source of capital and provide the relevant evidence.

Pursuant to the Notice on Further Strengthening the Administration of the Costs and Revenues Associated with Land Transfer 《關於進一步加強土地出讓收支管理的通知》, jointly issued by the MOF, the MLR, the PBOC, the Ministry of Supervision and the National Audit Office on November 18, 2009, all payments for land use rights made in installments must be made in full within one year. In certain circumstances the payment term may be extended to two years upon the approval of the competent authorities. In addition, the initial installment payment may not be less than 50% of the total price of the land use rights.

The Emergency Notice on Further Tightening the Administration on Real Estate Land Use and Reinforcing the Control Results of Real Estate Market 《關於進一步嚴格房地產用地管理鞏固房地產市場調控成果的緊急通知》 (the “Emergency Notice”) promulgated on July 19, 2012, further emphasized the strict enforcement of current regulations on land grants:

- the plot area ratio for residential land shall not be less than 1.0;
- for all types of housing construction projects, construction work shall be commenced within one year of the date when the land is delivered as set forth in the land grant contract and shall be completed within three years after its commencement date;
- the bidding deposit for a land grant shall not be less than 20% of the base price; and
- the land grant contract shall be signed within 10 working days after a land grant deal is concluded, a down payment of 50% of the land premium shall be made within one month after signing the contract, and the remaining payment shall be made in a timely manner in accordance with the contract and in any event no more than one year.

According to the Circular on the Implementation of the Catalog for Restricted Land Use Projects (2012 Edition) 《限制用地項目目錄(2012年本)》 and the Catalog for Prohibited Land Use Projects (2012 Edition) 《禁止用地項目目錄(2012年本)》 promulgated by the MLR and the NDRC on May 23, 2012, the area of a plot of land to be granted for residential use may not exceed (i) seven hectares for small cities and towns, (ii) 14 hectares for medium-sized cities or (iii) 20 hectares for large cities. The plot area ratio for residential land shall not be lower than 1.0. No land may be granted for “villa” property projects.

Under the Urban Real Estate Law 《中華人民共和國城市房地產管理法》, those who have obtained the land use rights through grant must develop the land in accordance with the terms of use and within the period of commencement prescribed in grant contract for the land use rights.

## Transfer of Real Estate

According to the Provisions on the Administration of Urban Real Estate Transfer 《城市房地產轉讓管理規定》 promulgated by the Ministry of Construction in August 1995, as amended in August 2001, a real estate owner may sell, donate or otherwise legally transfer real estate to another person or entity. When transferring a building, the ownership of the building and the land use rights attached are transferred together. The parties to the transfer must enter into a written real estate transfer contract and register the transfer with the competent real estate authority within 90 days of the execution of the transfer contract.

If the land use rights are initially obtained by way of a grant from a local land authority, the following conditions shall be satisfied when the real estate is transferred:

- the land premium having been paid in full according to the terms of the land grant contract, and land use rights certificate having been obtained;
- where investment and development is carried out in accordance with the terms of the land grant contract if it relates to (i) house construction projects, not less than 25% of the total development project shall be completed; and (ii) development of whole plot of land, the land having been developed and constructed according to the planning, and the construction of the civil infrastructure and public facilities such as water supply, drainage, power supply, heat supply, roads, traffic and communications having been completed, and the conditions for industrial use or construction having been fulfilled; and
- where the building was completed, the property ownership certificate have been obtained. If the land use rights are initially obtained by way of a grant from a local land authority, the term of the land use rights after the real estate transfer will be the remaining portion of the original grant obtained by the original land users.

If the land use rights transferred are initially obtained by way of allocation, the transfer shall be approved by the competent government authorities. Except as provided by relevant laws, the transferee must complete the formalities for the transfer of land use rights and pay the land premium after the transfer approval is obtained.

## Pre-examination of the Construction Sites

Under the Measures for Administration of Examination and Approval for Construction Sites 《建設用地審查報批管理辦法》 promulgated by the MLR on March 2, 1999 and amended on November 30, 2010 and November 29, 2016, and the Measures for Administration of Preliminary Examination of Construction Project Sites 《建設項目用地預審管理辦法》 promulgated by the MLR on November 29, 2008 and became effective on January 1, 2009 which was amended on November 29, 2016 and became effective on January 1, 2017, a real estate developer must make a preliminary application for construction to the relevant land administrative authority when carrying out a feasibility study on a construction project. Upon receipt of a preliminary application, the land administration authority will carry out a preliminary examination of various aspects of the construction project in compliance with the overall zoning plans and land supply policies of the PRC Government, and will issue a preliminary approval if it is satisfied with the result of its examination. The opinions derived from this preliminary examination are requisite documents for the approval of the construction project.



## **Planning Permits and Construction Permits**

Under the Measures for Administration on Planning of Granting and Transfer of Right to Use Urban State-owned Land 《城市國有土地使用權出讓轉讓規劃管理辦法》 promulgated by the Ministry of Construction on December 4, 1992 and which became effective on January 1, 1993 and was amended on January 26, 2011, after obtaining a construction land planning permit, the real estate developer shall organize the necessary planning and design work in accordance with planning and design requirements and apply for a construction work planning permit from the relevant urban planning authority pursuant to the Law of the PRC on Urban and Rural Planning 《中華人民共和國城鄉規劃法》 promulgated by Standing Committee of the NPC in October 2007 and effective on January 1, 2008 and revised on April 24, 2015.

A real estate developer must apply for a construction work commencement permit from the relevant construction administrative authority under the local people's government above the county level pursuant to the Measures for the Administration of a Construction Permit of Construction Projects 《建築工程施工許可管理辦法》 promulgated by the MOHURD on June 25, 2014 and became effective on October 25, 2014 and was amended on September 28, 2018 and March 30, 2021.

The Notice on Forwarding the Opinions of Such Departments as the Ministry of Construction relating to the Adjustment House Supply Control Structure and Stabilizing Property Prices (the “Guo Ban No.37 Document”) 《國務院辦公廳轉發建設部等部門關於調整住房供應結構穩定住房價格意見的通知》 promulgated by the General Office of the State Council on May 24, 2006 stipulates that since June 1, 2006, with regard to newly approved or constructed residential commodity properties, houses with a construction area of less than 90 sq.m. (including economically affordable houses) shall take up more than 70% of the total area to be constructed. The projects which have received project development approvals prior to the date on which Guo Ban No. 37 Document became effective but have not obtained construction work commencement permits must adjust their planning in order to confirm with the above-mentioned requirement. The Certain Opinions regarding the Implementation of the Ratio Requirements for the Structure of Newly Constructed Residential Properties 《關於落實新建住房結構比例要求的若干意見》 issued by the Ministry of Construction on July 6, 2006 restates that since June 1, 2006, houses in individual cities (or counties) with a construction area of less than 90 sq.m. shall comprise 70% of the total area of commodity houses newly approved and commenced in one year (calculated from June 1). All cities are required to implement the conditions for the planning and design of newly-built residential commodity properties and determine the structural proportion of residential commodity properties strictly in compliance with the above-mentioned requirements, and may not violate such requirement without authorization. The urban planning administration will not issue the construction work planning permit if any entity violates these requirements without authorization. If the planning and design is not in compliance, the examination and approval authorities of the design documents and the construction drawings will not issue the qualification certificate and, consequently, the construction administrative authority shall not issue the construction work commencement permit, and the real estate development authority shall not issue the Pre-sale Permit.

## **Completion of a Real Estate Project**

Construction projects shall be delivered for use only after passing the inspection and acceptance test under Article 61 of the PRC Construction Law 《中華人民共和國建築法》, which became effective on March 1, 1998 and subsequently amended on April 22, 2011.

A real estate development project must comply with various laws and legal requirements concerning planning, construction quality, safety and environment and technical guidance on architecture, design and construction work, as well as provisions contained in the relevant contracts. On January 30, 2000, the State Council promulgated and implemented the Regulation on the Quality Management of Construction Projects 《建設工程質量管理條例》 (revised on October 7, 2017), which



sets out the respective quality responsibilities and liabilities for developers, construction companies, exploration companies, design companies and construction supervision companies. After the construction of a project is complete, the real estate developer must arrange an inspection and acceptance test under the supervision of the relevant competent governmental authorities together with the relevant parties involved in the construction and experts (if necessary) according to the Provisions on Inspection Upon Completion of Buildings and Municipal Infrastructure 《房屋建築和市政基礎設施工程竣工驗收規定》 promulgated by the MOHURD on December 2, 2013. The real estate developer shall submit records for filing to the departments in charge of project construction of the relevant local governmental authorities above the county level in the area where the projects are constructed within 15 days after the projects having successfully passed the completion acceptance inspection, pursuant to the Measures for the Administration on the Filing of Inspection Upon Completion of Buildings and Municipal Infrastructure 《房屋建築和市政基礎設施工程竣工驗收備案管理辦法》, promulgated by the Ministry of Construction on April 4, 2000 and amended by the MOHURD on October 19, 2009.

### **Sale of Commodity Properties**

Under the Measures for Administration of Sale of Commodity Properties 《商品房銷售管理辦法》 promulgated by the Ministry of Construction on April 4, 2001 and became effective on June 1, 2001, the sale of commodity properties can include both sales prior to the completion of the properties and sales after the completion of the properties.

### **Pre-Sale of Commodity Properties**

Any pre-sale of commodity properties must be conducted in accordance with the Measures for Administration of Pre-sale of Commodity Properties 《城市商品房預售管理辦法》 (the “Pre-sale Measures”) promulgated by the Ministry of Construction on November 15 1994, as amended on August 15, 2001 and July 20, 2004. The Pre-sale Measures provide that any pre-sale of commodity properties is subject to specified procedures. The pre-sale of commodity properties shall be subject to a licensing system. If a real estate developer intends to sell commodity properties in advance, it shall apply to the real estate administrative authority to obtain a pre-sale permit. The pre-sale of commodity properties is required to meet the following conditions:

- the related land premium having been fully paid up and a land use rights certificate having been obtained;
- a construction work planning permit and a construction work commencement permit having been obtained; and
- the funds invested in the development of the commodity properties intended for pre-sale representing 25% or more of the total investment in the project and the progress of construction and the completion and delivery dates having been properly determined.

The proceeds of pre-sale of commodity properties must be used to develop the relevant project. Further, the Pre-sale Measures authorizes the real estate administrative authority on the provincial autonomous regional and municipal level to set up their implementation rules in accordance with the Pre-sale Measures.

## Sales after the Completion of Commodity Properties

Commodity properties may be put up for post-completion sale only when the preconditions for such sale have been satisfied. Under the Regulatory Measures on the Sale of Commodity Properties 《商品房銷售管理辦法》, the sale of commodity properties after the completion shall meet the following conditions:

- the real estate development enterprise has a business license and a qualification classification certificate for real estate development;
- the land use rights certificates or approval documents of land use having been obtained;
- the construction work planning permit and the construction work commencement permit having been obtained;
- the commodity properties having been completed, inspected and accepted as qualified;
- the relocation of the original residents having been completed;
- the supplementary essential facilities such as the supply of water, electricity, heating and gas, and communications are ready for use, and other public facilities are ready for use, or the schedule of the property management plan is completed; and
- the property management plan shall have been completed.

The Provisions on Sales of Commodity Properties at Clearly Marked Price 《商品房銷售明碼標價規定》 was promulgated by the NDRC on March 16, 2011 and became effective on May 1, 2011. According to the provisions, any real estate developer or real estate agency (“real estate operators”) is required to mark the selling price explicitly and clearly for both newly-build and second-hand commodity properties. The provisions require real estate operators to clearly indicate the prices and relevant fees of commodity properties, as well as other factors affecting the prices of commodity properties to the public. With respect to the estate development projects that have received property pre-sale license or have completed the filing procedures for constructed properties, real estate operators shall announce all the commodity properties available for sales on at once within the specified time limit. Furthermore, with regard to a property that has been sold out, real estate operators are obliged to disclose this information and to disclose the actual transaction price. Real estate operators cannot sell commodity properties beyond the explicit marked price or charge any other fees not explicitly marked. Moreover, real estate operators may neither mislead properties purchasers with false or irregular price marking, nor engage in price fraud by using false or misleading price marking methods.

## Estate Loan

In June 2003, the PBOC issued the Notice on Further Strengthening the Management of Real Estate Credit Business 《關於進一步加強房地產信貸業務管理的通知》 to tighten the criteria for banks to issue loans to real estate development enterprises, governmental land reserve institutions, construction enterprises, individual buyers of residential properties and individual buyers of commercial properties.

On August 30, 2004, the CBRC issued the Guidance on Risk Management of Property Loans Granted by Commercial Banks 《商業銀行房地產貸款風險管理指引》. Pursuant to this guidance, commercial banks: (i) may not grant land reserve loans to borrowers whose capital funds are not in place or are seriously inadequate or whose operational management is non-standard; (ii) shall not grant loans in any form to projects that have not obtained the land use rights certificate, the construction land

planning permit, the construction work planning permit or the construction work commencement permit; and (iii) shall require that the capital ratio of development projects of real estate enterprises applying for loans be not less than 35%.

On September 27, 2007, the PBOC and the CBRC promulgated the Notice on Strengthening the Credit Management of Commercial Real Estate 《關於加強商業性房地產信貸管理的通知》, with a supplemental notice issued on December 5, 2007, aiming to tighten the control over real-estate loans from commercial banks to prevent excessive credit granting. The measures adopted include:

- If the loan is used for the purchase of a first self-use residential property with a GFA not larger than 90 sq.m., the proportion of down payment to the loan (including loans denominated in RMB and foreign currencies) shall not be less than 20%.
- If the loan is used for the purchase of a first self-use residential property with a GFA larger than 90 sq.m., the proportion of down payment to the loan shall not be less than 30%; if a borrower has already purchased a house with a loan and applies to purchase another one, the proportion of down payment to the loan shall not be less than 40%, and the loan interest rate shall not be less than 1.1 times that of the corresponding benchmark interest rate over the same corresponding period released by the PBOC.
- Commercial banks shall not issue housing mortgage loans where the loan amount fluctuates with the appraised value of the real estate and the usage is not clearly specified. For a house purchased with a mortgage, before the purchaser of such property repays the loan in full, its re-appraised net value shall not be used as the mortgage for additional loans.
- Houses for commercial use that are purchased with loans shall be houses of which the construction has been completed and accepted. The proportion of down payment for purchasing houses for commercial use shall not be less than 50%, with the loan period not exceeding ten years and the loan interest rate not less than 1.1 times that of the corresponding benchmark interest rate over the same corresponding period released by the PBOC.
- If a borrower applies for loans for houses to be used for both commercial and residential purposes, the proportion of down payment shall not be less than 45% and the provisions governing the administration of loans for houses for commercial use shall apply with regard to the loan period and interest rate level.
- Commercial banks shall not issue loans to real estate development enterprises that have been found by relevant governmental authorities to be hoarding land and houses.

In addition, commercial banks shall not issue loans to the real estate development enterprises with a capital ratio of development projects of less than 35%, or the real estate development enterprises that fail to obtain the land use rights certificate, construction land planning permits, construction work planning permits and construction work commencement permits. Commercial banks shall not accept commodity properties that have been vacant for more than three years as collateral for loans. In principle, real estate loans provided by commercial banks should only be used for projects in the areas where the commercial banks are located. Commercial banks shall not provide loans to real estate development enterprises to finance their payments for land premiums.

On July 29, 2008, the PBOC and CBRC promulgated the Notice on Financially Promoting Saving and Intensification of Use of Land 《關於金融促進節約集約用地的通知》, which, among other things, has the effect of:

- prohibiting commercial banks from granting loans to real estate developers for the purpose of paying land premiums;
- regulating secured loans for land reserves in various respects, including the requirements to obtain a land use rights certificate, to secure up to 70% value of the security's appraised valuation, and to limit the length of maturity to no more than two years;
- requiring lenders to be cautious in granting or extending loans to any property developer that (i) delays the commencement of development date specified in the land grant contract by more than one year, and (ii) has not finished one-third of the land area for the intended project, or (iii) has not invested a quarter of the intended total project investment amount; and
- prohibiting the grant of loans to the property developer for land which is recognized as being idle for over two years by the PRC land and resources authorities and the acceptance of such idle land as security for loans.

On October 22, 2008, the PBOC issued the Notice on Several Issues Regarding the Expansion of Downward Floating Interest Rate for Individual Commercial Housing Loans 《關於擴大商業性個人住房貸款利率下浮幅度等有關問題的通知》 to reduce the down payment requirements to 20% of the purchase price, and to lower the lending rate for residential properties of a commercial nature for individuals to 70% of the benchmark lending rate.

On May 25, 2009, the State Council issued the Notice on Adjusting Capital Ratio of Fixed Asset Investment Projects 《關於調整固定資產投資項目資本金比例的通知》, which sets out the minimum capital ratio for ordinary residential property development projects and social security housing development projects as 20%, and the minimum capital ratio for other property development projects as 30%.

On January 7, 2010, the General Office of the State Council promulgated the Notice on Promoting the Stable and Sound Development of the Real Estate Market 《關於促進房地產市場平穩健康發展的通知》, which, among other things, provides that family units (including the borrower, the borrower's spouse and minors) with outstanding mortgage loans intending to buy second residential properties for themselves are required to pay a down payment of no less than 40% of the purchase price for these second residential properties, and the applicable interest rate shall be set strictly based upon the associated risk level.

On April 17, 2010, the State Council also issued the Notice on Strict Control of the Escalation of Property Prices in Certain Cities 《關於堅決遏制部分城市房價過快上漲的通知》, which further increased the minimum down payment in respect of mortgage loans on purchases of a second residential property by individuals to 50% of the purchase price and provides that the applicable mortgage rate must be at least 1.1 times that of the corresponding benchmark interest rate over the same corresponding period released by the PBOC. The minimum down payment in respect of mortgage loans on purchases of a third or a further residential property by individuals may be substantially increased at the commercial bank's discretion and based on its risk control policies. The notice also specifies that the down payment for first self-used residential properties with a GFA of more than 90 sq.m. must be at least 30% of the purchase price. In addition, in those areas where property prices have escalated and property supply is tight, commercial banks may, depending on the level of risk, suspend granting

mortgage loans to buyers purchasing a third or a further residential property or to those non-local residents who fail to provide certificates evidencing their payment for over one year of local tax or social insurance.

On September 29, 2010, the PBOC and CBRC promulgated the Notice on Promoting Differentiated Housing Credit Policy 《關於完善差別化住房信貸政策有關問題的通知》, which, among other things:

- prohibits commercial banks from granting or extending loans to property developers that violate laws and regulations such as:
  - (i) holding idle land;
  - (ii) changing the land use and nature;
  - (iii) delaying the commencement and completion of development; and
  - (iv) intentionally holding back the sale of properties in the market for the purpose of selling these properties at a higher price in the future;
- prohibits commercial banks from granting housing loans to families that purchase three or more houses or non-local residents who fail to provide certificates evidencing their payment for over one year of local tax or social insurance; and
- increases the minimum of down payment to at least 30% for all first home purchases with mortgage loans.

On November 2, 2010, the MOHURD, the MOF, the PBOC and the CBRC jointly promulgated the Notice on Relevant Issues Concerning Policies of Regulation of Housing Provident Fund for Individual Housing Loan 《關於規範住房公積金個人住房貸款政策有關問題的通知》, which provided that, among other things:

- where a first-time home buyer (including the borrower, the borrower's spouse and minors) uses the housing provident fund for individual housing loans to buy an ordinary residential property for self-use, the minimum down payment shall be at least:
  - (i) 20%, if the GFA of the property is equal to or less than 90 sq.m.;
  - (ii) 30%, if the GFA of the property is more than 90 sq.m.;
- for a second-time home buyer that uses housing provident fund for individual housing loans, the minimum down payment shall be at least 50% and the minimum lending interest rate shall be 110% of the lending interest rate of a first-time home buyer of the same corresponding period;
- the second housing provident fund for individual housing loan will only be available to families whose per capita housing area is below the average in locality and such loan must only be used to purchase an ordinary house for self-use to improve residence conditions; and
- the housing provident fund for individual housing loans to families for their third or further residential property will be suspended.

On January 26, 2011, the General Office of the State Council issued the Notice on Further Adjustment and Control of Real Estate Market 《國務院辦公廳關於進一步做好房地產市場調控工作有關問題的通知》. According to this notice, second residential property purchasers are required to pay a

down payment of no less than 60% of the purchase price for these second residential properties and the applicable mortgage rate must be at least 1.1 times that of the corresponding benchmark interest rate. Local branches of the PBOC may raise the down payment ratio and interest rate on loans for second residential properties based on the following factors: the price control target set by the local government for newly constructed residential properties and policy requirements, as well as national unified credit policies.

On February 26, 2013, the General Office of the State Council issued the Notice on Continuing Adjustment and Control of Property Markets 《關於繼續做好房地產市場調控工作的通知》 which reaffirmed the above measures.

On September 29, 2014, PBOC and CBRC issued the Notice on Further Improvement of Housing Finance Service 《關於進一步做好住房金融服務工作的通知》, which states that, among other things:

- For the family to purchase its first residential property for private use with an individual loan, the down payment of the purchase shall be 30% of the total purchase price and the minimum of the interest rate of the loan is 70% of the base interest rate, and the specific rate may be determined by the bank at its discretion based on the risk.
- For the family which has already owned one residential property and paid up the relevant loan, should it apply for loan again for the second residential property to improve its living conditions, the bank can treat it as the first residential property for its loan application.
- In cities where the measures of “restrictions on house buying” are lifted or not imposed, for the family who has already owned two or more residential properties and paid up the relevant loans, should it apply for loan again for another residential property, the bank shall decide on the percentage of down payment and interest rate by prudently considering the borrower’s solvency and credit status.

Banks may approve loan applications submitted by non-residents who satisfy the relevant policies and qualifications based on local urbanization development plans.

On March 30, 2015, the PBOC, CBRC and the MOHURD jointly issued the Notice on Issues of Individual Mortgage Loans Policies 《關於個人住房貸款政策有關問題的通知》 to lower the minimum down payment to 40% for a family that owns a residential property and has not paid off its existing mortgage loan applying for a new mortgage loan to purchase another ordinary residential property to improve living conditions and allow banks at their own discretion to decide the down payment ratio and loan interest rate taking into consideration the solvency and credit standing of the borrowers.

Where the family of a worker who pays housing provident fund contributions uses a housing provident fund commission loan to purchase the first residential property to be used as the purchaser’s residence, the minimum down payment ratio is 20%; where the family of a worker who already owns one residential property, of which relevant housing loan has been settled, files a new application for a housing provident fund commission loan for purchasing of another residential property as the purchaser’s residence for the purpose of improving its living conditions, the minimum down payment ratio is 30%.



On March 25, 2016, the General Office of Shenzhen Municipal People's Government of Guangdong Province issued the Opinions on Consummating Housing Security System and Promoting the Development of Real Estate Market Stably and Healthily 《深圳市人民政府辦公廳關於完善住房保障體系促進房地產市場平穩健康發展的意見》, which requires every District People's Government of Shenzhen and all units directly under the Shenzhen Municipal Government to increase multi-channel housing supply, improve the housing security system, implement the differentiated housing credit policy, improve the housing purchase policy, regulate the real estate market order and strengthen the prevention and control of the real estate financial risks.

On March 24, 2016, the General Office of Shanghai Municipal People's Government forwarded the Circular of Several Opinions of Shanghai Housing Urban and Rural Construction Management Committee and Other Three Departments on Further Consummating Housing Security System and Promoting the Development of Real Estate Market Stably and Healthily 《上海市人民政府辦公廳轉發市住房城鄉建設管理委等四部門關於進一步完善本市住房市場體系和保障體系促進房地產市場平穩健康發展若干意見的通知》, which requires relevant units under the Shanghai Municipal Government to establish the real estate market supervision joint meeting, increase land supply for housing, implement the housing purchase restriction policy strictly, implement the differentiated housing credit policy, strengthen the market supervision and law enforcement inspection, promote the low-rent housing and public rental housing, increase the talent apartment housing, consummate the establishment, supply and management of common property security housing, and promote the transformation of old areas and "villages in the city".

From September 30, 2016 to date, Shanghai, Suzhou, Wuhan, Beijing, Hangzhou and other cities have issued new property market control policies, including restoring the restriction on purchases of residential properties and tightening credit policy. On October 10, 2016, the MOHURD issued the Circular on Further Regulating Operations of Real Estate Developers to Safeguard the Real Estate Market Order (關於規範房地產開發企業經營行為維護房地產市場市場秩序的通知), which requires that improper operations of real estate developers shall be investigated and punished according to law. The improper operations include releasing or spreading false housing information and advertisements, maliciously pushing higher and artificially inflating housing prices by fabricating or spreading information on rising property price and other operations.

On August 11, 2016, Suzhou Municipal People's Government issued the Notice on Further Strengthening the Implementation of Real Estate Market Management in Suzhou City (關於進一步加強蘇州市區房地產市場管理的實施意見的通知), or the Notice 119, which formulates several opinions, among others, to increase the supply of land market, adjust the land supply conditions, improve the real estate pre-sale management, strengthen the price management of commercial housing, consummate the differential housing credit policy. According to the Notice 119, for any family which has owned a residential property with unsettled individual commercial housing loan, the family is required to pay a down payment of no less than 50% of the purchase price in Suzhou city; and for any family which has owned at least two residential properties with unsettled individual commercial housing loan, the family is prohibited from borrowing the housing loan.

On November 14, 2016, Wuhan Municipal People's Government General Office issued the Opinions on Further Promoting the Development of Real Estate Market Stably and Healthily 《關於進一步促進我市房地產市場持續平穩健康發展的意見》, which requires to strengthen the housing transaction restricted measures, increase the supply of the real estate, prevent the land price from raising too fast, improve the real estate pre-sale management, strengthen the supervision of the real estate market and develop the information disclosure and public opinion guidance.

On November 25, 2016, the Shanghai Housing Urban and Rural Construction Management Committee, People's Bank of China Shanghai Branch and China Banking Regulatory Commission Shanghai Regulatory Bureau promulgated the Notice on Promoting the Stable, Healthy and Orderly



Development of Shanghai's Real Estate Market and Further Consummating the Differential Housing Credit Policy 《關於促進本市房地產市場平穩健康有序發展進一步完善差別化住房信貸政策的通知》 (the "Circular 1062"), which, among other things, provides that:

- each housing administrative authority shall strengthen the housing transaction supervision, verify the housing status and information of the purchasers and issue the inspection results according to relevant rules and regulations;
- for any family which purchases its first residential property (namely, the family has no residential property in Shanghai nor any record of commercial housing loan or housing provident fund loan) with individual commercial housing loan, the family is required to pay a down payment of no less than 35% of the purchase price;
- if any of the following conditions is met, for any family which purchases an ordinary residential property with individual commercial housing loan, the family is required to pay a down payment of no less than 50% of the purchase price, and for any family which purchases a non-ordinary residential property with individual commercial housing loan, the family is required to pay a down payment of no less than 70% of the purchase price:
  - a) The family has no residential property in Shanghai but has record(s) of commercial housing loan or housing provident fund loan; or
  - b) The family has one residential property in Shanghai.

On November 28, 2016, the Shanghai Housing Provident Fund Management Committee issued the Circular on Adjusting the Policies of Shanghai Municipality on Housing Provident Fund for Individual Loan 《關於調整本市住房公積金個人貸款政策的通知》 (the "Circular 18"), which, among other things:

- provides that, for any family which has no residential property in Shanghai nor any record of housing provident fund loan, the residential property bought by such family shall be treated as the first residential property for its loan application and the credit policy remains unchanged.
- provides that, for any family which has no residential property in Shanghai but has one loan record, or has one residential property and intends to purchase the second residential property to improve its living conditions, the residential property bought by such family shall be treated as the second residential property for improving living conditions for its loan application. Under such circumstances:
  - a) the interest rate of housing provident fund for individual loans is adjusted to 110% of the lending interest rate of a first-time residential property purchaser of the same period;
  - b) the maximum loan amount is adjusted to RMB800,000 (or RMB1,000,000 if additional housing fund is applicable) for a family and RMB400,000 (or RMB500,000 if additional housing fund is applicable) for an individual; and
  - c) the down payment shall be no less than 50% of the purchase price for an ordinary residential property and no less than 70% of the purchase price for a non-ordinary residential property.
- prohibits the Shanghai Housing Provident Fund Management Center from providing a loan to any applicant if:
  - a) the family already has two loan records;

- b) the purpose of purchasing a second residential property by the family is not for improving living conditions.

On March 17, 2017, Beijing Municipal Housing and Urban Construction Committee, People's Bank of China Business Administration Department, China Banking Regulatory Commission Beijing Regulatory Authority, Beijing housing provident fund management center issued the Notice on Perfecting Commercial Housing Sales and Differentiated Credit Policy (關於完善商品住房銷售和差別化信貸政策的通知), which suspended the personal housing loans (including housing provident fund loans) with the term more than 25 years and required that:

- for any family which has no residential property in Beijing nor any record of housing provident fund loan and the commercial housing loans, the ordinary self-housing bought by such family shall be treated as the first residential property and its down payment is no less than 35%; and such family is required to pay a down payment of no less than 40% for the non-ordinary self-housing.
- for any family which has one residential property in Beijing and any family which has no residential property in Beijing but has record of housing provident fund loan or the commercial housing loans, the family is required to pay a down payment of no less than 60% for ordinary self-housing and no less than 80% for non-ordinary self-housing.

On March 28, 2017, Hangzhou Housing Security and Real Estate Administration issued the Notice on Further Improving Housing Restrictions on Sale and Sale (關於進一步完善住房限購及銷售監管措施的通知), which required that: the city adult residents who are single (including divorced residences) should only purchase a set of housing in the restricted area (including the new commercial housing and second-hand housing); and the family which immigrated in Tonglu, Jiande, Lin'an, Chun'an from other place should purchase the housing since the date of immigration with full two years in the restricted area (including the new commercial housing and second-hand housing).

## **Trust Financing**

Pursuant to the Measures on Administration of Trust Companies 《信託公司管理辦法》 (the "Trust Measures"), which became effective on March 1, 2007, "trust companies" shall mean the financial institutions which are incorporated in accordance with the Company Law of the People's Republic of China and are engaged mainly in trust business in the PRC. "Trust business" shall mean the business operation that the trust company undertakes as a trustee of a trust and handles the trust matters under a fiduciary capacity for the purpose of operating business and receiving remunerations. The minimum amount of registered capital of a trust company shall be RMB300 million or the equivalent value in a freely convertible currency.

Pursuant to the Notice on Strengthening the Supervision of Trust Companies' Real Estate Business 《關於加強信託公司房地產信託業務監管有關問題的通知》 promulgated by the General Office of CBRC on February 11, 2010, trust companies may not offer loans for land acquisitions or early-stage land development and may only grant loans to eligible property developers who satisfy specific requirements set out in the notice.

On November 12, 2010, the CBRC issued the Notice on Risk Alert for Trust Companies' Real Estate Business 《關於信託公司房地產信託業務風險提示的通知》 to require all trust companies to conduct self-examination immediately on the compliance risk of the real estate trust business. Business compliance and risk exposure shall be analyzed on a case-by-case basis, including whether the real estate development projects to which loans were issued by trust companies have satisfied the conditions such as the availability of all the "Four Permits" (namely, the land use rights certificate, construction land planning permit, construction work planning permit and construction work commencement permit),

whether the real estate developer or its controlling shareholder have obtained Class 2 qualification, and whether capital ratio of the project has reached the national minimum requirement. All banking regulatory bureaus shall strengthen compliance supervision and risk control over real estate business of trust companies within their jurisdiction. If problems are discovered during self-examination and inspection, measures shall be taken immediately to order the trust company for rectification and non-compliance behavior shall be penalized in accordance with the relevant rules and regulations.

### **Investment in Real Estate Developers and Projects**

On February 14, 2017, the Asset Management Association of China issued the Administrative Rules for the Filing of Private Equity and Asset Management Plans by Securities and Futures Institutions No. 4 — Investment in Real Estate Developers and Projects by Private Equity and Asset Management Plans (證券期貨經營機構私募資產管理計劃備案管理規範第4號-私募資產管理計劃投資房地產開發企業、項目) (the “Rule Four”). According to the Rule Four, any private equity and asset management plan that is adopted to make either direct or indirect investment into any ordinary residential property projects located in any of 16 specified cities, including Beijing, Shanghai, Guangzhou, Shenzhen and Xiamen, where the property prices are rising too fast, shall temporarily not be allowed to file for recording purposes. The Rule 4 requires that the asset manager fulfill its obligations in a downward penetrating examination. Also, the Rule 4 provides that a private equity and asset management plan shall not be used to finance any real estate developer, whether in the form of bank entrusted loans, trust plans or transfers of beneficial interests in assets, for the purpose of acquiring land use rights or supplementing working capital, or for use, directly or indirectly, to facilitate any illegal margin loans for down payments.

### **Leases of Buildings**

Under the Urban Real Estate Law 《中華人民共和國城市房地產管理法》 and the Measures for Administration of Leases of Commodity Properties 《商品房屋租賃管理辦法》, promulgated by the MOHURD on December 1, 2010 and became effective on February 1, 2011, parties to a building lease should enter into a written lease contract and register the lease with the relevant real estate administrative authority. Whenever a lease is signed, amended, extended or terminated, the parties are required to register the details with the relevant real estate administrative authority. Parties that fail to do so, even after being ordered by the relevant authorities, will be subject to a fine.

### **Mortgages of Real Estate**

The mortgage of real estate is mainly governed by the PRC Civil Code 《中華人民共和國民法典》 which was became effective on January 1, 2021, the Urban Real Estate Law and the Measures for Administration of Mortgages of Urban Real Estate 《城市房地產抵押管理辦法》. According to these laws and regulations, land use rights, the buildings and other attachments on the ground may be mortgaged. To create a mortgage interest, the parties concerned shall conclude a mortgage contract in writing and register the mortgage. The mortgage interest is created as of the date of registration. Where a building is mortgaged, the land use rights within the area occupied by the building shall be mortgaged along with the building. Where the land use rights are mortgaged, the buildings on the land shall be mortgaged along with such rights. However, the newly-built houses on the land that is already mortgaged shall not be included in the mortgaged property. Where it is necessary to auction the mortgaged real estate, the newly-built houses on the land may be auctioned, according to law, together with the mortgaged property, but the mortgagee shall have no right to enjoy the priority of having his claim satisfied by the proceeds from auction of the newly-built houses. Where a piece of property of which a property ownership certificate has been obtained in accordance with the law is mortgaged, the relevant registration authority shall record the additional types of ownership on the original property ownership certificate, which shall subsequently be kept by the mortgagor. A Certificate of Other Rights of Property shall be issued to the mortgagee. Where pre-sale commodity properties or construction in

process is mortgaged, the registration authorities shall specify the circumstances on the mortgage contract. Where construction of the mortgaged property is completed during the period of mortgage, the parties concerned shall, following acquirement of a property ownership certificate by the mortgagor, undertake a new mortgage registration.

## **Idle Land**

The concern of the MLR on handling of idle land began in 1999. On April 26, 1999, the MLR promulgated the Measures on Handling of Idle Land 《閑置土地處置辦法》 which determine the scope and definition of idle land and set out the corresponding punishment measures, including payment of idle land fee and repossession of idle land without compensation, and in most recent years, the MLR, and the State Council have taken further measures to supervise and handle idle land, such as the Notice on Strengthening the Handling of Idle Land 《關於加大閑置土地處置力度的通知》 promulgated on September 8, 2007, the Notice on Promoting Saving and Intensification of Use of Land 《關於促進節約集約用地的通知》 issued on January 3, 2008 and the Notice on Further Strengthening Land Use and Construction Management Control of Real Estate 《關於進一步加強房地產用地和建設管理調控的通知》 jointly promulgated by the MOHURD and the MLR on September 21, 2010. On June 1, 2012, the MLR revised and promulgated the Measures for the Disposal of Idle Land 《閑置土地處置辦法》 which further clarified the scope and definition of idle land, and the corresponding punishment measures compared to the old version. Pursuant to the new Measures for the Disposal of Idle Land, under the following circumstances, a parcel of land shall be defined as “idle land”:

- any State-owned land for construction use, of which the holder of the land use right fails to start the construction and development thereof within one year after the commencement date of the construction and development work as agreed upon and prescribed in the contract for fee-based use of State-owned land for construction use, or the decision on allocation of State-owned land for construction use;
- any State-owned land for construction use of which the construction and development have been started but the area of land that is under construction and development is less than one third of the total area of land that should have been under construction and development or the invested amount is less than 25% of the total investment, and the construction and development of which has been suspended for more than one year;
- if a parcel of land is deemed as idle land by competent department of land and resources, unless otherwise prescribed by the new Measures for the Disposal of Idle Land, the land shall be disposed of in the following ways:
- where the land has remained idle for more than one year, the competent department of land and resources at the municipal or county level shall, with the approval of the people's government at the same level, issue the Decision on Collecting Charges for Idle Land to the holder of the right to use the land and collect the charges for idle land at the rate of 20% of the land assignment or allocation fee; and the said charges for idle land shall not be included in the production cost by the holder of the land use right;
- where the land has remained idle for more than two years, the competent department of land and resources at the municipal or county level shall, with the approval of the people's government having the jurisdiction to approve thereof, issue a Decision on Taking Back the Right to Use the State-owned Land for Construction Use to the holder of the right to use the land and take back the right to use the land without compensation; and if any mortgage is created on the idle land, a copy of the Decision on Taking Back the Right to Use the State-owned Land for Construction Use shall be sent to each mortgagee thereof.

## **Environment**

The laws and regulations governing the environmental protection requirements for real estate development in the PRC mainly include the PRC Environmental Protection Law 《中華人民共和國環境保護法》, the PRC Environmental Impact Assessment Law 《中華人民共和國環境影響評價法》, the PRC Prevention and Control of Noise Pollution Law 《中華人民共和國環境噪聲污染防治法》 and the PRC Administrative Regulations on Environmental Protection for Construction Projects 《建設項目環境保護管理條例》. Pursuant to these laws and regulations, depending on the impact of the project on the environment, an environmental impact report, an environmental impact analysis table or an environmental impact registration form must be submitted by real estate developer before the relevant authorities grant approval for the commencement of the construction of the property development. In addition, upon completion of the property development, the relevant environmental authorities will also inspect the property to ensure compliance with the applicable environmental protection standards and regulations before the property can be delivered to the purchasers.

## **LAWS AND REGULATIONS RELATING TO HOTEL OPERATIONS**

### **Laws Governing Security and Fire Control**

Pursuant to the Provisions on the Administration of Fire Safety of State Organs, Organizations, Enterprises and Institutions 《機關、團體、企業、事業單位消防安全管理規定》 which was promulgated by the Ministry of Public Security of the PRC on November 14, 2001, became effective on May 1, 2002 and revised on May 21, 2009, hotels are classified as key administrative units of fire control safety. In April 1998, the Standing Committee of NPC promulgated the PRC Fire Prevention Law 《中華人民共和國消防法》, which was amended on April 23, 2019 and April 29, 2021. The PRC Fire Prevention Law 《中華人民共和國消防法》 requires that public gathering places, including hotels, shall pass a fire prevention safety inspection by the local public security fire-fighting department prior to the commencement of business.

### **Consumer Protection**

In October 1993, China adopted the Law on the Protection of the Rights and Interests of Consumers 《中華人民共和國消費者權益保護法》 (the “Consumer Protection Law”) which was revised on October 25, 2013. Under the Consumer Protection Law, a business operator providing a commodity or service to a consumer is subject to a number of requirements, including the following:

- ensuring that commodities and services meet with certain safety requirements;
- disclosing serious defects of a commodity or a service and adopting preventive measures against damage occurrence;
- providing consumers with accurate information and refraining from conducting false advertising;
- not setting unreasonable or unfair terms for consumers or alleviating or releasing itself from civil liability for harming the legal rights and interests of consumers by means of standard contracts, circulars, announcements, shop notices or other means; and
- not insulting or slandering consumers or conducting searches on consumers or articles carried by consumers or infringing upon the personal freedom of a consumer.

Business operators may be subject to civil liabilities for failing to fulfill the obligations discussed above. These liabilities include restoring the consumer’s reputation, eliminating the adverse effects suffered by the consumer, and offering an apology and compensation for any loss incurred. The



following penalties may also be imposed upon business operators for the breach of these obligations: issuance of a warning, confiscation of any illegal income, imposition of a fine, an order to cease business operations, revocation of business license or imposition of criminal liabilities under circumstances that are specified in laws and statutory regulations.

## **REAL ESTATE MANAGEMENT**

According to the Regulation on Property Management 《物業管理條例》, enacted by the State Council on June 8, 2003 and enforced on September 1, 2003, as amended on August 26, 2007 and February 6, 2016 and effective on the same day, the state implements a qualification scheme system in monitoring the property management enterprises. Under the Measures for the Administration of Qualifications of Property Management Enterprises 《物業服務企業資質管理辦法》 promulgated by the Ministry of Construction in March 2004, as amended in November 2007 and May 4, 2015, a property service enterprise must apply for assessment of its qualification by the relevant qualification approval authority. An enterprise which passes such a qualification assessment will be issued a qualification certificate. No enterprise may engage in property management without undertaking a qualification assessment conducted by the relevant authority and obtaining a qualification certificate.

## **NEW RULES OF FOREIGN INVESTMENT IN THE REAL ESTATE MARKET IN THE PRC**

On July 11, 2006, the Ministry of Construction, MOFCOM, NDRC, PBOC, SAIC and SAFE jointly promulgated the Regulation on the Access to and Administration of Foreign Investment in the Real Estate Market 《關於規範房地產市場外資准入和管理的意見》 (the “171 Opinion”), which was amended and became effective on August 19, 2015. Under the 171 Opinion, a foreign investor investing in real estate in the PRC must establish an FIREE and if its total investment amount is over US\$10 million, the registered capital of the FIREE has to be at least 50% of the total investment amount. A real estate FIREE is not allowed to obtain loans (domestic or overseas) unless its registered capital has been fully paid off, the land use rights certificate has been obtained or at least 35% of the total project investment has been injected as the initial capital funding of the project. The 171 Opinion also contains restrictions on the purchase of properties located in the PRC by foreign individuals and entities. It provides that branches and representative offices (except for those that are approved to conduct real estate business) of foreign institutions in the PRC and foreign individuals who work or study in the PRC for more than one year may purchase commercial housing to satisfy their personal or institutional needs but not for any other purpose. Foreign institutions with no branches or representative offices in the PRC or foreign individuals who work or study in the PRC for less than one year are prohibited from buying any commercial housing in the PRC. Residents of Hong Kong, Macau and Taiwan and overseas Chinese are not subject to the one-year residency requirement and may purchase commercial housing within a limited GFA in the PRC for their own residential use.

On May 23, 2007, MOFCOM and SAFE jointly promulgated the Notice on Further Reinforcing and Regulating the Approval and Supervision on Foreign Direct Investment in the Real Estate Industry 《關於進一步加強、規範外商直接投資房地產業審批和監管的通知》, which was amended and took effect on October 28, 2015. The notice provides stricter controlling measures as follows:

- foreign investment in the real estate market in the PRC relating to high-end properties is to be strictly controlled;
- prior to obtaining approval for the establishment of an FIREE, either (i) both the land use rights certificates and property ownership certificates must have been obtained, or (ii) contracts for obtaining land use rights or property ownership must have been entered into. If the above requirements have not been satisfied, the approval authority will not approve the application;

- a foreign-invested enterprise needs to obtain approval before expanding its business scope into the real estate sector and an FIREE which has been established for real estate development purposes needs to obtain approvals to engage a new real estate development project;
- acquisition or investment in domestic real estate enterprises by means of round trip investment (including by the same actual controlling person) is to be strictly regulated. Overseas investors shall not circumvent the necessity of securing approvals for foreign investment in real estate by way of changing the actual controlling person of a domestic real estate enterprise. If the foreign exchange authority finds that the FIREE has been established by providing false representation, action will be taken against the enterprise for its evasion of foreign exchange;
- investors of an FIREE are prohibited from engaging in a fixed return agreement or any agreements of a similar nature; and
- the local SAFE administrative authority and designated foreign exchange banks may not perform the foreign exchange purchase and settlement process for any FIREE which fails to satisfy the filing requirement of MOFCOM.

On June 18, 2008, MOFCOM promulgated the Notice on Better Implementation of the Filing of Foreign Investment in the Real Estate Industry 《關於做好外商投資房地產業備案工作的通知》, under which MOFCOM authorizes the provincial departments in charge of commerce to verify record-filing materials of FIREEs. After local commercial departments approving matters relating to foreign real estate investments (including establishment of an enterprise, increase of capital, issuance of new shares, equity transfer, merger and acquisition, and other relevant matters), local departments should submit the materials to the relevant provincial commercial departments for verification. After the verification, the provincial departments will file the record filing form of FIREE with MOFCOM.

On November 22, 2010, the General Office of MOFCOM promulgated the Notice on Reinforcing the Approval and Filing Management of the FIREEs 《關於加強外商投資房地產業審批備案管理的通知》. The notice provides, among other things, that:

- FIREEs are prohibited from making profit gains by purchasing completed and non-completed real estate properties in China and subsequently selling these properties;
- local MOFCOM shall approve the establishment of foreign-invested investment enterprises (外商投資的投資性公司) in China strictly in accordance with the relevant PRC laws and regulations, and shall not approve the establishment of foreign-invested investment enterprises (外商投資的投資性公司) engaging in real estate business; and
- local MOFCOM shall inspect real estate enterprises in China that are involved in round-trip investments and strictly control the establishment of these enterprises.

On June 24, 2014, MOFCOM and SAFE jointly issued the Circular of MOFCOM and SAFE on Improving the Record-filing for Foreign Investment in Real Estate 《商務部外匯局關於改進外商投資房地產業備案工作的通知》, which came into effect on August 1, 2014, to enhance the government control of record-filing in China's real estate industry.

On November 6, 2015, MOFCOM and SAFE jointly issued the Circular of the Ministry of Commerce and the State Administration of Foreign Exchange on Further Improving the Filing of Foreign Investments in Real Estate 《商務部、外匯局關於進一步改進外商投資房地產業備案工作的通



知》，which was effective on the same day, to further simplify the administrative procedures for foreign-invested real estate enterprises and cancel the record-filing publication procedure on the MOFCOM website.

On October 8, 2016, the MOFCOM issued the Interim Measures for Record-filing Administration for the Incorporation and Alteration of Foreign-invested Enterprises 《外商投資企業設立及變更備案管理暫行辦法》 (“Circular 3”) (revised on July 30, 2017) which took effect on the same day. According to the Circular 3, if the incorporation and change of a foreign-invested enterprise does not involve special access administrative measures prescribed by relevant PRC authorities, the examination and approval of such foreign-invested enterprise is changed to the record-filing administration.

## **FOREIGN EXCHANGE CONTROL**

On January 29, 1996, the State Council promulgated the PRC Regulations on the Control of Foreign Exchange 《中華人民共和國外匯管理條例》 which became effective on April 1, 1996 and was amended on January 14, 1997 and August 5, 2008. This regulation classifies all international payments and transfers into current account items and capital account items. Current account items are no longer subject to SAFE approval, but the conversion of Renminbi into other currencies and remittance of the converted foreign currency outside the PRC for the purpose of capital account items, such as direct equity investments, loans and repatriation of investment, require prior approval from SAFE or its local counterparts. Payments for transactions that take place within the PRC must be made in Renminbi. Unless otherwise approved, PRC companies must repatriate foreign currency payments received from abroad.

On June 20, 1996, the PBOC promulgated the Regulations on Administration of Settlement, Sale and Payment of Foreign Exchange 《結匯、售匯及付匯管理規定》 which became effective on July 1, 1996. These regulations superseded the relevant provisional regulations and repealed the remaining restrictions on convertibility of foreign exchange in respect of current account items while retaining the existing restrictions on foreign exchange transactions in respect of capital account items. Foreign-invested enterprises may retain foreign exchange in current accounts with designated foreign exchange banks subject to a cap set by SAFE or its local counterparts.

In July 2014, SAFE issued the Circular 37 and its implementation guidelines, which abolishes and supersedes the Circular 75 and its related implementation rules and guidelines. Pursuant to the Circular 37 and its implementation guidelines, PRC residents (including PRC institutions and individuals) must register with local branches of SAFE in connection with their direct or indirect offshore investment in an overseas SPV directly established or indirectly controlled by PRC residents for the purposes of offshore investment and financing with their legally owned assets or interests in domestic enterprises, or their legally owned offshore assets or interests. Such PRC residents are also required to amend their registrations with SAFE when there is a significant change to the SPV, such as changes of the PRC individual resident's increase or decrease of its capital contribution in the SPV, or any share transfer or exchange, merger, division of the SPV. Failure to comply with the registration procedures set forth in the Circular 37 may result in restrictions being imposed on the foreign exchange activities of the relevant onshore company, including the payment of dividends and other distributions to its offshore parent or affiliate, the capital inflow from the offshore entities and settlement of foreign exchange capital, and may also subject relevant onshore company or PRC residents to penalties under PRC foreign exchange administration regulations.

On August 5, 2008, the State Council further amended the PRC Regulations on the Control of Foreign Exchange 《中華人民共和國外匯管理條例》, under which several provisions have been revised, including:

- removing the compulsory requirement to repatriate foreign currency payments received from abroad by permitting the foreign currency payments to be repatriated back or deposited abroad in accordance with the required conditions and periods;
- removing the compulsory requirement to convert the foreign currency proceeds in the current account into RMB by permitting those proceeds in the current account to be reserved or sold to financial institutions in accordance with the rules;
- allowing domestic institutions and individuals to invest abroad directly or indirectly, subject to the foreign exchange registration and approval or filing as provided by other laws and regulations; and
- adopting the market-determined and managed floating RMB exchange rates system.

Pursuant to the Circular of the State Administration of Foreign Exchange on Reforming the Management Approach regarding the Settlement of Foreign Exchange Capital of Foreign-invested Enterprises 《國家外匯管理局關於改革外商投資企業外匯資本金結匯管理方式的通知》 promulgated by SAFE on March 30, 2015, which became effective on June 1, 2015 and the Circular of the State Administration of Foreign Exchange on Reforming and Regulating the Management Policies Regarding the Settlement under Capital Account 《國家外匯管理局關於改革和規範資本項目結匯管理政策的通知》 which was promulgated and became effective on June 9, 2016, the foreign exchange capital of foreign-invested enterprises shall be subject to the discretionary foreign exchange settlement, which refers to that the foreign exchange capital in the capital account of foreign-invested enterprises for which the confirmation of rights and interests of monetary contribution by the local foreign exchange bureau (or the book-entry registration of monetary contribution by the banks) has been handled can be settled at the banks based on the actual operation needs of the enterprises. The proportion of discretionary settlement of foreign exchange capital of foreign-invested enterprises is temporarily determined as 100%. SAFE can adjust the aforementioned proportion in due time based on the situation of international balance of payments. In addition, the circulars facilitate foreign-invested enterprises in carrying out, among others, domestic equity investment with the capital obtained from foreign exchange settlement. The use of capital by foreign-invested enterprises shall follow the principles of authenticity and self-use, be within the business scope of the enterprises, and shall not be for the following purposes: i) payments beyond the scope of business of the enterprises or prohibited by laws and regulations, ii) investments in bonds or other types of investments (principal-guaranteed bank products excluded), iii) loans to non-related enterprises unless explicitly permitted by the scope of business and iv) payments related to construction or purchase of real estate properties not for self-use (real estate enterprises excluded).

## **REGULATIONS RELATING TO EMPLOYEE STOCK OPTIONS**

Pursuant to the Implementation Rules of the Administrative Measures for Individual Foreign Exchange 《個人外匯管理辦法實施細則》 promulgated by SAFE on January 5, 2007 and became effective on February 1, 2007, which was amended on May 29, 2016, and the Notice on Certain Issues of Foreign Exchange Administration regarding PRC Individuals' Participation in Employee Share Incentive Plans and Employee Stock Option Plans of Overseas Listed Companies 《關於境內個人參與境外上市公司股權激勵計劃外匯管理有關問題的通知》 promulgated by SAFE on February 15, 2012 and came into force on the same day, PRC citizens who are granted shares or share option by an overseas listed company under its employee share option or share incentive plan are required, through the PRC

subsidiary of such overseas listed company which the employee is belonging to, to mandate uniformly one qualified PRC agency to register with SAFE and complete certain other procedures relating to the share option or other share incentive plan.

## **ADMINISTRATIVE RULES ON STABILIZING PRICES OF REAL ESTATE MARKET**

To stabilize Housing Prices and promote stable development of real estate market, the Chinese government has promulgated comprehensive regulatory and control policies from various aspects, including land supply, tax policies, setting entry thresholds for foreign investors, commercial facility policies and credit supports.

On January 7, 2010, the General Office of the State Council issued the Notice on Promoting the Stable and Healthy Development of the Real Estate Market 《關於促進房地產市場平穩健康發展的通知》 to further regulate the real estate market. The notice provides for 11 measures addressing the following objectives:

- effectively increasing the supply of social welfare housing and ordinary residential commodity properties;
- directing consumers to make reasonable purchases of residential properties and discouraging investment and speculation in the housing market;
- strengthening credit risk management for real estate projects and market supervision;
- speeding up the construction of social welfare housing projects; and
- setting or clarifying the responsibilities of provincial and local governments.

On April 17, 2010, the State Council also issued the Notice on Strict Control of the Escalation of Property Prices in Certain Cities 《關於堅決遏制部分城市房價過快上漲的通知》, which further increased the minimum down payment in respect of mortgage loans on purchases of a second residential properties by individuals to 50% of the purchase price and provides that the applicable mortgage rate must be at least 1.1 times that of the corresponding benchmark interest rate over the same corresponding period published by the PBOC. The minimum down payment in respect of mortgage loans on purchases of a third or a further residential property by individuals may be substantially increased at the commercial bank's discretion and based on its risk control policies. The notice also specifies that the down payment for first self-used residential properties with a GFA of more than 90 sq.m. must be at least 30% of the purchase price. In addition, in those areas where property prices have escalated and property supply is tight, commercial banks may, depending on the level of risk, suspend granting mortgage loans to buyers purchasing a third or a further residential property or to those non-local residents who fail to provide certificates evidencing their payment for over one year of local tax or social insurance.

Pursuant to the Notice on Further Standardizations of the Administration of Housing Purchase by Offshore Institutions and Individuals 《關於進一步規範境外機構和個人購房管理的通知》 promulgated by the MOHURD and SAFE on November 4, 2010, an offshore individual is only permitted to purchase a house for self-use in the PRC and an offshore institution which has branches or representative offices in the PRC is only permitted to purchase non-residential houses for office use in the cities where they are registered.

On September 29, 2010, the MOF, the MOHURD and the SAT promulgated the Notice on the Adjustment of the Deed Tax and Personal Income Tax Preferential Policies in Real Estate Transactions 《關於調整房地產交易環節契稅個人所得稅優惠政策的通知》, which provides that, effective from October 1, 2010, deed tax rate is reduced to 1% for a first time individual buyer who purchases an ordinary residential property with a GFA less than 90 sq.m. as the family's sole property.

On January 26, 2011, the General Office of the State Council issued the Notice on Further Adjustment and Control of Real Estate Market 《國務院辦公廳關於進一步做好房地產市場調控工作有關問題的通知》, which provides, among other things, that:

- each municipal government shall issue its annual housing price control target in respect of newly constructed residential properties in the first quarter of 2011 after taking into account the local economic development, the increase rate of per capita disposal income and the capability to pay for residential properties;
- the management of social security housing and the increase of the supply of public leasing residential properties are reinforced;
- the supervision and inspection of LAT collection in respect of property development projects where the prices of properties developed are higher than properties in the vicinity are strengthened;
- real estate development enterprises are encouraged to build a certain proportion of public leasing residential properties together with the development of ordinary residential properties, and hold, operate or sell these public leasing residential properties to the PRC Government;
- second residential property purchasers are required to pay a down payment of no less than 60% of the purchase price for these second residential properties and the applicable mortgage rate must be at least 1.1 times that of the corresponding benchmark interest rate;
- any transfer of residential properties by individuals within five years of purchase shall be subject to a business tax calculated based on the entire sale proceeds from such transfer;
- entities and persons participating in the bidding of land shall state the source of capital and provide the relevant evidence;
- land use rights granted over a parcel of land where a construction work commencement permit has not been obtained within two years shall be revoked and a fine will be imposed on the land which has been idle for more than one year;
- no land or any development project on the land shall be transferred in any way whatsoever if the total project development investment is less than 25%;
- each local authority shall increase the supply of land and ensure that at least 70% of the total developed area of residential projects must be used for developing social security housing, residential properties built as part of shanty town redevelopment and small- to medium-sized residential properties;

- each municipality, provincial capital and cities with soaring housing prices shall implement and enforce measures restricting the purchase of residential properties. In principle:
  - (i) families having local household registration and owning one residential property or families not having local household registration but are able to provide evidence of tax payment or social insurance payment within a certain period are allowed to purchase one additional residential property (including newly constructed residential commodity properties and second-hand residential properties); and
  - (ii) real estate development enterprises shall suspend any sale of their properties to families having local household registration and owning two or more residential properties, or families owning one or more residential property but not having local household registration and are not able to provide certain proof of local tax payment or social insurance payment, and
- if:
  - (iii) a local authority fails to issue its annual housing price control target in respect of newly constructed residential properties on a timely basis; or
  - (iv) a local authority fails to comply with the obligation in achieving the target of social security housing; or
  - (v) the housing prices of newly constructed residential properties exceed the relevant annual price control target of these properties, the relevant local authority shall report to the State Council and the responsible persons of such local authority may be held accountable by the Ministry of Supervision, the Ministry of Construction and other departments in accordance with the relevant PRC laws and regulations.

On February 20, 2013, the executive meeting of the State Council chaired by Former Premier Wen Jiabao issued a document emphasizing the strict implementation of tightening measures for the real estate market. The measures include completing a government responsibility system for stabilizing housing prices; restraining purchases of residential housing for investment and speculation purposes; expanding the supply of both ordinary commodity housing and land; accelerating construction of affordable housing projects; and strengthening market supervision and regulation.

On February 26, 2013, General Office of the State Council issued the Notice on Continuing Adjustment and Control of Property Markets 《關於繼續做好房地產市場調控工作的通知》 which requires, among other restrictive measures:

- (i) Improving the government responsibility system for stabilizing housing prices. Municipalities directly under the central government, cities listed on state plans and provincial capitals (excluding Lhasa) must set an annual objective for controlling housing prices and publish annual new commodity housing price control target in the first quarter of the year;
- (ii) Firmly restraining purchases of residential housing for investment and speculation purposes. Municipalities directly under the central government, cities listed on state plans and provincial capitals which have implemented restrictions on the real estate market are required to cover all administrative areas of the cities as restricted areas, and restricted housing shall include new commodity housing and second-hand housing. Non-local residents who possess one or more residential properties and fail to provide one-year or longer tax payment certificates or social insurance payment certificates are to be barred from purchasing any residential properties located in the administrative areas. For cities where housing prices are

increasing at an excessively high rate, local branches of the PBOC may further raise the down-payment rate and mortgage interest rate for the purchase of a second residential property. In addition, a 20% individual income tax on property sale profits will be strictly enforced;

- (iii) Expanding ordinary commodity housing units and increasing the supply of land. The overall housing land supply in 2013 shall not be lower than the average actual land supply in the past five years. Financial institutions, subject to credit requirements, are to prioritize requests for loans for ordinary commodity housing construction projects in which medium and small housing units constitute 70% or more of the total units in such construction projects.

On March 30, 2015, the MOF and the SAT issued the Notice on Adjusting the Business Tax Policy on Transfers of Residential Properties by Individuals 《關於調整個人住房轉讓營業稅政策的通知》 to discourage speculative activities in the secondary real estate market and control soaring housing prices. For example, effective from March 31, 2015:

- transfers of residential properties by individuals who have held them for less than two years are subject to business tax calculated on a gross basis;
- transfers of non-residential properties by individuals who have held them for two years or more are subject to business tax calculated on a net basis; and
- transfers of residential properties by individuals who have held them for two years or more are exempted from business tax.

On October 10, 2016, the MOHURD issued the Circular on Further Regulating Operations of Real Estate Developers to Safeguard the Real Estate Market Order 《關於進一步規範房地產開發企業經營行為維護房地產市場秩序的通知》 (“Circular 223”), which requires that improper operations of real estate developers shall be investigated and punished according to law. The improper operations include releasing or spreading false housing information and advertisements, maliciously pushing higher and artificially inflating housing prices by fabricating or spreading information on rising property price and other operations. For real estate developers which commit any of those operations, competent real estate authorities at all levels shall intensify their law enforcement and handle relevant cases severely according to law. If the improper operations fall within the jurisdiction of other department authorities, the cases shall be handed over to relevant department authorities for further handling. In particular, any cases involving entities or individuals accused of committing a related crime shall be transferred to judicial authorities to pursue criminal liability according to law. The Circular 223 requires competent real estate authorities, considering the seriousness of the case, to take any of the five measures in the Circular 223 against those real estate developers concerned, which include placing the enterprises on the list of real estate developers with serious violations and dishonest acts.

From September 30, 2016 to date, many cities have issued new real estate market control policies, among others, including restoring the restriction on purchases of residential properties and tightening credit policy. For example, on September 30, 2016, General Office of the People’s Government of Beijing Municipality promulgated the Measures on Accelerating the Stable and Smooth Development of Real Estate Market 《關於促進本市房地產市場平穩健康發展的若干措施》 which was formulated by Beijing Urban and Rural Construction Committee and other authorities. On the same day, General Office of the People’s Government of Tianjin Municipality promulgated the Implementation Opinion on Accelerating the Stable and Smooth Development of Real Estate Market 《關於進一步促進我市房地產市場平穩健康發展的實施意見》. On October 3, 2016, Suzhou People’s Government issued the Circular of the Opinion on Further Strengthening the Administration and Control of the Urban Real Estate Market 《關於進一步加強全市房地產市場調控的意見的通知》.



## PROPERTY RIGHTS

Pursuant to the PRC Civil Code 《中華人民共和國民法典》 which became effective on January 1, 2021, the property rights of the State and collectives, individuals or other right holders shall be under the protection of law, and no entity or individual may infringe such rights.

The varieties and contents of property rights shall be stipulated by law, and the creation, change, transfer or elimination of the property rights of property shall be registered according to law. Except otherwise prescribed by law, the creation, change, transfer or elimination of the property rights of property shall become effective only after it is registered according to law.

## REAL ESTATE REGISTRATION

On November 24, 2014, the State Council promulgated the Circular on Interim Regulations on Real Estate Registration 《不動產登記暫行條例》. According to the circular, a uniform registration system over real estate is implemented. Relevant department of land and resources of the State Council shall, in cooperation with other related departments, establish a uniform database for real estate registration and its information management. On January 1, 2016, in order to regulate the real estate registration, refine the uniform registration system, offer convenience for the public in registration and protect the legal rights and benefits of right holders, according to the Interim Regulations on Real Estate Registration, the MLR issued the Implementing Rules of the Interim Regulations on Real Estate Registration 《不動產登記暫行條例實施細則》 which became effective on the same day.

## PRC TAXATION

### Our Operations in the PRC

As our business operations are in the PRC and we carry out these business operations through our operating subsidiaries organized under PRC law, our PRC operations and our operating subsidiaries in the PRC are subject to PRC tax laws and regulations.

### *Corporate Income Tax*

Under the EIT Law effective on January 1, 2008 and amended on February 24, 2017, domestic enterprises and foreign invested enterprises are subject to the same corporate income tax law and the same corporate income tax rate of 25%. Pre-tax deduction methods and criteria for domestic and foreign invested enterprises have been made uniform and standardized.

Under the EIT Law, enterprises are classified as either “resident enterprises” or “non-resident enterprises.” Pursuant to the EIT Law and the EIT Rules, in addition to enterprises established within the PRC, enterprises established outside China whose “de facto management bodies” are located in China are considered “resident enterprises” and subject to the uniform 25% enterprise income tax rate on their global taxable income. According to the EIT Rules, “de facto management body” refers to a managing body that exercises, in substance, overall management and control over the production and business, personnel, accounting and assets of an enterprise. It is not clear whether we would be deemed as “resident enterprises” or not. In addition, dividends from PRC subsidiaries to their shareholders that are treated as resident enterprises are exempted from withholding tax.

Under the EIT Law and EIT Rules issued by the State Council, a PRC withholding tax at the rate of 10% is applicable to dividends or interest payable to investors that are “non-resident enterprises” (and that do not have an establishment or place of business in the PRC, or that have such establishment or place of business but the relevant income is not effectively connected with such establishment or place of business) to the extent such dividends or interest have their source within the PRC unless there



is an applicable tax treaty between the PRC and the jurisdiction in which an overseas holder resides which reduces or exempts the relevant tax. Any gain realized on the transfer of shares or debt instruments by such investors is subject to 10% PRC income tax if such gain is regarded as income derived from sources within the PRC.

Pursuant to the Arrangement between the PRC and Hong Kong Special Administrative Region for the Avoidance of Double Taxation and the Prevention of Fiscal Evasion with respect to Taxes on Income 《內地和香港特別行政區關於對所得避免雙重徵稅和防止偷漏稅的安排》 signed on August 21, 2006 and entered into force on August 21, 2006, when an enterprise in the PRC distributes dividends to Hong Kong residents who are eligible for receiving such dividends, the Hong Kong residents, if holding more than 25% equity interest in such enterprise, are generally subject to a 5% taxation of the total dividends received.

On February 20, 2009, the SAT issued the Notice on Issues Regarding the Implementation of Dividend Provisions in Tax Treaties 《國家稅務總局關於執行稅收協定股息條款有關問題的通知》, which, among other things, (i) requires the non-resident taxpayer or the withholding agent to provide a host of documentary evidence to prove that the recipient of the dividends meets the relevant requirements for enjoying a lower withholding tax rate under a tax treaty and (ii) empowers the tax authorities with the discretion to adjust the preferential tax rate for which an offshore entity would otherwise be eligible if the main purpose of an offshore arrangement is to obtain a preferential tax treatment.

According to the Announcement of the SAT on Promulgating the Administrative Measures for Tax Convention Treatment for Non-resident Taxpayers 《非居民納稅人享受稅收協定待遇管理辦法》 promulgated by SAT on August 27, 2015, any non-resident taxpayer meeting conditions for enjoying convention treatment (i.e. deduction of or exemption from enterprise income tax or individual income tax obligations) under the Tax Conventions or International Transportation Conventions may be entitled to the convention treatment itself/himself when filing a tax return or making a withholding declaration through a withholding agent, and subject to the subsequent administration by the tax authorities.

Under this notice, tax prepayments in respect of income generated from pre-sale before completion of the construction of the buildings for residential, commercial use or other uses shall be paid upon the calculation of the estimated quarterly or monthly profit according to the preset estimated profit rate, which shall be readjusted according to the actual profit after the completion of the construction of the buildings and settlement of the taxable cost.

On March 6, 2009, the SAT promulgated the Measures for the Treatment of Enterprise Income Tax on Real Estate Development and Operation Businesses 《房地產開發經營業務企業所得稅處理辦法》, which regulates the revenue, cost of sales, fees deduction, accounting of costs and tax treatment of specific matters of enterprises engaging in the real estate business in the PRC in relation to the imposition of corporate income tax.

### ***Deed tax***

Under the PRC Deed Tax Law 《中華人民共和國契稅法》 promulgated by the Standing Committee of the National People's Congress on August 11, 2020 and become effective on September 1, 2021, a deed tax is chargeable to transferees of land use rights and/or property ownership within the territory of China. The deed tax rate is between 3% and 5% subject to determination by local governments at the provincial level.

## ***Business tax***

According to the Circular on Comprehensively Promoting the Pilot Program of the Collection of Value-added Tax in Lieu of Business Tax (關於全面推開營業稅改徵增值稅試點的通知) (revised on July 1, 2017) which was promulgated by SAT and MOF, the pilot program of the collection of value-added tax in lieu of business tax shall be promoted nationwide in a comprehensive manner as of May 1, 2016. All taxpayers of business tax engaged in the building industry, the real estate industry, the financial industry and the life service industry shall be included in the scope of the pilot program with regard to payment of value-added tax instead of business tax. Entities and individuals engaged in sales of real property within the territory of the PRC are value-added taxpayers, and shall pay value-added tax rather than business tax according to these measures.

## ***Land Appreciation Tax***

Under the Provisional Regulations of the PRC on Land Appreciation Tax 《中華人民共和國土地增值稅暫行條例》 promulgated by the State Council on December 13, 1993, which became effective on January 1, 1994 and was revised on January 8, 2011, and its implementing rules which were promulgated by the MOF on January 27, 1995, the LAT applies to both domestic and foreign investors in real estate in China, irrespective of whether they are corporate entities or individuals. The tax is payable by a taxpayer on the appreciation value derived from the transfer of land use rights, buildings or other facilities on such land, after deducting certain “deductible items” that include the following:

- payment made to acquire land use rights;
- costs and charges incurred in connection with land development;
- construction costs and charges in the case of newly constructed buildings and facilities;
- assessed value in the case of old buildings and facilities;
- taxes paid or payable in connection with the transfer of land use rights, buildings or other facilities on such land; and
- other items allowed by the MOF.

The tax rate is progressive and ranges from 30% to 60% of the appreciation value net of the “deductible items”.

On December 28, 2006, the SAT promulgated the Notice on the Settlement Management of Land Appreciation Tax on Real Estate Enterprises 《關於房地產開發企業土地增值稅清算管理有關問題的通知》, effective on February 1, 2007. According to the notice, the LAT assessment amount shall be derived from the entire value of the real estate development project if the project was approved by the relevant authority as a unit; and for a project developed in stages, the LAT assessment amount shall be derived from the value of each individual stage of the project.

A taxpayer should pay the LAT if one of the following circumstances occurs:

- a construction project has been completed and its commodity houses have been sold;
- an uncompleted real estate development project is transferred; or
- a direct transfer of a land use right.

The tax authority may require the taxpayer to pay the LAT in one of the following circumstances:

- the GFA of the real estate sold is in excess of 85% of the saleable GFA of the entire project or, if the proportion is less than 85%, the residual saleable GFA has been leased out or is held for self-use;
- the pre-sale permit has been held for three years, but not all of the commodity houses of the project have been sold;
- the taxpayer applies for cancellation of tax registration but has yet to carry out the procedures for the LAT settlement; or
- other circumstances provided by tax authorities at the provincial level.

On May 12, 2009, the SAT issued the Regulations of Land Appreciation Tax Settlement Administration 《土地增值税清算管理規程》, effective on June 1, 2009 with the aim of strengthening the imposition of the LAT by specifically regulating the acceptance, review of LAT settlement and tax imposition procedures.

On May 19, 2010, the SAT promulgated the Notice on Issues Regarding Land Appreciation Tax Settlement 《關於土地增值税清算有關問題的通知》, which provides further clarifications and guidelines on LAT Settlement, income recognition, deductible expenses and other related issues.

On May 25, 2010, the SAT promulgated the Notice on Strengthening the Levy and Administration of Land Appreciation Tax 《關於加強土地增值税徵管工作的通知》 to impose further requirements on the collection of LAT. The notice provides that, except for social security housing, the minimum LAT prepayment rate shall be no less than 2% for properties in Eastern China, no less than 1.5% for properties in Central and Northeastern China and no less than 1% for properties in Western China. The LAT prepayment rate shall be determined by the local authorities based on different property types in the locality.

On June 20, 2013, the SAT issued the Notice on Further Improving the Collection and Administration of Value-Added Tax on Land 《關於進一步做好土地增值税徵管工作的通知》. According to the notice, the SAT will standardize collection and administration of Value-added Tax on Land and further strengthen the administration over the Value-added Tax on Land inquisition in the areas including examination of deductible items, reduction in the assessment and collection items and other aspects.

### ***Urban Land Use Tax***

Pursuant to the Provisional Regulations of the PRC on Urban Land Use Tax 《中華人民共和國城鎮土地使用稅暫行條例》 promulgated by the State Council in September 1988, urban land use tax is levied according to the area of the urban land plot and the annual tax rate on urban land was set at between RMB0.2 and RMB10 per sq.m. The Provisional Regulations of the PRC on Urban Land Use Tax were amended by the State Council on December 31, 2006, January 8, 2011, and December 7, 2013. As of January 1, 2007, on the basis of the amended regulations, the urban land use tax is charged at a rate three times higher than the previous rate and foreign-invested enterprises are no longer exempt.

### ***Property Tax***

Under the Provisional Regulations of the PRC on Property Tax 《中華人民共和國房產稅暫行條例》 promulgated by the State Council on September 15, 1986 and amended on January 8, 2011, property tax applicable to domestic enterprises is 1.2% if it is calculated on the basis of the residual value of a property and 12% if it is calculated on the basis of the rental income of the property.

## ***Stamp Duty***

Under the Provisional Regulations of the PRC on Stamp Duty 《中華人民共和國印花稅暫行條例》 promulgated by the State Council on August 6, 1988 and amended on January 8, 2011 applying to building property transfer instruments, including property ownership transfer instruments, the duty rate is 0.05% of the amount stated therein. For permits and certificates relating to rights, including property ownership certificates and land use rights certificates, stamp duty is levied on an item-by-item basis at a rate of RMB5 per item.

## ***Municipal Maintenance Tax and Education Surcharge***

Under the Urban Maintenance and Construction Tax Law of the PRC 《中華人民共和國都市維護建設稅法》 promulgated by Standing Committee of the National People's Congress on August 11, 2020 and became effective on September 1, 2021 any taxpayer, whether an individual or otherwise, that is required to pay consumption tax, value-added tax or business tax is also required to pay municipal maintenance tax. The tax rate is 7% for a taxpayer whose domicile is in an urban area, 5% for a taxpayer whose domicile is in a county or a town, and 1% otherwise.

Under the Interim Provisions on Imposition of Education Surcharge 《徵收教育費附加的暫行規定》 promulgated by the State Council in April 1986 and revised on June 7, 1990, August 20, 2005 and January 8, 2011, respectively, any taxpayer, whether an individual or otherwise, that is required to pay value-added tax, business tax or consumption tax is also required to pay an education surcharge, unless such taxpayer is required to pay a rural area education surcharge.

On October 18, 2010, the State Council issued the Notice on Unification of the Application of Municipal Maintenance Tax and Education Surcharge by Domestic and Foreign Enterprises and Individuals 《國務院關於統一內外資企業和個人城市維護建設稅和教育費附加制度的通知》. According to the notice, starting from December 1, 2010, municipal maintenance tax and education surcharge are also applicable to foreign-invested enterprises, foreign enterprises and foreign individuals. Pursuant to the Notice on Relevant Issues of Imposition of Municipal Maintenance and Education Surcharge on Foreign-invested Enterprises 《關於對外資企業徵收城市維護建設稅和教育費附加有關問題的通知》, promulgated by the MOF and the SAT on November 4, 2010, foreign-invested enterprises, foreign enterprises and foreign individuals are to pay municipal maintenance tax at a certain rate on the amount of value-added tax, consumption tax and business tax paid by the taxpayer and to pay education surcharge at a 3% rate on the amount of value-added tax, consumption tax and business tax paid by the taxpayer.

## **REGULATION OF OVERSEAS LISTINGS**

On August 8, 2006, six PRC regulatory agencies, including MOFCOM, the State-owned Assets Supervision and Administration Commission of the State Council, the SAT, SAIC, CSRC, and SAFE, jointly promulgated the Provisions on the Mergers and Acquisitions of Domestic Enterprises by Foreign Investors 《關於外國投資者併購境內企業的規定》, which became effective on September 8, 2006 and as amended on June 22, 2009. This regulation provides that an offshore special purpose vehicle established for listing purposes and controlled directly or indirectly by PRC companies or individuals shall obtain the approval of the CSRC prior to the listing and trading of such special purpose vehicle's bonds on an overseas stock exchange.

## INTELLECTUAL PROPERTY LAWS AND REGULATIONS

China has adopted legislations related to intellectual property rights, including trademarks, patents and copyrights. China is a signatory party to the major intellectual property conventions, including the Paris Convention for the Protection of Industrial Property, the Madrid Agreement concerning the International Registration of Marks and Protocol Relating to the Madrid Agreement Concerning the International Registration of Marks, the Patent Cooperation Treaty, the Budapest Treaty on the International Recognition of the Deposit of Microorganisms for the Purposes of Patent Procedure, and the Agreement on Trade-Related Aspects of Intellectual Property Rights (“TRIPs”).

### Regulations on Trademarks

The Trademark Law of the PRC 《中華人民共和國商標法》 was promulgated in August 1982 (later amended on February 22, 1993, October 27, 2001 and August 30, 2013) and Implementation Regulations on the Trademark Law of the PRC 《中華人民共和國商標法實施條例》 was promulgated on August 3, 2002 by the State Council, as amended on April 29, 2014. These laws and regulations provide the basic legal framework for the regulations of trademarks in China. In China, registered trademarks include commodity trademarks, service trademarks, collective marks and certificate marks.

The Trademark Office under the SAIC is responsible for the registration and administration of trademarks throughout the country. Trademarks are granted on a term of ten years. Twelve months prior to the expiration of the ten-year term, an applicant can renew the application and reapply for trademark protection.

Under the Trademark Law, any of the following acts may be regarded as an infringement of the exclusive right to use of a registered trademark:

- use of a trademark that is identical with a registered trademark on the same kind of commodities without the authorization of the trademark registrant;
- use of a trademark that is similar to a registered trademark on the same kind of commodities, or use of a trademark that is identical with or similar to a registered trademark on similar kind of commodities, which may cause a likelihood of confusion, without the authorization of the trademark registrant;
- sale of commodities infringing upon the exclusive right to use a registered trademark;
- counterfeiting or making, without authorization, representations of a registered trademark, or sale of such representation of a registered trademark;
- altering the registered trademark of the registrant without authorization and selling commodities bearing such altered trademark;
- providing convenience for, or assisting, other person or entity to infringe the exclusive right to use a registered trademark intentionally;
- otherwise infringing upon another person’s exclusive right to use a registered trademark and cause damages.

Violation of the Trademark Law may result in the imposition of fines, confiscation and destruction of the infringing commodities.

## Regulations on Domain Names

The Administrative Measures for Internet Domain Names《互聯網域名管理辦法》was promulgated by the Ministry of Industry and Information Technology on August 24, 2017 and became effective on November 1, 2017. These measures regulate the registration of domain names in Chinese with the Internet country code of “.cn”.

The Measures on Domain Names Dispute Resolution《中國互聯網絡信息中心域名爭議解決辦法》were promulgated by the China Internet Network Information Centre which was implemented since September 1, 2014. These measures require domain name disputes to be submitted to institutions authorized by the China Internet Network Information Centre for resolution.

## LABOR PROTECTION

The PRC Labor Contract Law《中華人民共和國勞動合同法》was promulgated on June 29, 2007 and became effective on January 1, 2008, as amended on December 28, 2012, and the PRC Labor Contract Law Implementation Rules《中華人民共和國勞動合同法實施條例》was promulgated on September 18, 2008. These labor laws and rules set out specific provisions in relation to the execution, contents and terms of employment contracts and the rights and obligations of employees and employers. To establish an employment relationship, a written employment contract shall be signed. In the event that no written employment contract was signed at the time that an employment relationship is formed, a written employment contract shall be signed within one month after the date on which the employer first engaged the employee.

Employers in China are required to contribute, on behalf of their employees, to a number of social security funds, including funds for basic pension insurance, unemployment insurance, basic medical insurance, work-related injury insurance, maternity insurance, and housing provident funds. These payments are made to local administrative authorities and an employer who fails to contribute may be ordered to make-up for the missed contributions. The various laws and regulations that govern the employers' obligation to contribute to the social security funds include PRC Social Insurance Law《中華人民共和國社會保險法》, which were promulgated by the Standing Committee of the NPC on October 28, 2010 and became effective July 1, 2011; the Interim Regulations on the Collection and Payment of Social Security Funds《社會保險費徵繳暫行條例》, which were promulgated by the State Council and became effective on January 22, 1999; the Interim Measures concerning the Maternity Insurance《企業職工生育保險試行辦法》, which were promulgated by the Ministry of Labor on December 14, 1994 and became effective on January 1, 1995; the Regulations on Occupational Injury Insurance《工傷保險條例》, which were promulgated by the State Council on April 27, 2003 and became effective on January 1, 2004 and then amended on December 20, 2010; and the Regulations on Management of the Housing Provident Fund《住房公積金管理條例》, which were promulgated and became effective on April 3, 1999 and then amended on March 24, 2002.



## MANAGEMENT

### DIRECTORS

Our board of directors is responsible and has general powers for the management and conduct of our business. The table below shows certain information in respect of the members of our board:

Directors	Age	Position
LIN Zhong (林中) . . . . .	53	Chairman and executive director
LIN Wei (林偉) . . . . .	49	Vice-chairman and executive director
LIN Feng (林峰) . . . . .	47	Chief executive officer and executive director
CHEN Dongbiao (陳東彪) . . . . .	54	Executive director
YANG Xin (楊欣) . . . . .	48	Executive director and chief financial officer
JIANG Daqiang (蔣達強) . . . . .	45	Non-executive Director
LIN Caiyi (林采宜) . . . . .	56	Independent non-executive director
ZHANG Yongyue (張永岳) . . . . .	67	Independent non-executive director
TAN Wee Seng (陳偉成) . . . . .	66	Independent non-executive director

### Executive Directors

**Mr. LIN Zhong (林中)**, aged 53, our founder, is our executive director and chairman. Mr. Lin Zhong has about 31 years of experience in the real estate business. He was appointed as director on May 20, 2011 and is the chairman of our Nomination Committee and a member of our Remuneration Committee and also our substantial shareholder and a director of certain subsidiaries. Mr. Lin Zhong is also an executive director, the chairman of the board of directors, the chairman of the nomination committee, the chairman of the strategy committee and a member of remuneration committee of Ever Sunshine Lifestyle Services Group Limited (SEHK stock code: 1995) (“Ever Sunshine”), the shares of which are listed on the Main Board of the Stock Exchange since December 17, 2018. Mr. Lin Zhong was appointed as the vice chairman of Shanghai Population Welfare Foundation (上海市人口福利基金會副會長) in 2013, the deputy chief council member of the Eighth Term of Council of Shanghai Real Estate Association (上海市房地產行業協會第八屆理事會副會長) and the rotating chairman of Shanghai Entrepreneur Association (新滬商聯合會輪值主席) in 2014, an honorary chairman of Fujian Chamber of Commerce in Shanghai (上海市福建商會名譽會長) and the chairman of Xiamen Chamber of Commerce in Shanghai (上海市廈門商會會長) in 2016, the vice chairman of the China Real Estate Association (中國房地產業協會副會長) in 2018, an adjunct professor at School of Business Administration of East China Normal University (華東師範大學工商管理學院兼職教授) and the chairman of the fourth council of Oriental Real Estate Research Institute of East China Normal University (華東師範大學東方房地產研究院第四屆理事會理事長) in 2019, and the rotating chairman of CURA (中城聯盟輪值主席) and the rotating chairman of Fukien Chamber of Commerce (福建商會輪值會長) in 2021. Mr. Lin Zhong graduated from Xiamen University (廈門大學) with a bachelor’s degree in economics. He further pursued and obtained an executive master of business administration degree from Cheung Kong Graduate School of Business (長江商學院). Mr. Lin Zhong is a brother of Mr. Lin Wei and Mr. Lin Feng. Mr. Lin Zhong is a director of Rosy Fortune Investments Limited (“Rosy Fortune”) and Ding Chang Limited (“Ding Chang”), substantial shareholders of the Company.

**Mr. LIN Wei (林偉)**, aged 49, is our executive director and vice-chairman. He was appointed as director on May 20, 2011. He is also our substantial shareholder and a director of certain subsidiaries. Mr. Lin Wei has about 26 years of experience in the real estate business. He laid the foundation of our Group’s development with Mr. Lin Zhong. Mr. Lin Wei is a brother of Mr. Lin Zhong and Mr. Lin Feng. Mr. Lin Wei is a director of Rosy Fortune and Eminent Talent Limited, substantial shareholders of the Company.

**Mr. LIN Feng (林峰)**, aged 47, is our executive director and chief executive officer. He is also a substantial shareholder of the Company and a director of certain subsidiaries of the Group. Mr. Lin Feng has about 22 years of experience in the real estate business. He joined us in 2001 and was appointed as



director on May 20, 2011. Mr. Lin Feng is also a non-executive director, the deputy chairman of the board of directors, a member of the audit committee and a member of the strategy committee of Ever Sunshine. Mr. Lin Feng is currently the vice chairman of China Real Estate Chamber of Commerce (全國工商聯房地產商會副會長), the council member of All-China Youth Federation (中華全國青年聯合會委員), the executive council member of Shanghai Youth Federation (上海市青年聯合會常務委員), the executive council member of Shanghai Federation of Industry and Commerce (Commerce Chamber) (上海市工商聯合會(商會)執行委員會委員), the council member of Shanghai Changning District Association of Industry and Commerce (Commerce Chamber) (上海市長寧區工商業聯合會(商會)常務委員), the executive council member of Shanghai Putuo District Youth Federation (上海市普陀區青年聯合會常務委員), the rotating chairman of the executive council of China Urban Realty Association (中國城市房地產開發商業策略聯盟總裁聯席會輪席主席) and the director of CIFI Charity Foundation (旭輝慈善基金常務董事). Mr. Lin Feng graduated from Xiamen University (廈門大學) with a bachelor's degree in economics and further obtained a master of business administration degree from the University of Dundee. Mr. Lin Feng is a brother of Mr. Lin Zhong and Mr. Lin Wei. Mr. Lin Feng is a director of Rosy Fortune, a substantial shareholder of the Company.

**Mr. CHEN Dongbiao (陳東彪)**, aged 54, is our executive director and executive president. He is responsible for operation and management of residential segment. Mr. Chen joined us in August 2013 and was appointed as director on December 18, 2017. He is currently a director of certain subsidiaries of the Group. Prior to joining us, Mr. Chen worked for China Vanke Co., Ltd. (萬科企業股份有限公司) as the director of engineering and general manager and chairman of Shanghai Vanke Real Estate Co., Ltd. (上海萬科房地產有限公司). Mr. Chen was a representative of Shanghai Pudong District People's Congress (上海浦東新區人大代表) from 1997 to 2002 and the rotating chairman of Shanghai Real Estate Trade Association (上海市房地產行業協會輪席會長) from 2011 to 2012. Mr. Chen graduated from Shanghai City Construction Institute (上海城市建設學院) with a bachelor's degree in engineering, and further obtained a master of business administration degree from China Europe International Business School (中歐國際工商學院).

**Mr. YANG Xin (楊欣)**, aged 48, is our executive director and senior vice president of the Group. Mr. Yang has been the chief financial officer of the Group since March 30, 2019. Mr. Yang joined us in July 2010 and was appointed as director on December 18, 2017. He is currently a director of certain subsidiaries of the Group. He has experience in banking and finance. Prior to joining us, he worked in various management positions at Agricultural Bank of China Limited (中國農業銀行股份有限公司). Mr. Yang graduated from Shanghai Jiao Tong University (上海交通大學) with a bachelor's degree in international finance and a master of business administration degree. He further obtained a master's degree in accounting from Shanghai National Accounting Institute (上海國家會計學院). Mr. Yang also holds the Senior International Finance Manager qualification issued by International Financial Management Association.

#### **Non-executive Director**

**Mr. JIANG Daqiang (蔣達強)**, aged 45, is currently the chairman and chief executive officer of Ping An Real Estate Co., Ltd.\* (平安不動產有限公司), which is in turn ultimately owned by Ping An Insurance (Group) Company of China, Ltd. (中國平安保險(集團)股份有限公司), the A shares of which are listed on the Shanghai Stock Exchange (stock code: 601318) and the H shares of which are listed on the Stock Exchange (stock code: 2318) (together with its subsidiaries, "Ping An"). Mr. JIANG has over 20 years of experience in real estates and commercial property development and business development. Prior to joining Ping An in March 2021, Mr. JIANG had been the non-executive director of Redsun Properties Group Limited, a company listed on the Stock Exchange (stock code: 1996), from March 2018 to February 2021 and the non-executive director of Redsun Services Group Limited, a company listed on the Stock Exchange (stock code: 1971), from March 2020 to February 2021. He also acted as the vice general manager of Joy City Property Limited, a company listed on the Stock Exchange (stock

code: 207) from 2006 to 2012, and was responsible for the company's early acquisition, investment and development projects. Mr. JIANG then moved on to become the vice president of the Group from 2012 to 2018. Mr. JIANG obtained a bachelor's degree in civil engineering from Tianjin Chengjian University in July 2000. He then acquired a master's degree in history of science and technology from Shanghai Jiaotong University in March 2003 and an MBA degree from China Europe International Business School in November 2019.

### **Independent Non-executive Directors**

**Ms. LIN Caiyi (林采宜)**, aged 56, has over 32 years of experience in macroeconomics analysis and industry research. Ms. LIN is currently the associate dean of China Chief Economist Forum (中國首席經濟學家論壇研究院), a part-time professor at Fudan University, and the associate dean of North Bund International Finance Association\* (北外灘國際金融學會). Ms. LIN has also been an independent director of Huajin Securities Co., Ltd.\* (華金證券股份有限公司) since December 2020. Prior to that, she had been the chief economist at Hua'an Fund Management Co., Ltd.\* (華安基金管理有限公司) from August 2017 to August 2020 and the chief economist at Guotai Junan Securities Co., Ltd.\* (國泰君安證券股份有限公司), a company listed on Shanghai Stock Exchange (stock code: 201211), from September 2011 to August 2017, where she focused on macroeconomics research and major asset allocation. Ms. LIN acted as the chief researcher at the strategic development department of China Unionpay Co., Ltd.\* (中國銀聯股份有限公司) from December 2002 to September 2011, the assistant manager at research and development centre of China Greatwall Securities Co., Ltd.\* (長城證券股份有限公司), a company listed on Shenzhen Stock Exchange (stock code: 002939), from May 2000 to December 2002, and the associate manager at research and development centre of China Industrial Securities Co., Ltd.\* (興業證券股份有限公司), a company listed on Shanghai Stock Exchange (stock code: 601377), from May 1997 to January 2000. From July 1989 to May 1995, Ms. LIN started her career in Treasury Department of the Bank of China, Shanghai Branch as a trader and focused on transactions of foreign exchange and financial derivatives, followed by a manager role at the asset management department of Shanghai Zhongyi International Trading Co., Ltd.\* (上海中益國際貿易有限公司) from May 1995 to April 1997. Ms. LIN obtained a bachelor of economics degree and a master of economics degree at East China Normal University in 1986 and 1989, respectively. She further obtained a Ph.D. in international economics at Fudan University in 2000.

**Mr. ZHANG Yongyue (張永岳)**, aged 67, was appointed as our independent non-executive director on October 9, 2012 and is the chairman of our Remuneration Committee and a member of our Audit Committee and Nomination Committee. Mr. Zhang obtained a bachelor's degree in economics from East China Normal University (華東師範大學) where he taught since his graduation and he had become a professor of the Business School at the same university since 1998 until he retired in 2017. He is currently a tenured professor at East China Normal University, and the Dean of Shanghai E-house China R&D Institute (上海易居房地產研究院), concurrently as the vice president of the China Institute of Real Estate Appraisers and Agents (中國房地產估價師與房地產經紀人學會) and the supervisor of Shanghai Real Estate Economy Society (上海市房產經濟學會). Mr. Zhang is currently an independent director of Shanghai Industrial Development Co., Ltd. (SSE stock code: 600748) and an independent director of Shanghai Huitong Energy Co., Ltd. (SSE stock code: 600605).

**Mr. TAN Wee Seng (陳偉成)**, aged 66, was appointed as our independent non-executive director on October 9, 2012 and is the chairman of our Audit Committee and a member of our Remuneration Committee. Mr. Tan is a professional in value and business management consultancy. He is currently a non-executive director (re-designated from independent non-executive director with effect from 17 March 2022) of Xtep International Holdings Limited (SEHK stock code: 1368), an independent non-executive director of Sa Sa International Holdings Limited (SEHK stock code: 178), an independent non-executive director of Health and Happiness (H&H) International Holdings Limited (formerly known as Biostime International Holdings Limited) (SEHK stock code: 1112), and an independent non-

executive director of Shineroad International Holdings Limited (SEHK Stock Code: 1587) and an independent director of ReneSola Ltd. (NYSE stock code: SOL). He is also a board member and the chairman of the finance and operation committee of Beijing City International School. Mr. Tan has over 38 years of financial management, corporate finance, merger and acquisition, business management and strategy development experience. He has also held various management and senior management positions in a number of multinational and Chinese corporations.

Mr. Tan is a professional accountant and fellow member of the Chartered Institute of Management Accountants, United Kingdom and a fellow member of the Hong Kong Institute of Directors.

## SENIOR MANAGEMENT

**Ms. FAN Yiting (范逸汀)**, aged 49, is our vice president and chief products officer of the Group. Ms. Fan joined us in October 2015. Prior to joining us, Ms. Fan worked for China Overseas Grand Oceans Group Limited as assistant president and vice chief architect from 2011 to 2015. She held the positions of director, design director (Eastern China), design director (Northern China), general manager of planning and design management center and deputy manager of Shenzhen branch for China Overseas Property Group Co., Ltd. from 2000 to 2011. Ms. Fan worked for Beijing Architectural Design Institute of China Construction as an architect from 1993 to 1997. Ms. Fan graduated from South China University of Technology with a master's degree in architecture and obtained a bachelor's degree in architecture from Chang'an University (長安大學) (formerly known as The Northwest Institute of Construction Engineering). She is also a certified architect with professional qualification.

**Mr. PAN Taoyuan (潘道原)**, aged 54, is our vice president and general manager of investment center of the Group. Mr. Pan joined us in February 2008 and was previously our general manager of sales and marketing management center. Before joining us, Mr. Pan worked in Shanghai P & R Real Estate Consultant Co., Ltd as the deputy general manager from October 2004 to January 2007. Mr. Pan graduated from the National Taichung Institute of Technology majoring in Japanese language. He further obtained an executive master of business administration (EMBA) degree from China Europe International Business School in 2019.

**Mr. GE Ming (葛明)**, aged 42, is our vice president and general manager of human development center of the Group. He joined us in April 2012 and has vast experience in human resources management. Prior to joining us, Mr. Ge worked at Oriental Cambridge Education Group as the director of human resources and a member of the executive committee. Prior to that, he worked at Shanghai Tuosheng Associates and Longfor Properties. Mr. Ge graduated from the Fudan University with a bachelor's degree in economics, majoring in international finance in 2002, and later obtained an executive master of business administration (EMBA) degree from China Europe International Business School in 2018.

**Mr. XU Bin (徐斌)**, aged 47, is our vice president and chief digital officer. Mr. Xu joined us in May 2020. Prior to joining us, Mr. Xu worked as the chief information officer of the Country Garden Group\* (碧桂園集團), the chief information officer of Cedar Holdings Group\* (雪松控股集團), the chief information officer of the Shell China Group\* (殼牌(中國)集團), the chief information officer for Asia Pacific of Lubrizol Specialty Chemicals Group\* (路博潤特種化工集團), the chief information officer of retail business of the BP China Group\* (英國石油中國集團), the information technology manager of 7-Eleven China Group\* (7-Eleven中國集團), and the project manager of China Construction Bank Guangzhou Branch. Mr. Xu graduated from Nanjing University with a bachelor's degree in science, and further obtained a master degree in economics from Sun Yat-sen University.

**Mr. LEUNG Yuk Ming (Lawrence) (梁旭明)**, aged 47, is our head of capital markets and investor relations. He has extensive experience in investor relationships, investment banking, Listing Rules compliance and accounting. In his career, Mr. Leung worked for Powerlong Real Estate Holdings

Limited, Macquarie Capital (Hong Kong) Limited, DBS Asia Capital Limited, the Listing Division of the Stock Exchange of Hong Kong and Ernst & Young. Mr. Leung received his bachelor's degree in commerce and LLB from the University of Calgary and the University of London, respectively. He is a holder of the Chartered Financial Analyst, a member of Hong Kong Society of Financial Analysts and member of the Hong Kong Institute of Certified Public Accountants. He joined us in June 2013.

**Mr. DING Zhaohui (丁朝輝)**, aged 49, is our director of legal and risk. Mr. Ding joined us in September 2014. Prior to joining us, Mr. Ding worked for China Vanke Co., Ltd. from October 2000 to September 2014 and held the positions of deputy general manager and general manager of legal department of China Vanke Co., Ltd. Mr. Ding has been the deputy chief member of the professional committee for legal affairs of the China Real Estate Association since December 2018. Mr. Ding graduated from East China Normal University with a bachelor's degree in history and later obtained a master of laws degree from Renmin University of China.

**Mr. YAN Qiang (閻強)**, aged 40, is the general manager of sales center of the Group. Mr. Yan joined us in March 2012. Prior to joining us, Mr. Yan worked for China Vanke Co., Ltd. as senior professional manager in its sale department. Mr. Yan graduated from Nankai University with a bachelor's degree in management, and further obtained a master's degree in management from Tianjin University.

**Mr. LI Su (李速)**, aged 40, is the general manager of audit and supervision department of the Group. Mr. Li joined us in August 2019. Prior to joining the Group, Mr. Li worked as the general manager of risk management and compliance center of China Fortune Land Development Co., Ltd., director of audit of audit department in Longfor Group, general manager of audit of audit department in Saiwei LDK Group, and also worked for risk assurance of PricewaterhouseCoopers as senior consultant. Mr. Li graduated from Beijing International Studies University with a bachelor's degree in economics, majoring in international finance.

## **COMPANY SECRETARY**

**Mr. LO Tai On (羅泰安)**, aged 67, was appointed as our company secretary in October 2012. Mr. Lo is a member of the Hong Kong Institute of Certified Public Accountants. He has over 30 years of experience in the field of company secretarial services and is now a director of Fair Wind Secretarial Services Ltd., a secretarial company rendering secretarial services. Mr. Lo is also the company secretary of several companies listed on the Stock Exchange, including Pak Fah Yeow International Limited (SEHK stock code: 239) and CSPC Pharmaceutical Group Limited (SEHK stock code: 1093).

## **BOARD COMMITTEES**

### **Audit Committee**

We established an audit committee in October 2012 with written terms of reference in compliance with Rule 3.21 of the Listing Rules and paragraph C.3 of the Corporate Governance Code as set out in Appendix 14 of the Listing Rules. The primary duties of the audit committee are to provide our board with an independent review of the effectiveness of our financial reporting process, risk management and internal control systems, to oversee the audit process and to perform other duties and responsibilities as assigned by our board. The audit committee consists of three independent non-executive directors, Mr. Tan Wee Seng (as chairman of the audit committee), Mr. Zhang Yongyue and Ms. LIN Caiyi.

## **Remuneration Committee**

We established a remuneration committee in October 2012 with written terms of reference in compliance with paragraph B.1 of the Corporate Governance Code as set out in Appendix 14 of the Listing Rules. The primary duties of the remuneration committee include (but without limitation): (a) making recommendations to the Board on our policy and structure for all remuneration of our directors and senior management and on the establishment of a formal and transparent procedure for developing policies on such remuneration; (b) making recommendations on the terms of the specific remuneration package of our directors and senior management; and (c) reviewing and approving performance-based remuneration with reference to corporate goals and objectives resolved by our directors from time to time. The remuneration committee consists of three members, being Mr. Zhang Yongyue (as chairman of the remuneration committee), our independent non-executive director, Mr. Lin Zhong, our executive director and chairman, and Mr. Tan Wee Seng, our independent non-executive director.

## **Nomination Committee**

We established a nomination committee in October 2012 with written terms of reference in compliance with paragraph A.5 of the Corporate Governance Code as set out in Appendix 14 of the Listing Rules. The primary duties of the nomination committee are to review the structure, size and composition of the board, and select and make recommendations to our board on the appointment of directors, re-appointment of directors, succession planning for directors and assesses the independence of independent non-executive directors. The nomination committee consists of three members, being Mr. Lin Zhong (as chairman of the nomination committee), our executive director and chairman, Mr. Zhang Yongyue and Ms. LIN Caiyi our independent non-executive directors.

## **COMPENSATION OF DIRECTORS**

Each Mr. Lin Zhong, Mr. Lin Wei and Mr. Lin Feng, being the executive directors has entered into a service contract with us commencing from November 23, 2012, the date of our initial public offering, for a period of three years respectively and shall continue thereafter until being terminated by either party by serving on the other party a prior written notice of not less than six months (in case of Mr. Lin Zhong, Mr. Lin Wei and Mr. Lin Feng, being executive directors) or three months (in case of independent non-executive directors). The aggregate amount of remuneration (including basic salaries and allowances and retirement benefit contribution) we paid to our directors in 2020 amounted to RMB33.0 million. Each of Mr. Chen Dongbiao and Mr. Yang Xin, being executive directors, has entered into a service contract and Mr. Zhou Yimin, being non-executive director, has entered into an appointment letter with us commencing from December 18, 2017, the date of their appointment, for a period of three years respectively and shall continue thereafter until being terminated by either party by serving on the other party a prior written notice of not less than three months (in case of Mr. Chen Dongbiao and Mr. Yang Xin, being executive directors, and Mr. Zhou Xinmin, being non-executive director). Mr. Zhou Yimin ceased to act as a non-executive director with effect from November 25, 2018. Mr. Wang Wei, being non-executive director, has entered into an appointment letter with us commencing from November 25, 2018, the date of his appointment, for a period of three years and shall continue thereafter until being terminated by either party by serving on the other party a prior written notice of not less than three months. Mr. Wang Wei resigned as a non-executive director with effect from December 14, 2021. Mr. Jiang Daqiang, being non-executive director, has entered into an appointment letter with us commencing from December 14, 2021, the date of his appointment, for a period of three years and shall continue thereafter until being terminated by either party by serving on the other party a prior written notice of not less than three months.



## Share Option Scheme

In April 2016, we adopted a share option scheme (the “2016 Share Option Scheme”). Pursuant to the 2016 Share Option Scheme, the maximum number of shares which may be issued upon exercise of all options to be granted under such scheme and any other of our share option schemes shall not, in aggregate exceed 666,640,389 shares, representing 10% of the total number of shares in issue as of the date of adoption of the 2016 Share Option Scheme, unless we obtain an approval from our the shareholders to refresh the limit. In October 2017, we granted a total of 220,000,000 share options of which 217,900,000 share options were granted to the employees of the Group who are not directors of the Company, 1,100,000 share options were granted to Mr. Lin Feng, our executive director and chief executive officer and 1,000,000 share options were granted to three independent non-executive directors of the Company pursuant to the 2016 Share Option Scheme. As of the date of the appointment of Mr. Chen Dongbiao, 7,500,000 share options had been granted to him pursuant to the 2016 Share Option Scheme. As of the date of the appointment of Mr. Yang Xin, 6,000,000 share options had been granted to him pursuant to the 2016 Share Option Scheme.

In December 2021, we completed the Rights Issue, which had resulted in adjustment in the 2016 Share Option Scheme. See “Recent Development — Rights Issue on the Basis of One Rights Share for Every Twenty Existing Shares on a Non-underwritten Basis.” Upon completion of the Rights Issue on December 29, 2021, the adjusted number of Shares to be issued upon exercise of the Share Options is 157,029,389 Shares.

## Share Award Scheme

We adopted a share award scheme (the “Share Award Scheme”) in December 2017 to recognize the contributions by our directors, senior management and employees and to provide them with incentives in order to retain them for the continual operation and development of the Group. In August 2018, we granted 2,930,000 shares under the Share Award Scheme to Mr. Lin Feng, our executive director and chief executive officer of the Company. In March and September, 2020, we granted 4,350,000 Shares and 4,255,600 Shares, respectively, under the Share Award Scheme to Mr. Lin Feng, our executive director and chief executive officer of the Company.

## Directors’ and Chief Executives’ Interests

As of June 30, 2021, the interests or short positions of our directors and our chief executives in our shares, underlying shares and debentures and our associated corporations, within the meaning of Part XV of the Securities and Futures Ordinance (the “SFO”), which (a) were required to be notified to us and the Hong Kong Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they have taken or deemed to have under such provisions of the SFO), or (b) were required, pursuant to section 352 of the SFO, to be recorded in the register referred to therein; or (c) were required to be notified to us and the Hong Kong Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies contained in the Listing Rules, were as follows:

Name of Director	Name of Corporation	Capacity/Nature of interest	Number of shares/ underlying shares	Approximate percentage of interest
Mr. LIN Zhong . . .	Company	Founder of a discretionary trust <sup>(Note 1)</sup>	1,212,846,037	14.67%
	Company	Co-founder of a discretionary trust <sup>(Note 2)</sup>	2,393,670,975	28.96%
	Company	Beneficial Owner <sup>(Note 3)</sup>	7,873,591	0.10%
	LingYu International Group Co., Ltd. (“LingYu International”)	Interest of controlled corporation <sup>(Note 16)</sup>	160,000	40%

Name of Director	Name of Corporation	Capacity/Nature of interest	Number of shares/ underlying shares	Approximate percentage of interest
	Shanghai Lvming Construction Technology Co., Ltd.* (上海綠明建築科技有限公司) (“Lvming Construction Technology”) (formerly known as Shanghai Yipixi Construction Technology Co., Ltd.* (上海毅匹璽建築科技有限公司))	Interest of controlled corporation <sup>(Note 17)</sup>	40,000,000	40%
	CIFI Ever Sunshine Services Group Limited (formerly known as Ever Sunshine Lifestyle Services Group Limited) (“CIFI Ever Sunshine Services”)	Interest of controlled corporation <sup>(Note 18)</sup>	363,180,000	21.74%
	CIFI Ever Sunshine Services	Co-founder of a discretionary trust <sup>(Note 20)</sup>	1,000,000	0.06%
	CIFI Ever Sunshine Services	Other <sup>(Note 21)</sup>	171,683,500	10.28%
	CIFI Ever Sunshine Services	Interest of controlled corporation <sup>(Note 19)</sup>	406,820,000	24.35%
Mr. LIN Wei . . . .	Company	Founder of a discretionary trust <sup>(Note 4)</sup>	453,952,559	5.49%
	Company	Interest of his child under 18 years of age <sup>(Note 5)</sup>	200,000,000	2.42%
	Company	Co-founder of a discretionary trust <sup>(Note 2)</sup>	2,393,670,973	28.96%
	LingYu International	Interest of controlled corporation <sup>(Note 16)</sup>	160,000	40%
	CIFI Ever Sunshine Services	Interest of controlled corporation <sup>(Note 19)</sup>	406,820,000	24.35%
	CIFI Ever Sunshine Services	Founder of a discretionary trust <sup>(Note 20)</sup>	1,000,000	0.06%
	CIFI Ever Sunshine Services	Other <sup>(Note 22)</sup>	534,863,500	32.02%
Mr. LIN Feng . . . .	Company	Founder of a discretionary trust <sup>(Note 6)</sup>	217,046,580	2.63%
	Company	Co-founder of a discretionary trust <sup>(Note 2)</sup>	2,393,670,975	28.96%
	Company	Interest of controlled corporation <sup>(Note 7)</sup>	5,335,600	0.06%
	Company	Beneficial Owner <sup>(Note 16)</sup>	5,855,000	0.07%
	Company	Beneficial Owner <sup>(Note 9)</sup>	1,045,000	0.01%
	LingYu International	Interest of controlled corporation <sup>(Note 16)</sup>	160,000	40%
	CIFI Ever Sunshine Services	Interest of controlled corporation <sup>(Note 23)</sup>	171,683,500	10.28%
	CIFI Ever Sunshine Services	Interest of controlled corporation <sup>(Note 19)</sup>	406,820,000	24.35%
	CIFI Ever Sunshine Services	Founder of a discretionary trust <sup>(Note 20)</sup>	1,000,000	0.06%
	CIFI Ever Sunshine Services	Other <sup>(Note 24)</sup>	363,180,000	21.74%
Mr. CHEN Dongbiao . . . . .	Company	Beneficial Owner <sup>(Note 10)</sup>	21,983,000	0.27%
	Company	Beneficial Owner <sup>(Note 9)</sup>	4,875,000	0.06%
	CIFI Ever Sunshine Services	Beneficiary Owner <sup>(Note 25)</sup>	1,870,000	0.11%
Mr. YANG Xin . . .	Company	Beneficial Owner <sup>(Note 12)</sup>	10,048,254	0.12%
	Company	Beneficial Owner and Interest of his Spouse <sup>(Note 12)</sup>	1,301,034	0.02%
	Company	Beneficial Owner <sup>(Note 9)</sup>	3,900,000	0.05%
	CIFI Ever Sunshine Services	Beneficiary Owner <sup>(Note 26)</sup>	750,000	0.04%
Mr. GU Yunchang .	Company	Beneficial Owner <sup>(Note 13)</sup>	2,204,636	0.03%
	Company	Beneficial Owner <sup>(Note 9)</sup>	300,000	0.004%
Mr. ZHANG Yongyue . . . . .	Company	Beneficial Owner <sup>(Note 14)</sup>	1,312,995	0.02%
	Company	Beneficial Owner <sup>(Note 9)</sup>	300,000	0.004%
Mr. TAN Wee Seng . . . . .	Company	Beneficial Owner <sup>(Note 15)</sup>	1,395,058	0.02%
	Company	Beneficial Owner <sup>(Note 9)</sup>	400,000	0.005%

**Notes:**

- These shares of the Company (the “Shares”) are held by Ding Chang Limited (“Ding Chang”). The entire issued share capital of Ding Chang is wholly owned by Eternally Success International Limited (“Eternally Success”), the entire issued share capital of which is in turn held by Standard Chartered Trust (Singapore) Limited (“Standard Chartered Trust”) as the trustee of the Sun Success Trust via SCTS Capital Pte. Ltd. (“SCTS Capital”). The Sun Success Trust is a discretionary trust set up by Mr. LIN Zhong as settlor and Standard Chartered Trust as trustee on May 11, 2012. The beneficiary objects of the Sun Success Trust include certain family members of Mr. LIN Zhong. Mr. LIN Zhong as founder of the Sun Success Trust is taken to be interested in the 1,212,846,037 Shares held by Ding Chang pursuant to Part XV of the SFO.



2. These Shares are held by Rosy Fortune Investments Limited (“Rosy Fortune”). The entire issued share capital of Rosy Fortune is wholly owned by Gentle Beauty Assets Limited (“Gentle Beauty”), the entire issued share capital of which is in turn held by Standard Chartered Trust as the trustee of the LIN’s Family Trust via SCTS Capital. The LIN’s Family Trust is a discretionary trust set up jointly by Mr. LIN Zhong, Mr. LIN Wei and Mr. LIN Feng as settlors and Standard Chartered Trust as trustee on May 11, 2012. The beneficiary objects of the LIN’s Family Trust include certain family members of Mr. LIN Zhong, Mr. LIN Wei and Mr. LIN Feng. Each of Mr. LIN Zhong, Mr. LIN Wei and Mr. LIN Feng as a co-founder of the LIN’s Family Trust is taken to be interested in the 2,393,670,975 Shares held by Rosy Fortune pursuant to Part XV of the SFO.
3. These Shares are directly held by Mr. LIN Zhong.
4. These Shares are held by Eminent Talent Limited (“Eminent Talent”). The entire issued share capital of Eminent Talent is wholly owned by LW Asset Holdings Limited (“LW Asset”), the entire issued share capital of which is in turn held by a discretionary trust set up by Mr. LIN Wei as settlor and Credit Suisse Trust Limited (“Credit Suisse Trust”) as the trustee in 2018. The beneficiary objects of the said trust include certain family members of Mr. LIN Wei. Mr. LIN Wei as founder of the said trust is taken to be interested in the 453,952,559 Shares held by Eminent Talent pursuant to Part XV of the SFO.
5. These Shares are held by a trust, the beneficiaries of which include Mr. LIN Wei’s children, one of whom under 18 years of age. Therefore, Mr. LIN Wei is deemed to be interested in these 200,000,000 Shares pursuant to Part XV of the SFO.
6. These Shares are held by Rain-Mountain Limited (“Rain-Mountain”). The entire issued share capital of Rain-Mountain is wholly owned by Beauty Fountain Holdings Limited (“Beauty Fountain”), the entire issued share capital of which is in turn held by Standard Chartered Trust as the trustee of the Sun-Mountain Trust via SCTS Capital. The Sun-Mountain Trust is a discretionary trust set up by Mr. LIN Feng as settlor and Standard Chartered Trust as trustee on May 11, 2012. The beneficiary objects of the Sun-Mountain Trust include certain family members of Mr. LIN Feng. Mr. LIN Feng as founder of the Sun-Mountain Trust is taken to be interested in the 217,046,580 Shares held by Rain-Mountain pursuant to Part XV of the SFO.
7. These Shares are held by Towin Resources Limited (“Towin Resources”). The entire issued share capital of Towin Resources is wholly owned by Mr. LIN Feng.
8. These Shares are directly held by Mr. LIN Feng.
9. The relevant Directors were granted options to subscribe for such number of Shares under the 2016 Share Option Scheme. Details of the Directors’ interests in share options are set out in the paragraph headed “Share Option Schemes” in the 2021 interim report of the Company.
10. These Shares are directly held by Mr. CHEN Dongbiao.
11. These Shares are directly held by Mr. YANG Xin.
12. These Shares are directly held by Mr. YANG Xin and his spouse.
13. These Shares are directly held by Mr. GU Yunchang.
14. These Shares are directly held by Mr. ZHANG Yongyue.
15. These Shares are directly held by Mr. TAN Wee Seng.
16. These shares of LingYu International include 100,000 shares held by Smart City Assets Limited (“Smart City Assets”) and 60,000 shares held by Loyal Most Enterprises Limited (“Loyal Most Enterprises”), of which Mr. LIN Zhong, together with Mr. LIN Wei and Mr. LIN Feng, are regarded to have control by virtue of the SFO. Due to corporate restructuring, shares of Shanghai Lingyu Apartment Management Co., Ltd. (“Shanghai Lingyu”) were held through Lingyu International. Mr. LIN Zhong together with Mr. LIN Wei and Mr. LIN Feng are deemed to be interested in the shares of Shanghai Lingyu under SFO.
17. These shares of Lvming Construction Technology are held by Shanghai Xuhui Enterprise Development Co., Ltd.\* (上海旭輝企業發展有限公司) of which Mr. LIN Zhong is regarded to have control by virtue of the SFO.
18. These shares of CIFI Ever Sunshine Services are held by Elite Force Development Limited (“Elite Force Development”). The entire issued share capital of Elite Force Development is owned as to 50% by Mr. LIN Zhong, 25% by Mr. LIN Wei and 25% by Mr. LIN Feng. Therefore, Mr. LIN Zhong is regarded to have control in these 363,180,000 shares of CIFI Ever Sunshine Services held by Elite Force Development by virtue of the SFO. With effect from June 30, 2020, Elite Force Development has entrusted Spectron Enterprises Limited (“Spectron Enterprises”) to exercise voting rights of these

363,180,000 shares of CIFI Ever Sunshine Services. Elite Force Development continues to own these 363,180,000 shares of CIFI Ever Sunshine Services as the beneficial owner and be entitled to the dividends, distributions and all other rights and benefits attaching to such shares.

19. These shares of CIFI Ever Sunshine Services are held by Spectron Enterprises, the entire issued share capital of which is in turn held by Xu Sheng Limited which is a direct wholly-owned subsidiary of the Company. Therefore, each of Mr. LIN Zhong, Mr. LIN Wei and Mr. LIN Feng is taken to be interested in the 406,820,000 shares of CIFI Ever Sunshine Services held by Spectron Enterprises pursuant to Part XV of the SFO. Regarding the entrusted voting arrangement, please refer to note 18 above.
20. These shares of CIFI Ever Sunshine Services are held by Rosy Fortune. The entire issued share capital of Rosy Fortune is wholly owned by Gentle Beauty, the entire issued share capital of which is in turn held by Standard Chartered Trust as the trustee of the LIN's Family Trust via SCTS Capital. The LIN's Family Trust is a discretionary trust set up jointly by Mr. LIN Zhong, Mr. LIN Wei and Mr. LIN Feng as settlors and Standard Chartered Trust as trustee on May 11, 2012. The beneficiary objects of the LIN's Family Trust include certain family members of Mr. LIN Zhong, Mr. LIN Wei and Mr. LIN Feng. Each of Mr. LIN Zhong, Mr. LIN Wei and Mr. LIN Feng as a co-founder of the LIN's Family Trust is taken to be interested in these 1,000,000 shares of CIFI Ever Sunshine Services held by Rosy Fortune pursuant to Part XV of the SFO.
21. These shares of CIFI Ever Sunshine Services are held by Best Legend Development (PTC) Limited (formerly known as Best Legend Development Limited, "Best Legend"), a private trust company limited by shares incorporated in the British Virgin Islands on April 20, 2018 and wholly owned by Mr. LIN Feng. Best Legend was set up as a special purpose vehicle to hold shares of CIFI Ever Sunshine Services as the trustee of Best Legend Trust ("Best Legend Trust"), which is a trust established on October 19, 2018, with Best Legend appointed as its trustee, for the purpose of a share incentive scheme to be adopted by CIFI Ever Sunshine Services at least six months after its listing. Thereafter, a share award scheme was adopted by Best Legend on June 18, 2019 as a means to recognize the contribution of, and to motivate and incentivise, the key management of CIFI Ever Sunshine Services and its subsidiaries (the "CIFI Ever Sunshine Group"), including directors, senior management, employees, and persons who made special contribution to CIFI Ever Sunshine Group. Mr. LIN Zhong, Mr. LIN Wei and Mr. LIN Feng signed an acting in concert deed on August 6, 2018. By virtue of the SFO, Mr. LIN Zhong is deemed to be interested in the 171,683,500 shares of CIFI Ever Sunshine Services held by Best Legend.
22. These shares of CIFI Ever Sunshine Services are held by Best Legend and Elite Force Development. Mr. LIN Zhong, Mr. LIN Wei and Mr. LIN Feng signed an acting in concert deed on August 6, 2018. By virtue of the SFO, Mr. LIN Wei is deemed to be interested in the 363,180,000 shares of CIFI Ever Sunshine Services held by Elite Force Development and the 171,683,500 shares of CIFI Ever Sunshine Services held by Best Legend. With effect from June 30, 2020, Elite Force Development has entrusted Spectron Enterprises to exercise voting rights of these 363,180,000 shares of CIFI Ever Sunshine Services. Elite Force Development continues to own these 363,180,000 shares of CIFI Ever Sunshine Services as the beneficial owner and be entitled to the dividends, distributions and all other rights and benefits attaching to such shares.
23. These shares of CIFI Ever Sunshine Services are held by Best Legend. As stated in note 21 above, Mr. LIN Feng is deemed to be interested in the 171,683,500 shares of CIFI Ever Sunshine Services held by Best Legend pursuant to Part XV of the SFO.
24. These shares of CIFI Ever Sunshine Services are held by Elite Force Development. Mr. LIN Zhong, Mr. LIN Wei and Mr. LIN Feng signed an acting in concert deed on August 6, 2018. By virtue of the SFO, Mr. LIN Feng is taken to be interested in the 363,180,000 shares of CIFI Ever Sunshine Services held by Elite Force Development which is controlled by Mr. LIN Zhong (as stated in note 18 above). With effect from June 30, 2020, Elite Force Development has entrusted Spectron Enterprises to exercise voting rights of these 363,180,000 shares of CIFI Ever Sunshine Services. Elite Force Development continues to own these 363,180,000 shares of CIFI Ever Sunshine Services as the beneficial owner and be entitled to the dividends, distributions and all other rights and benefits attaching to such shares.
25. These shares of CIFI Ever Sunshine Services are directly held by Mr. CHEN Dongbiao.
26. These shares of CIFI Ever Sunshine Services are directly held by Mr. YANG Xin.
27. The English names marked with "\*" of the PRC entities are provided for identification purpose only. The Chinese names are the official names of the PRC entities.

## PRINCIPAL SHAREHOLDERS

As of June 30, 2021, the following persons or institutions, other than those disclosed in the paragraph headed “Directors’ and Chief Executives’ Interests” of this Offering Circular, have beneficial interests or short positions in any of our shares or underlying shares which would fall to be disclosed to us under the provisions of Divisions 2 and 3 of Part XV of the SFO, Cap 571 of the Laws of Hong Kong, or who are directly and/or indirectly interested in 5% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meetings of any of our other members:

<u>Name of interested party</u>	<u>Capacity/Nature of interest</u>	<u>Total number of Shares</u>	<u>Approximate percentage of the issued share capital of our Company</u>
Gentle Beauty . . . . .	Interest of controlled corporation <sup>(Note 1)</sup>	2,393,670,975(L)	28.96(L)
Rosy Fortune . . . . .	Beneficial owner <sup>(Note 1)</sup>	2,393,670,975(L)	28.96(L)
Eternally Success . . . . .	Interest of controlled corporation <sup>(Note 2)</sup>	1,212,846,037(L)	14.67(L)
Ding Chang . . . . .	Beneficial owner <sup>(Note 2)</sup>	1,212,846,037(L)	14.67(L)
Standard Chartered Trust . . . . .	Trustee <sup>(Note 3)</sup>	3,823,563,592(L)	46.25(L)
SCTS Capital . . . . .	Interest of controlled corporation <sup>(Note 3)</sup>	3,823,563,592(L)	46.25(L)
LW Asset . . . . .	Interest of controlled corporation <sup>(Note 4)</sup>	453,952,559(L)	5.49(L)
Eminent Talent . . . . .	Beneficial owner <sup>(Note 4)</sup>	453,952,559(L)	5.49(L)
Credit Suisse Trust . . . . .	Trustee <sup>(Note 4)</sup>	453,952,559(L)	5.49(L)
Ping An Insurance (Group) Company of China, Ltd. . . . .	Interest in controlled corporation <sup>(Note 5)</sup>	546,866,577(L)	6.62(L)
Ping An Life Insurance Company of China, Ltd. . . . .	Beneficial owner <sup>(Note 6)</sup>	545,000,000(L)	6.59(L)

*Notes:*

1. The entire issued share capital of Rosy Fortune is wholly owned by Gentle Beauty, the entire issued share capital of which is in turn held by Standard Chartered Trust as the trustee of the LIN’s Family Trust via SCTS Capital. The LIN’s Family Trust is a discretionary trust set up jointly by Mr. LIN Zhong, Mr. LIN Wei and Mr. LIN Feng as settlors and Standard Chartered Trust as trustee on May 11, 2012. The beneficiary objects of the LIN’s Family Trust include certain family members of Mr. LIN Zhong, Mr. LIN Wei and Mr. LIN Feng.
2. The entire issued share capital of Ding Chang is wholly owned by Eternally Success, the entire issued share capital of which is in turn held by Standard Chartered Trust as the trustee of the Sun Success Trust via SCTS Capital. The Sun Success Trust is a discretionary trust set up by Mr. LIN Zhong as settlor and Standard Chartered Trust as trustee on May 11, 2012. The beneficiary objects of the Sun Success Trust include certain family members of Mr. LIN Zhong.
3. These include 2,393,670,975 Shares held by Rosy Fortune, 1,212,846,037 Shares held by Ding Chang and 217,046,580 Shares held by Rain-Mountain. The entire issued share capital of Rain-Mountain is wholly owned by Beauty Fountain, the entire issued share capital of which is in turn held by Standard Chartered Trust as the trustee of the Sun-Mountain Trust via SCTS Capital. The Sun-Mountain Trust is a discretionary trust set up by Mr. LIN Feng as settlor and Standard Chartered Trust as trustee on May 11, 2012. The beneficiary objects of the Sun-Mountain Trust include certain family members of Mr. LIN Feng.
4. The entire issued share capital of Eminent Talent is wholly owned by LW Asset, the entire issued share capital of which is in turn held by a discretionary trust set up by Mr. LIN Wei as settlor and Credit Suisse Trust as trustee in 2018. The beneficiary objects of the said trust include certain family members of Mr. LIN Wei.
5. These Shares are held by Ping An of China Asset Management (Hong Kong) Company Limited (“Ping An HK Asset Management”) on behalf of certain clients (including but not limited to Ping An Life Insurance Company of China, Ltd. (“Ping An Life Insurance”)) as investment manager as at June 30, 2021. Ping An HK Asset Management is a wholly-owned subsidiary of China Ping An Insurance Overseas (Holdings) Limited (“Ping An Overseas Holdings”), which is a wholly-owned subsidiary of Ping An Insurance (Group) Company of China, Ltd. (“Ping An Group”). Accordingly, Ping An HK

Asset Management and Ping An Overseas Holdings are exempt from disclosure of interest under the SFO. Furthermore, Ping An Asset Management Co., Ltd. (“Ping An Asset Management”), a subsidiary of Ping An Group, also holds interest on behalf of certain clients (including but not limited to Ping An Life Insurance) as investment manager but not yet constituted to notifiable interest. Ping An Asset Management could exercise the voting rights of such Shares at its full discretion and exercise its rights on investment, operation and management independently and also entirely independent from Ping An Group as investment manager on behalf of its clients. Accordingly, Ping An Group has adopted a nonaggregating approach and is regarded to be exempted from disclosure of interest in such Shares as a holding company.

6. These Shares are held by Ping An HK Asset Management as investment manager on behalf of Ping An Life Insurance as of June 30, 2021. Ping An Life Insurance is a wholly-owned subsidiary of Ping An Group. Accordingly, Ping An Group is deemed to be interested in such Shares.

Save as disclosed above, as of June 30, 2021, no other person had interest or short position in our shares and underlying shares which were required, pursuant to Section 336 of the SFO, to be recorded into the register referred to therein.

## RELATED PARTY TRANSACTIONS

The following discussion describes certain material related party transactions in 2018, 2019 and 2020 and the six months ended June 30, 2020 and 2021 between us and our related parties.

The following table summarizes our related party transactions for the years and periods indicated.

Related parties	Transaction	For the year ended December 31,				For the six months ended June 30,		
		2018	2019	2020		2020	2021	
		RMB'000	RMB'000 (restated)	RMB'000 (unaudited)	US\$'000 (unaudited)	RMB'000 (unaudited)	RMB'000 (unaudited)	US\$'000 (unaudited)
Related company controlled by	Rental income	2,286	2,286	2,286	354	—	498	77
Mr. Lin Zhong,	Design and renovation services	—	17,297	2,102	326	513	730	113
Mr. Lin Wei &	income							
Mr. Lin Feng . . . . .	Construction material supply income	—	500	259	40	260	—	—
	Property management service income	—	44	—	—	6	—	—
	Sales of properties	—	—	1,618,768	250,715	1,618,768	—	—
Associates . . . . .	Apartment leasing and renovation services income	8,540	12,566	7,241	1,121	4,501	4,579	709
	Property management service income	161,563	57,710	54,738	8,478	39,474	70,260	10,882
	Project management fee income	799,075	1,159,914	1,099,220	170,247	517,426	709,830	109,939
	Prefabricated construction materials supply and related installation and technical services expense	3,119	8,975	22,128	3,427	3,410	6,199	960
	Sales of properties	—	—	201,732	31,244	201,732	—	—
Joint ventures . . . . .	Project management fee income	773,960	1,653,900	1,795,158	278,035	1,019,358	869,339	134,643
	Property management services income	—	61,557	94,768	14,678	59,509	56,368	8,730

In addition, as of December 31, 2018 and 2019 and 2020 and June 30, 2021, we had the following significant balances with our related parties:

	As of December 31,				As of June 30,	
	2018	2019	2020		2021	
	RMB'000	RMB'000 (restated)	RMB'000 (unaudited)	US\$'000 (unaudited)	RMB'000 (unaudited)	US\$'000 (unaudited)
Amounts due from joint ventures and associates . . . . .	27,798,425	36,569,805	57,515,448	8,908,009	46,056,480	7,133,240
Amounts due to joint ventures and associates . . . . .	15,519,116	29,170,655	32,425,022	5,021,996	42,953,723	6,652,685

### AMOUNTS DUE FROM RELATED COMPANIES AND OUR DIRECTORS

As of December 31, 2018 and 2019 and 2020 and June 30, 2021, we had amounts due from related companies of RMB27,798.4 million, RMB36,569.8 million, RMB57,515.4 million and RMB46,056.5 million (US\$7,133.2 million), respectively. We, as lessor, entered into a lease agreement with Jiaxing Xucai Department Store Co., Ltd. (嘉興旭彩百貨有限公司) (“Jiaxing Xucai”) for a term of 15 years with respect to an investment property in June 2011. Jiaxing Xucai is wholly owned by Shanghai Jianpu Investment Management Co., Ltd. (上海建浦投資管理有限公司), which is controlled by Mr. Lin Zhong, Mr. Lin Wei and Mr. Lin Feng. Under the lease agreement, Jiaxing Xucai pays us monthly rental fees and management fees for the property management services we provide. Except for the foregoing, other amounts due from related companies and our directors were non-trade in nature, unsecured, interest-free and repayable on demand.

## AMOUNTS DUE TO RELATED COMPANIES AND OUR DIRECTORS

As of December 31, 2018 and 2019 and 2020 and June 30, 2021, we had amounts due to related companies of RMB15,519.1 million, RMB29,170.7 million, RMB32,425.0 million and RMB42,953.7 million (US\$6,652.7 million), respectively. We had amounts due to non-controlling interests of approximately RMB8,516.0 million (US\$1,319.0 million) as of June 30, 2021, which are unsecured, interest-free and repayable on demand.

## KEY MANAGEMENT PERSONNEL REMUNERATION

The following table summarizes our directors' remuneration for the periods indicated.

Remuneration type	For the year ended December 31,			
	2018	2019	2020	
	RMB'000	RMB'000	RMB'000	US\$'000 (unaudited)
Directors' fees . . . . .	776	910	952	147
Other emoluments for non-executive directors and independent non-executive directors . . . . .	306	246	204	32
Other emoluments for executive directors				
Basic salaries and allowances . . . . .	19,551	20,248	21,519	3,333
Equity-settled share based payment . . . . .	11,099	434	362	56
Bonus . . . . .	9,348	11,190	9,632	1,492
Retirement benefit contributions . . . . .	499	550	341	53
	41,579	33,578	33,010	5,113

## DESCRIPTION OF OTHER MATERIAL INDEBTEDNESS AND OBLIGATIONS

To fund our existing property projects and to finance our working capital requirements, we have entered into financing agreements with various financial institutions. As of June 30, 2021, our total bank and other borrowings under IFRS (not including senior notes and onshore bonds) amounted to RMB68,591.5 million (US\$10,623.5 million). As of the same date, we also had outstanding September 2018 Notes, Existing Notes, the Second Tranche of 2015 Onshore Bonds, the Second Tranche of 2016 Onshore Bonds, the 2018 Onshore Bonds, the First and Second Tranche of 2018 Onshore Corporate Bonds and the August 2017 Perpetual Securities with carrying amounts of RMB44,080.0 million (US\$6,827.1 million) and amounts due to non-controlling interests of RMB8,516.0 million (US\$1,319.0 million).

### PRC BANK LOAN AGREEMENTS

Certain of our PRC subsidiaries have entered into loan agreements with local branches of various PRC banks and financial institutions. These loans include project loans to finance the construction of our projects and loans to finance our working capital requirements. They have terms ranging from approximately one to ten years. As of June 30, 2021, the aggregate outstanding amount under these loans totaled approximately RMB51,207.0 million (US\$7,931.0 million), of which RMB4,331.3 million (US\$670.8 million) was due within one year and RMB46,875.7 million (US\$7,260.1 million) was due after one year. Our PRC loans are typically secured by land use rights and properties as well as guaranteed by certain of our other PRC subsidiaries.

#### Interest

The principal amounts outstanding under the PRC loans generally bear interest at floating rates calculated with reference to the PBOC benchmark interest rate. Floating interest rates are generally subject to annual or quarterly review by the lending banks. Interest payments are payable either monthly or quarterly and must be made on each payment date as provided in the particular loan agreement. As of June 30, 2021, the effective interest rate of our bank loans ranged from 2.95% to 10.5%.

#### Covenants

Under these PRC loans, many of our subsidiary borrowers have agreed, among other things, not to take the following actions without obtaining the relevant lender's prior consent:

- paying dividends unless conditions specified in the agreements are satisfied;
- creating encumbrances on any part of their property or assets or dealing with their assets in a way that may adversely affect their ability to repay their loans;
- granting guarantees to any third parties that may adversely affect their ability to repay their loans;
- making any major changes to their corporate structures, such as entering into joint ventures, mergers, acquisitions and reorganizations;
- altering the nature or scope of their business operations in any material respect;
- transferring part or all of their liabilities under the loans to a third party;
- prepaying the loans;
- selling or disposing of assets; and



- incurring other indebtedness that may adversely affect their ability to repay their loans.

## **Events of Default**

The PRC loan agreements contain certain customary events of default, including failure to pay the amount payable on the due date, unauthorized use of loan proceeds, failure to obtain the lender's approval for an act that requires the latter's approval, and material breach of the terms of the loan agreement. The banks are entitled to terminate their respective agreements and/or demand immediate repayment of the loans and any accrued interest upon the occurrence of an event of default.

## **Guarantee and Security**

Certain of our PRC subsidiaries have entered into guarantee agreements with the PRC banks and financial institutions in connection with some of the PRC loans pursuant to which these subsidiaries have guaranteed all liabilities of the subsidiary borrowers under these loans. Further, as of December 31, 2018, all of our PRC loans were secured by land use rights and properties held by the subsidiary borrowers and/or our other PRC subsidiaries.

## **JANUARY 2018 NOTES**

On January 23, 2018, we entered into an indenture (as amended or supplemented from time to time, the "January 2018 Indenture"). Pursuant to the January 2018 Indenture, we issued an aggregate principal amount of US\$300,000,000 of the January 2018 Notes on January 23, 2018. The January 2018 Notes were unsecured. As of the date of this Offering Circular, US\$300,000,000 principal amount of the January 2018 Notes is outstanding.

## **Guarantee**

The obligations pursuant to the January 2018 Notes are guaranteed by our existing subsidiaries (the "January 2018 Subsidiary Guarantors") other than (i) those organized under the laws of the PRC and (ii) certain other subsidiaries specified in the January 2018 Indenture. Each of the January 2018 Subsidiary Guarantors, jointly and severally, guarantees the due and punctual payment of the principal of, any premium (if any) and interest on, and all other amounts payable under, the January 2018 Notes.

## **Interest**

The January 2018 Notes bear an interest rate of 5.5% *per annum*, payable semi-annually in arrears.

## **Covenants**

Subject to certain conditions and exceptions, the January 2018 Indenture and each of the relevant subsidiary guarantees contain certain covenants, restricting us and each of the relevant restricted subsidiaries from, among other things:

- incurring or guaranteeing additional indebtedness and issuing disqualified or preferred stock;
- declaring dividends on its capital stock or purchasing or redeeming capital stock;
- making investments or other specified restricted payments;
- issuing or selling capital stock of the related restricted subsidiaries;
- guaranteeing indebtedness of the related restricted subsidiaries;

- selling assets;
- creating liens;
- entering into sale and leaseback transactions;
- entering into agreements that restrict the related restricted subsidiaries' ability to pay dividends;
- transferring assets or making intercompany loans;
- entering into transactions with shareholders or affiliates; and
- effecting a consolidation or merger.

## Events of Default

The January 2018 Indenture contains certain customary events of default, including default in the payment of principal of (or any premium on) the January 2018 Notes when such payments become due, default in the payment of interest which continues for 30 consecutive days and other events of default. If an event of default occurs and is continuing, the trustee under the January 2018 Indenture or the holders of at least 25% of the outstanding January 2018 Notes may declare the principal of the January 2018 Notes plus a premium and any accrued and unpaid interest to be immediately due and payable.

## Change of Control

Upon the occurrence of certain events of change of control and a rating decline, we are required to make an offer to repurchase all outstanding January 2018 Notes at a purchase price equal to 101% of their principal amount plus any accrued and unpaid interest.

## Maturity and Redemption

The maturity date of the January 2018 Notes is January 23, 2023.

At any time and from time to time on or after January 23, 2021, we may redeem the January 2018 Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth in the table below if redeemed during each period indicated below, plus any accrued and unpaid interest to the redemption date, if redeemed during the twelve month period beginning on January 23 of each year set forth below:

<b>Period</b>	<b>Redemption Price</b>
2021 .....	102.75%
2022 .....	101.375%

At any time and from time to time prior to January 23, 2021, we may redeem the January 2018 Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the January 2018 Notes plus a premium and any accrued and unpaid interest (if any) to the redemption date.

At any time and from time to time prior to January 23, 2021, we may redeem up to 35% of the aggregate principal amount of the January 2018 Notes at a redemption price equal to 105.5% of the principal amount of the January 2018 Notes redeemed, plus accrued and unpaid interest (if any) to the redemption date with proceeds from sales of certain kinds of our capital stock, subject to certain conditions.

Additionally, if we or a subsidiary guarantor under the January 2018 Indenture would become obligated to pay certain additional amounts as a result of certain changes in specified tax law, we may redeem the January 2018 Notes at a redemption price equal to 100% of the principal amount of the January 2018 Notes plus any accrued and unpaid interest, subject to certain conditions.

## **MARCH 2019 NOTES**

On March 28, 2019, we entered into an indenture (as amended or supplemented from time to time, the “March 2019 Indenture”). Pursuant to the March 2019 Indenture, we issued an aggregate principal amount of US\$255,000,000 of the March 2019 Notes on March 28, 2019 and an aggregate principal amount of US\$300,000,000 of the March 2019 Notes on July 15, 2019. The March 2019 Notes are unsecured. As of the date of this Offering Circular, US\$555,000,000 principal amount of the March 2019 Notes is outstanding.

### **Guarantee**

The obligations pursuant to the March 2019 Notes are guaranteed by our existing subsidiaries and JV subsidiaries (the “March 2019 Subsidiary Guarantors”) other than (i) those organized under the laws of the PRC and (ii) certain other subsidiaries specified in the March 2019 Indenture. Each of the March 2019 Subsidiary Guarantors, jointly and severally, guarantees the due and punctual payment of the principal of, any premium (if any) and interest on, and all other amounts payable under, the March 2019 Notes.

### **Interest**

The March 2019 Notes bear an interest rate of 6.55% per annum, payable semi-annually in arrears.

### **Covenants**

Subject to certain conditions and exceptions, the March 2019 Indenture and each of the relevant subsidiary guarantees contain certain covenants, restricting us and each of the relevant restricted subsidiaries from, among other things:

- incurring additional indebtedness and issuing disqualified or preferred stock;
- declaring dividends on its capital stock or purchasing or redeeming capital stock;
- making investments or other specified restricted payments;
- issuing or selling capital stock of the related restricted subsidiaries;
- guaranteeing indebtedness of the related restricted subsidiaries;
- selling assets;
- creating liens;
- entering into sale and leaseback transactions;
- entering into agreements that restrict the related restricted subsidiaries’ ability to pay dividends; transferring assets or making intercompany loans;
- entering into transactions with shareholders or affiliates; and
- effecting a consolidation or merger.

## Events of Default

The March 2019 Indenture contains certain customary events of default, including default in the payment of principal of (or any premium on) the March 2019 Notes when such payments become due, default in the payment of interest which continues for 30 consecutive days and other events of default. If an event of default occurs and is continuing, the trustee under the March 2019 Indenture or the holders of at least 25% of the outstanding March 2019 Notes may declare the principal of the March 2019 Notes plus a premium, if any, and accrued and unpaid interest to be immediately due and payable.

## Change of Control

Upon the occurrence of certain events of change of control and a rating decline, we are required to make an offer to repurchase all outstanding March 2019 Notes at a purchase price equal to 101% of their principal amount plus any accrued and unpaid interest.

## Maturity and Redemption

The maturity date of the March 2019 Notes is March 28, 2024.

At any time and from time to time on or after March 28, 2022, we may redeem the March 2019 Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth in the table below if redeemed during each period indicated below, plus any accrued and unpaid interest to the redemption date, if redeemed during the twelve month period beginning on March 28 of each year set forth below:

<b>Period</b>	<b>Redemption Price</b>
2022 .....	103.275%
2023 .....	101%

At any time and from time to time prior to March 28, 2022, we may redeem the March 2019 Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the March 2019 Notes plus a premium and any accrued and unpaid interest (if any) to the redemption date.

At any time and from time to time prior to March 28, 2024, we may redeem up to 35% of the aggregate principal amount of the March 2019 Notes at a redemption price equal to 106.55% of the principal amount of the March 2019 Notes redeemed, plus accrued and unpaid interest (if any) to the redemption date with proceeds from sales of certain kinds of our capital stock, subject to certain conditions.

Additionally, if we or a subsidiary guarantor under the March 2019 Indenture would become obligated to pay certain additional amounts as a result of certain changes in specified tax law, we may redeem the March 2019 Notes at a redemption price equal to 100% of the principal amount of the March 2019 Notes plus any accrued and unpaid interest, subject to certain conditions.

## JULY 2019 NOTES

On July 23, 2019, we entered into an indenture (as amended or supplemented from time to time, the “July 2019 Indenture”). Pursuant to the July 2019 Indenture, we issued an aggregate principal amount of RMB1,600,000,000 of the July 2019 Notes on July 23, 2019. The July 2019 Notes are unsecured. As of the date of this Offering Circular RMB695,480,000 principal amount of the July 2019 Notes is outstanding.

## **Guarantee**

The obligations pursuant to the July 2019 Notes are guaranteed by our existing subsidiaries (the “July 2019 Subsidiary Guarantors”) other than (i) those organized under the laws of the PRC and (ii) certain other subsidiaries specified in the July 2019 Indenture. Each of the July 2019 Subsidiary Guarantors, jointly and severally, guarantees the due and punctual payment of the principal of, any premium (if any) and interest on, and all other amounts payable under, the July 2019 Notes.

## **Interest**

The July 2019 Notes bear an interest rate of 6.70% per annum, payable semi-annually in arrears.

## **Covenants**

Subject to certain conditions and exceptions, the July 2019 Indenture and each of the relevant subsidiary guarantees contain certain covenants, restricting us and each of the relevant restricted subsidiaries from, among other things:

- incurring or guaranteeing additional indebtedness and issuing disqualified or preferred stock;
- declaring dividends on its capital stock or purchasing or redeeming capital stock;
- making investments or other specified restricted payments;
- issuing or selling capital stock of the related restricted subsidiaries;
- guaranteeing indebtedness of the related restricted subsidiaries;
- selling assets;
- creating liens;
- entering into sale and leaseback transactions;
- entering into agreements that restrict the related restricted subsidiaries’ ability to pay dividends;
- transfer assets or make intercompany loans;
- entering into transactions with shareholders or affiliates; and
- effecting a consolidation or merger.

## **Events of Default**

The July 2019 Indenture contains certain customary events of default, including default in the payment of principal of (or any premium on) the July 2019 Notes when such payments become due, default in the payment of interest which continues for 30 consecutive days and other events of default. If an event of default occurs and is continuing, the trustee under the July 2019 Indenture of the holders of at least 25% of the outstanding July 2019 Notes may declare the principal of the July 2019 Notes plus a premium any and accrued and unpaid interest to be immediately due and payable.

## **Change of Control**

Upon the occurrence of certain events of change of control and a rating decline, we are required to make an offer to repurchase all outstanding July 2019 Notes at a purchase price equal to 101% of their principal amount plus any accrued and unpaid interest.

## **Maturity and Redemption**

The maturity date of the July 2019 Notes is April 23, 2022.

At any time and from time to time on or after July 23, 2021, we may redeem the Notes, in whole or in part, at a redemption price equal to 101.675% of the principal amount of the Notes redeemed plus accrued and unpaid interest (if any) to (but not including) the redemption date.

At any time and from time to time prior July 23, 2021, we may redeem the Notes, in whole or in part, at a redemption price equal to 100% of the principal amount of the Notes redeemed plus accrued and unpaid interest (if any) to (but not including) the redemption date.

At any time and from time to time prior to July 23, 2021, we may redeem up to 35% of the aggregate principal amount of the July 2019 Notes at a redemption price equal to 106.70% of the principal amount of the July 2019 Notes redeemed, plus accrued and unpaid interest (if any) to the redemption date with proceeds from sales of certain kinds of our capital stock, subject to certain conditions.

Additionally, if we or a subsidiary guarantor under the July 2019 Indenture would become obligated to pay certain additional amounts as a result of certain changes in specified tax law, we may redeem the July 2019 Notes at a redemption price equal to 100% of the principal amount of the July 2019 Notes plus any accrued and unpaid interest, subject to certain conditions.

## **NOVEMBER 2019 NOTES**

On November 7, 2019, we entered into an indenture (as amended or supplemented from time to time, the “November 2019 Indenture”). Pursuant to the November 2019 Indenture, we issued an aggregate principal amount of US\$400,000,000 of the November 2019 Notes on November 7, 2019 and an aggregate principal amount of US\$100,000,000 of the November 2019 Notes on November 15, 2019. The November 2019 Notes are unsecured. As of the date of this Offering Circular, US\$500,000,000 principal amount of the November 2019 Notes is outstanding.

## **Guarantee**

The obligations pursuant to the November 2019 Notes are guaranteed by our existing subsidiaries and JV subsidiaries (the “November 2019 Subsidiary Guarantors”) other than (i) those organized under the laws of the PRC and (ii) certain other subsidiaries specified in the November 2019 Indenture. Each of the November 2019 Subsidiary Guarantors, jointly and severally, guarantees the due and punctual payment of the principal of, any premium and interest on, and all other amounts payable under, the November 2019 Notes.

## **Interest**

The November 2019 Notes bear an interest rate of 6.45% per annum, payable semi-annually in arrears.

## **Covenants**

Subject to certain conditions and exceptions, the November 2019 Indenture and each of the relevant subsidiary guarantees contain certain covenants, restricting us and each of the relevant restricted subsidiaries from, among other things:

- incurring additional indebtedness and issuing disqualified or preferred stock;
- declaring dividends on its capital stock or purchasing or redeeming capital stock;
- making investments or other specified restricted payments;
- issuing or selling capital stock of the related restricted subsidiaries;
- guaranteeing indebtedness of the related restricted subsidiaries;
- selling assets;
- creating liens;
- entering into sale and leaseback transactions;
- entering into agreements that restrict the related restricted subsidiaries' ability to pay dividends;
- transferring assets or making intercompany loans;
- entering into transactions with shareholders or affiliates; and
- effecting a consolidation or merger.

## **Events of Default**

The November 2019 Indenture contains certain customary events of default, including default in the payment of principal of (or any premium on) the November 2019 Notes when such payments become due, default in the payment of interest which continues for 30 consecutive days and other events of default. If an event of default occurs and is continuing, the trustee under the November 2019 Indenture or the holders of at least 25% of the outstanding November 2019 Notes may declare the principal of the November 2019 Notes plus a premium, if any, and accrued and unpaid interest to be immediately due and payable.

## **Change of Control**

Upon the occurrence of certain events of change of control and a rating decline, we are required to make an offer to repurchase all outstanding November 2019 Notes at a purchase price equal to 101% of their principal amount plus any accrued and unpaid interest.

## **Maturity and Redemption**

The maturity date of the November 2019 Notes is November 7, 2024.



At any time and from time to time on or after November 7, 2022, we may redeem the November 2019 Notes, in whole or in part, at a redemption price equal to the percentage of the principal amount of the November 2019 Notes redeemed set forth below plus accrued and unpaid interest (if any) to (but not including) the redemption date, if redeemed during the twelve-month period beginning on November 7 of each year set forth below:

<b>Period</b>	<b>Redemption Price</b>
2022 .....	103.225%
2023 .....	101%

At any time and from time to time prior to November 7, 2022, we may at our option redeem the November 2019 Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the November 2019 Notes plus the applicable premium as of, and accrued and unpaid interest (if any) to the redemption date.

At any time and from time to time prior to November 7, 2022, we may redeem up to 35% of the aggregate principal amount of the November 2019 Notes at a redemption price of 106.45% of the principal amount of the Notes redeemed, plus accrued and unpaid interest (if any) to (but not including) the redemption date with the proceeds from sales of certain kinds of our common stock, subject to certain conditions.

Additionally, if we or a subsidiary guarantor under the November 2019 Indenture would become obligated to pay certain additional amounts as a result of certain changes in specified tax law, we may redeem the November 2019 Notes at a redemption price equal to 100% of the principal amount of the November 2019 Notes plus any accrued and unpaid interest, subject to certain conditions.

## **JANUARY 2020 NOTES**

On January 16, 2020, we entered into an indenture (as amended or supplemented from time to time, the “January 2020 Indenture”). Pursuant to the January 2020 Indenture, we issued an aggregate principal amount of US\$567,000,000 of the January 2020 Notes on January 16, 2020. The January 2020 Notes are unsecured. As of the date of this Offering Circular, US\$567,000,000 principal amount of the January 2020 Notes is outstanding.

### **Guarantee**

The obligations pursuant to the January 2020 Notes are guaranteed by our existing subsidiaries and JV subsidiaries (the “January 2020 Subsidiary Guarantors”) other than (i) those organized under the laws of the PRC and (ii) certain other subsidiaries specified in the January 2020 Indenture. Each of the January 2020 Subsidiary Guarantors, jointly and severally, guarantees the due and punctual payment of the principal of, any premium and interest on, and all other amounts payable under, the January 2020 Notes.

### **Interest**

The January 2020 Notes bear an interest rate of 6.0% per annum, payable semi-annually in arrears.

### **Covenants**

Subject to certain conditions and exceptions, the January 2020 Indenture and each of the relevant subsidiary guarantees contain certain covenants, restricting us and each of the relevant restricted subsidiaries from, among other things:

- incurring additional indebtedness and issuing disqualified or preferred stock;

- declaring dividends on its capital stock or purchasing or redeeming capital stock;
- making investments or other specified restricted payments;
- issuing or selling capital stock of the related restricted subsidiaries;
- guaranteeing indebtedness of the related restricted subsidiaries;
- selling assets;
- creating liens;
- entering into sale and leaseback transactions;
- entering into agreements that restrict the related restricted subsidiaries' ability to pay dividends;
- transferring assets or making intercompany loans;
- entering into transactions with shareholders or affiliates; and
- effecting a consolidation or merger.

#### **Events of Default**

The January 2020 Indenture contains certain customary events of default, including default in the payment of principal of (or any premium on) the January 2020 Notes when such payments become due, default in the payment of interest which continues for 30 consecutive days and other events of default. If an event of default occurs and is continuing, the trustee under the January 2020 Indenture or the holders of at least 25% of the outstanding January 2020 may declare the principal of the January 2020 Notes plus a premium, if any, and accrued and unpaid interest to be immediately due and payable.

#### **Change of Control**

Upon the occurrence of certain events of change of control and a rating decline, we are required to make an offer to repurchase all outstanding January 2020 Notes at a purchase price equal to 101% of their principal amount plus any accrued and unpaid interest.

#### **Maturity and Redemption**

The maturity date of the January 2020 Notes is January 16, 2025.

At any time and from time to time on or after January 16, 2023, we may redeem the January 2020 Notes, in whole or in part, at a redemption price equal to the percentage of the principal amount of the January 2020 Notes redeemed set forth below plus accrued and unpaid interest (if any) to (but not including) the redemption date, if redeemed during the twelve-month period beginning on January 16 of each year set forth below:

<b>Period</b>	<b>Redemption</b>
2023 .....	103.0%
2024 .....	101.0%
2025 .....	100.0%

At any time and from time to time prior to January 16, 2023, we may at our option redeem the January 2020 Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the January 2020 Notes plus the applicable premium as of, and accrued and unpaid interest (if any) to the redemption date.

At any time and from time to time prior to January 16, 2023, we may redeem up to 35% of the aggregate principal amount of the January 2020 Notes at a redemption price of 106.0% of the principal amount of the Notes redeemed, plus accrued and unpaid interest (if any) to (but not including) the redemption date with the proceeds from sales of certain kinds of our common stock, subject to certain conditions.

Additionally, if we or a subsidiary guarantor under the January 2020 Indenture would become obligated to pay certain additional amounts as a result of certain changes in specified tax law, we may redeem the January 2020 Notes at a redemption price equal to 100% of the principal amount of the January 2020 Notes plus any accrued and unpaid interest, subject to certain conditions.

## **JULY 2020 NOTES**

On July 20, 2020, we entered into an indenture (as amended or supplemented from time to time, the “July 2020 Indenture”). Pursuant to the July 2020 Indenture, we issued an aggregate principal amount of US\$300,000,000 of the July 2020 Notes on July 20, 2020 and an aggregate principal amount of US\$200,000,000 of the July 2020 Notes on August 5, 2020. The July 2020 Notes are unsecured. As of the date of this Offering Circular, US\$500,000,000 principal amount of the July 2020 Notes is outstanding.

### **Guarantee**

The obligations pursuant to the July 2020 Notes are guaranteed by our existing subsidiaries and JV subsidiaries (the “July 2020 Subsidiary Guarantors”) other than (i) those organized under the laws of the PRC and (ii) certain other subsidiaries specified in the July 2020 Indenture. Each of the July 2020 Subsidiary Guarantors, jointly and severally, guarantees the due and punctual payment of the principal of, any premium and interest on, and all other amounts payable under, the July 2020 Notes.

### **Interest**

The July 2020 Notes bear an interest rate of 5.95% per annum, payable semi-annually in arrears.

### **Covenants**

Subject to certain conditions and exceptions, the July 2020 Indenture and each of the relevant subsidiary guarantees contain certain covenants, restricting us and each of the relevant restricted subsidiaries from, among other things:

- incurring additional indebtedness and issuing disqualified or preferred stock;
- declaring dividends on its capital stock or purchasing or redeeming capital stock;
- making investments or other specified restricted payments;
- issuing or selling capital stock of the related restricted subsidiaries;
- guaranteeing indebtedness of the related restricted subsidiaries;
- selling assets;

- creating liens;
- entering into sale and leaseback transactions;
- entering into agreements that restrict the related restricted subsidiaries' ability to pay dividends;
- transferring assets or making intercompany loans;
- entering into transactions with shareholders or affiliates; and
- effecting a consolidation or merger.

## Events of Default

The July 2020 Indenture contains certain customary events of default, including default in the payment of principal of (or any premium on) the July 2020 Notes when such payments become due, default in the payment of interest which continues for 30 consecutive days and other events of default. If an event of default occurs and is continuing, the trustee under the July 2020 Indenture or the holders of at least 25% of the outstanding July 2020 Notes may declare the principal of the July 2020 Notes plus a premium, if any, and accrued and unpaid interest to be immediately due and payable.

## Change of Control

Upon the occurrence of certain events of change of control and a rating decline, we are required to make an offer to repurchase all outstanding July 2020 Notes at a purchase price equal to 101% of their principal amount plus any accrued and unpaid interest.

## Maturity and Redemption

The maturity date of the July 2020 Notes is October 20, 2025.

At any time and from time to time on or after July 20, 2023, we may redeem the July 2020 Notes, in whole or in part, at a redemption price equal to the percentage of the principal amount of the July 2020 Notes redeemed set forth below plus accrued and unpaid interest (if any) to (but not including) the redemption date, if redeemed during the twelve-month period beginning on July 20 of each year set forth below:

<b>Period</b>	<b>Redemption Price</b>
2023 .....	102.975%
2024 .....	101%
2025 .....	100%

At any time and from time to time prior to July 20, 2023, we may at our option redeem the July 2020 Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the July 2020 Notes plus the applicable premium as of, and accrued and unpaid interest (if any) to the redemption date.

At any time and from time to time prior to July 20, 2023, we may redeem up to 35% of the aggregate principal amount of the July 2020 Notes at a redemption price of 105.95% of the principal amount of the Notes redeemed, plus accrued and unpaid interest (if any) to (but not including) the redemption date with the proceeds from sales of certain kinds of our common stock, subject to certain conditions.

Additionally, if we or a subsidiary guarantor under the July 2020 Indenture would become obligated to pay certain additional amounts as a result of certain changes in specified tax law, we may redeem the July 2020 Notes at a redemption price equal to 100% of the principal amount of the July 2020 Notes plus any accrued and unpaid interest, subject to certain conditions.

## **AUGUST 2020 NOTES**

On August 19, 2020, we entered into an indenture (as amended or supplemented from time to time, the “August 2020 Indenture”). Pursuant to the August 2020 Indenture, we issued an aggregate principal amount of RMB1,200,000,000 of the August 2020 Notes on August 19, 2020. The August 2020 Notes are unsecured. As of the date of this Offering Circular, RMB1,200,000,000 principal amount of the August 2020 Notes is outstanding.

### **Guarantee**

The obligations pursuant to the August 2020 Notes are guaranteed by our existing subsidiaries (the “August 2020 Subsidiary Guarantors”) other than (i) those organized under the laws of the PRC and (ii) certain other subsidiaries specified in the August 2020 Indenture. Each of the August 2020 Subsidiary Guarantors, jointly and severally, guarantees the due and punctual payment of the principal of, any premium (if any) and interest on, and all other amounts payable under, the August 2020 Notes.

### **Interest**

The August 2020 Notes bear an interest rate of 5.85% per annum, payable semi-annually in arrears.

### **Covenants**

Subject to certain conditions and exceptions, the August 2020 Indenture and each of the relevant subsidiary guarantees contain certain covenants, restricting us and each of the relevant restricted subsidiaries from, among other things:

- incurring or guaranteeing additional indebtedness and issuing disqualified or preferred stock;
- declaring dividends on its capital stock or purchasing or redeeming capital stock;
- making investments or other specified restricted payments;
- issuing or selling capital stock of the related restricted subsidiaries;
- guaranteeing indebtedness of the related restricted subsidiaries;
- selling assets;
- creating liens;
- entering into sale and leaseback transactions;
- entering into agreements that restrict the related restricted subsidiaries’ ability to pay dividends;
- transfer assets or make intercompany loans;
- entering into transactions with shareholders or affiliates; and

- effecting a consolidation or merger.

## **Events of Default**

The August 2020 Indenture contains certain customary events of default, including default in the payment of principal of (or any premium on) the August 2020 Notes when such payments become due, default in the payment of interest which continues for 30 consecutive days and other events of default. If an event of default occurs and is continuing, the trustee under the August 2020 Indenture of the holders of at least 25% of the outstanding August 2020 Notes may declare the principal of the August 2020 Notes plus a premium any and accrued and unpaid interest to be immediately due and payable.

## **Change of Control**

Upon the occurrence of certain events of change of control and a rating decline, we are required to make an offer to repurchase all outstanding August 2020 Notes at a purchase price equal to 101% of their principal amount plus any accrued and unpaid interest.

## **Maturity and Redemption**

The maturity date of the August 2020 Notes is August 19, 2023.

At any time and from time to time on or after August 19, 2022, we may redeem the August 2020 Notes, in whole or in part, at a redemption price equal to 102.925% of the principal amount of the August 2020 Notes redeemed plus accrued and unpaid interest (if any) to (but not including) the redemption date.

At any time and from time to time prior August 19, 2022, we may redeem the Notes, in whole or in part, at a redemption price equal to 100% of the principal amount of the Notes redeemed plus accrued and unpaid interest (if any) to (but not including) the redemption date.

At any time and from time to time prior to August 19, 2022, we may redeem up to 35% of the aggregate principal amount of the August 2020 Notes at a redemption price equal to 105.85% of the principal amount of the August 2020 Notes redeemed, plus accrued and unpaid interest (if any) to the redemption date with proceeds from sales of certain kinds of our capital stock, subject to certain conditions.

Additionally, if we or a subsidiary guarantor under August 2020 Indenture would become obligated to pay certain additional amounts as a result of certain changes in specified tax law, we may redeem the August 2020 Notes at a redemption price equal to 100% of the principal amount of the August 2020 Notes plus any accrued and unpaid interest, subject to certain conditions.

## **NOVEMBER 2020 NOTES**

On November 13, 2020, we entered into an indenture (as amended or supplemented from time to time, the “November 2020 Indenture”). Pursuant to the November 2020 Indenture, we issued an aggregate principal amount of US\$350,000,000 of the November 2020 Notes on November 13, 2020. The November 2020 Notes are unsecured. As of the date of this Offering Circular, US\$350,000,000 principal amount of the November 2020 Notes is outstanding.

## **Guarantee**

The obligations pursuant to the November 2020 Notes are guaranteed by our existing subsidiaries (the “November 2020 Subsidiary Guarantors”) other than (i) those organized under the laws of the PRC and (ii) certain other subsidiaries specified in the November 2020 Indenture. Each of the November

2020 Subsidiary Guarantors, jointly and severally, guarantees the due and punctual payment of the principal of, any premium (if any) and interest on, and all other amounts payable under, the November 2020 Notes.

### **Interest**

The November 2020 Notes bear an interest rate of 5.25% per annum, payable semi-annually in arrears.

### **Covenants**

Subject to certain conditions and exceptions, the November 2020 Indenture and each of the relevant subsidiary guarantees contain certain covenants, restricting us and each of the relevant restricted subsidiaries from, among other things:

- incur additional indebtedness and issue disqualified or preferred stock;
- declare dividends on its capital stock or purchase or redeem capital stock;
- make investments or other specified restricted payments;
- issue or sell capital stock of Restricted Subsidiaries;
- guarantee indebtedness of Restricted Subsidiaries;
- sell assets;
- create liens;
- enter into sale and leaseback transactions;
- enter into agreements that restrict the Restricted Subsidiaries' ability to pay dividends; transfer assets or make intercompany loans;
- enter into transactions with shareholders or affiliates; and
- effect a consolidation or merger.

### **Events of Default**

The November 2020 Indenture contains certain customary events of default, including default in the payment of principal of (or any premium on) the November 2020 Notes when such payments become due, default in the payment of interest which continues for 30 consecutive days and other events of default. If an event of default occurs and is continuing, the trustee under the November 2020 Indenture of the holders of at least 25% of the outstanding November 2020 Notes may declare the principal of the November 2020 Notes plus a premium any and accrued and unpaid interest to be immediately due and payable.

### **Change of Control**

Upon the occurrence of certain events of change of control and a rating decline, we are required to make an offer to repurchase all outstanding November 2020 Notes at a purchase price equal to 101% of their principal amount plus any accrued and unpaid interest.



## **Maturity and Redemption**

The maturity date of the November 2020 Notes is May 13, 2026.

At any time and from time to time on or after November 13, 2023, we may redeem the November 2020 Notes, in whole or in part, at a redemption price equal to 102.625% of the principal amount of the November 2020 Notes redeemed plus accrued and unpaid interest (if any) to (but not including) the redemption date.

At any time and from time to time prior November 13, 2023, we may redeem the Notes, in whole or in part, at a redemption price equal to 100% of the principal amount of the Notes redeemed plus accrued and unpaid interest (if any) to (but not including) the redemption date.

At any time and from time to time prior to November 13, 2023, we may redeem up to 35% of the aggregate principal amount of the November 2020 Notes at a redemption price equal to 105.25% of the principal amount of the November 2020 Notes redeemed, plus accrued and unpaid interest (if any) to the redemption date with proceeds from sales of certain kinds of our capital stock, subject to certain conditions.

Additionally, if we or a subsidiary guarantor under November 2020 Indenture would become obligated to pay certain additional amounts as a result of certain changes in specified tax law, we may redeem the November 2020 Notes at a redemption price equal to 100% of the principal amount of the November 2020 Notes plus any accrued and unpaid interest, subject to certain conditions.

## **JANUARY 2021 NOTES**

On January 12, 2021, we entered into an indenture (as amended or supplemented from time to time, the “January 2021 Indenture”). Pursuant to the January 2021 Indenture, we issued an aggregate principal amount of US\$419,000,000 of the January 2021 Notes on January 12, 2021.

The January 2021 Notes are unsecured. As of the date of this Offering Circular, US\$419,000,000 principal amount of the January 2021 Notes is outstanding.

## **Guarantee**

The obligations pursuant to the January 2021 Notes are guaranteed by our existing subsidiaries (the “January 2021 Subsidiary Guarantors”) other than (i) those organized under the laws of the PRC and (ii) certain other subsidiaries specified in the January 2021 Indenture. Each of the January 2021 Subsidiary Guarantors, jointly and severally, guarantees the due and punctual payment of the principal of, any premium (if any) and interest on, and all other amounts payable under, the January 2021 Notes.

## **Interest**

The January 2021 Notes bear an interest rate of 4.375% per annum, payable semi-annually in arrears.

## **Covenants**

Subject to certain conditions and exceptions, the January 2021 Indenture and each of the relevant subsidiary guarantees contain certain covenants, restricting us and each of the relevant restricted subsidiaries from, among other things:

- incur additional indebtedness and issue disqualified or preferred stock;

- declare dividends on its capital stock or purchase or redeem capital stock;
- make investments or other specified restricted payments;
- issue or sell capital stock of Restricted Subsidiaries;
- guarantee indebtedness of Restricted Subsidiaries;
- sell assets;
- create liens;
- enter into sale and leaseback transactions;
- enter into agreements that restrict the Restricted Subsidiaries' ability to pay dividends;
- transfer assets or make intercompany loans;
- enter into transactions with shareholders or affiliates; and
- effect a consolidation or merger.

### Events of Default

The January 2021 Indenture contains certain customary events of default, including default in the payment of principal of (or any premium on) the January 2021 Notes when such payments become due, default in the payment of interest which continues for 30 consecutive days and other events of default. If an event of default occurs and is continuing, the trustee under the January 2021 Indenture of the holders of at least 25% of the outstanding January 2021 Notes may declare the principal of the January 2021 Notes plus a premium any and accrued and unpaid interest to be immediately due and payable.

### Change of Control

Upon the occurrence of certain events of change of control and a rating decline, we are required to make an offer to repurchase all outstanding January 2021 Notes at a purchase price equal to 101% of their principal amount plus any accrued and unpaid interest.

### Maturity and Redemption

The maturity date of the January 2021 Notes is April 12, 2027.

At any time and from time to time on or after January 12, 2025, we may redeem the January 2021 Notes, in whole or in part, at a redemption price equal to the percentage of the principal amount of the January 2021 Notes redeemed set forth below plus accrued and unpaid interest (if any) to (but not including) the redemption date, if redeemed during the twelve-month period beginning on January 12 of each year set forth below:

<u>Period</u>	<u>Redemption Price</u>
2025 .....	102.1875%
2026 .....	101.0%
2027 .....	100.0%

At any time and from time to time prior to January 12, 2025, we may at our option redeem the January 2021 Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the January 2021 Notes plus the applicable premium as of, and accrued and unpaid interest (if any) to the redemption date.

At any time and from time to time prior to January 12, 2025, we may redeem up to 35% of the aggregate principal amount of the January 2021 Notes at a redemption price of 104.375% of the principal amount of the January 2021 Notes redeemed, plus accrued and unpaid interest (if any) to (but not including) the redemption date with the proceeds from sales of certain kinds of our common stock, subject to certain conditions.

Additionally, if we or a subsidiary guarantor under the January 2021 Indenture would become obligated to pay certain additional amounts as a result of certain changes in specified tax law, we may redeem the January 2021 Notes at a redemption price equal to 100% of the principal amount of the January 2021 Notes plus any accrued and unpaid interest, subject to certain conditions.

## **MAY 2028 NOTES**

On May 17, 2021, we entered into an indenture (as amended or supplemented from time to time, the “May 2028 Indenture”). Pursuant to the May 2028 Indenture, we issued an aggregate principal amount of US\$150,000,000 of the May 2028 Notes on May 17, 2021.

The May 2028 Notes are unsecured. As of the date of this Offering Circular, US\$150,000,000 principal amount of the May 2028 Notes is outstanding.

### **Guarantee**

The obligations pursuant to the May 2028 Notes are guaranteed by our existing subsidiaries (the “May 2028 Subsidiary Guarantors”) other than (i) those organized under the laws of the PRC and (ii) certain other subsidiaries specified in the May 2028 Indenture. Each of the May 2028 Subsidiary Guarantors, jointly and severally, guarantees the due and punctual payment of the principal of, any premium (if any) and interest on, and all other amounts payable under, the May 2028 Notes.

### **Interest**

The May 2028 Notes bear an interest rate of 4.8% per annum, payable semi-annually in arrears.

### **Covenants**

Subject to certain conditions and exceptions, the May 2028 Indenture and each of the relevant subsidiary guarantees contain certain covenants, restricting us and each of the relevant restricted subsidiaries from, among other things:

- incur additional indebtedness and issue disqualified or preferred stock;
- declare dividends on its capital stock or purchase or redeem capital stock;
- make investments or other specified restricted payments;
- issue or sell capital stock of Restricted Subsidiaries;
- guarantee indebtedness of Restricted Subsidiaries;
- sell assets;

- create liens;
- enter into sale and leaseback transactions;
- enter into agreements that restrict the Restricted Subsidiaries' ability to pay dividends;
- transfer assets or make intercompany loans;
- enter into transactions with shareholders or affiliates; and
- effect a consolidation or merger.

## Events of Default

The May 2028 Indenture contains certain customary events of default, including default in the payment of principal of (or any premium on) the May 2028 Notes when such payments become due, default in the payment of interest which continues for 30 consecutive days and other events of default. If an event of default occurs and is continuing, the trustee under the May 2028 Indenture of the holders of at least 25% of the outstanding May 2028 Notes may declare the principal of the May 2028 Notes plus a premium any and accrued and unpaid interest to be immediately due and payable.

## Change of Control

Upon the occurrence of certain events of change of control and a rating decline, we are required to make an offer to repurchase all outstanding May 2028 Notes at a purchase price equal to 101% of their principal amount plus any accrued and unpaid interest.

## Maturity and Redemption

The maturity date of the May 2028 Notes is May 17, 2028.

At any time and from time to time on or after May 17, 2025, we may redeem the May 2028 Notes, in whole or in part, at a redemption price equal to the percentage of the principal amount of the May 2028 Notes redeemed set forth below plus accrued and unpaid interest (if any) to (but not including) the redemption date, if redeemed during the twelve-month period beginning on May 17 of each year set forth below:

<b>Period</b>	<b>Redemption Price</b>
2025 .....	102.400%
2026 .....	101.000%
2027 .....	100.000%

At any time and from time to time prior to May 17, 2025, we may at our option redeem the May 2028 Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the May 2028 Notes plus the applicable premium as of, and accrued and unpaid interest (if any) to the redemption date.

At any time and from time to time prior to May 17, 2025, we may redeem up to 35% of the aggregate principal amount of the May 2028 Notes at a redemption price of 104.8% of the principal amount of the May 2028 Notes redeemed, plus accrued and unpaid interest (if any) to (but not including) the redemption date with the proceeds from sales of certain kinds of our common stock, subject to certain conditions.

Additionally, if we or a subsidiary guarantor under the May 2028 Indenture would become obligated to pay certain additional amounts as a result of certain changes in specified tax law, we may redeem the May 2028 Notes at a redemption price equal to 100% of the principal amount of the May 2028 Notes plus any accrued and unpaid interest, subject to certain conditions.

#### **APRIL 2022 CONVERTIBLE BONDS**

On April 8, 2022, we issued the 6.95 per cent. guaranteed convertible bonds due 2025 in the aggregate principal amount of HK\$1,957,000,000. As of the date of this Offering Circular, HK\$1,957,000,000 principal amount of the April 2022 Convertible Bonds is outstanding.

#### **Guarantee**

Each initial Subsidiary Guarantor has unconditionally and irrevocably guaranteed, on a joint and several basis, the due payment of all sums expressed to be payable by the Company under the April 2022 Convertible Bonds, the Trust Deed and the Agency Agreement.

#### **Interest**

The April 2022 Convertible Bonds bear interest rate of 6.95 per cent. per annum, payable on a semi-annual basis in arrears.

#### **Covenants**

we have agreed, among others, to certain customary covenants and restrictions, including negative pledge.

#### **Events of Default**

The April 2022 Convertible Bonds contain certain customary events of default, including default in the payment of principal of (or any premium on) the April 2022 Convertible Bonds when such payments become due, failure to perform or comply with one or more of obligations in the April 2022 Convertible Bonds, the Trust Deed or the Agency Agreement and failure to deliver shares.

#### **Change of Control**

Upon the occurrence of certain events of change of control, we are required to redeem all or some only (subject to the principal amount of a holder's April 2022 Convertible Bonds redeemed and the principal amount of the balance of such holder's April 2022 Convertible Bonds not redeemed being an authorized denomination) of such holder's April 2022 Convertible Bonds at their principal amount together with accrued but unpaid interest (to but excluding the date fixed for redemption).

#### **Maturity and Redemption**

The maturity date of the April 2022 Convertible Bonds is April 8, 2025 (the "Maturity Date").

We may at any time prior to the Maturity Date at its option, on giving not less than 30 nor more than 60 days' notice to the holders of April 2022 Convertible Bonds and in writing to the trustee and the principal agent, redeem in whole, but not in part, the April 2022 Convertible Bonds for the time being outstanding at their principal amount together with accrued but unpaid interest (to but excluding the date fixed for redemption), provided that prior to the date of such notice at least 90 per cent. in principal amount of the April 2022 Convertible Bonds originally issued (including any further issues) and consolidated and forming a single series with the April 2022 Convertible Bonds) has already been converted, redeemed or purchased and cancelled.

We may also, at the option of the holder of any April 2022 Convertible Bond, redeem all or some only (subject to the principal amount of such holder's April 2022 Convertible Bonds redeemed and the principal amount of the balance of such holder's April 2022 Convertible Bonds not redeemed being an authorized denomination) of such holder's April 2022 Convertible Bonds on 8 April 2024 (the "Put Option Date") at their principal amount together with accrued but unpaid interest (to but excluding the Put Option Date).

## **OFFSHORE BILATERAL FACILITY AGREEMENTS**

We have entered into bilateral facility agreements with various offshore banks and financial institutions. As of the date of this Offering Circular, the aggregate outstanding amount under these loans totaled approximately US\$856.1 million. Our bilateral offshore facilities have terms ranging up to 3.5 years. Our bilateral offshore bank loans are typically secured by our certain subsidiaries which are incorporated outside of the PRC or by standby letters of credit or require our onshore subsidiaries to maintain a deposit balance equivalent to the outstanding amount of the loan.

### **Interest**

The principal amounts outstanding under the bilateral offshore bank loans generally bear interest at floating rates typically calculated with reference to the Hong Kong Interbank Offered Rate, HASE RMB Prime Rate or London Interbank Offered Rate.

### **Covenants**

Under these facility agreements, we have agreed, among others, to certain customary covenants and restrictions, including financial covenants relating to our consolidated tangible net worth and consolidated net borrowings and interest coverage ratios. We have also agreed not to declare or pay any dividend payment or income distribution in excess of a certain percentage of our consolidated net profit after tax in any financial year.

### **Events of Default**

The bilateral offshore facilities contain certain customary events of default, including insolvency and breaches of the terms of the agreements. If an event of default occurs, the lenders are entitled to terminate all or any part of the total commitment and/or declare all or part of any amounts outstanding immediately due and payable.

## **2017 CLUB LOAN FACILITIES**

On December 30, 2016, we entered into a facility agreement with a greenshoe option in connection with multi-currency term loan facilities (the "2017 Club Loan Facilities") with a group of financial institution lenders. The 2017 Club Loan Facilities include RMB term loan facilities ("RMB Tranche") with an aggregate amount of RMB1,980 million with final maturity of 36 months after the first utilization date of the RMB Tranche and HK dollar/US dollar term loan facilities ("HKD/USD Tranche") with an aggregate amount of HK\$1,916.3 million with final maturity of 48 months after the first utilization date of the HKD/USD Tranche. On January 25, 2017, we received relevant lenders' letter of consent, under which the onshore sub-tranche of the RMB Tranche under the 2017 Club Loan Facilities of RMB1,180.0 million was cancelled. On February 8, 2017 and March 22, 2017, various additional lenders signed Additional Lender Accession Letters (as defined under the 2017 Club Loan Facilities) for a total of HK\$1,004.0 million. As of the date of this Offering Circular, a total amount of HK\$1,460.1 million is outstanding under the 2017 Club Loan Facilities. The proceeds of the 2017 Club Loan Facilities are to be used primarily to refinance existing indebtedness and for general corporate funding purposes.

## Interest

Under the facility agreement for the 2017 Club Loan Facilities, the interest rate applicable for the HKD/USD Tranche is LIBOR, in the case of a U.S. dollar loan, or HIBOR, in the case of a Hong Kong dollar loan, in each case, plus a margin of 3.70% per annum. Under the facility agreement for the 2017 Club Loan Facilities, the interest rate applicable for the RMB tranche is the official lending rate per annum as promulgated and announced by the PBOC for term loans with a tenor of one to five years on either January 1 or July 1 which occurs immediately prior to the last day of the interest period. If we fail to pay the sum due on its payment date, interest shall accrue on the unpaid sum from the due date up to the date of actual payment, and the interest on an overdue amount (provided that such overdue amount is not a principal amount of the loan) is payable at a rate determined by the facility agent to be 2% *per annum* higher than the rate which would have been payable.

## Maturity and Prepayment

The 2017 Club Loan Facilities are repayable in five installments and in the amounts as follows: (i) 10% of the loan facilities outstanding as of the last day of the availability period (the “Balance”) is due 24 months after the first utilization date; (ii) another 10% of the Balance is due 30 months after the first utilization date; (iii) 15% of the Balance is due 36 months after the first utilization date; (iv) 15% of the Balance is due 42 months after the first utilization date and (v) 50% of the Balance is due 48 months after the first utilization date.

## Guarantee and Indemnity

Our obligations under the facility agreement are guaranteed by our certain subsidiaries which are incorporated outside the PRC.

## Covenants

Pursuant to the facility agreement, we agreed to the following financial covenants:

- our consolidated tangible net worth as of the end of our financial period (the “Relevant Period,” defined as any 12-month period ended on the last day of our financial year (i.e. December 31) or the first six months of our financial year (i.e. June 30), is not less than RMB11,000.0 million;
- the ratio of our consolidated net borrowings to the consolidated tangible net worth does not, for any Relevant Period, exceed 85%;
- the ratio of our consolidated onshore borrowings to the consolidated total assets does not, for any Relevant Period, exceed 40%; and
- the ratio of our consolidated EBITDA to consolidated interest expense will not, for any Relevant Period, be less than 3.0.

We have further agreed, among other things, that we will not (i) declare or pay any dividends or make any other distribution in the form of cash to our shareholders in excess of 35% of our consolidated net profit after tax in any financial year; or (ii) create or allow to exist any mortgage, charge, pledge, lien or other security interest or enter into any other arrangement or transaction primarily as a method of raising financial indebtedness or of financing the acquisition of an asset, unless such security interest falls under certain exceptions, or is at creation extended rateably and equally to the lenders under the facility agreement, or is consented to by the lenders in writing.



## **Events of Default**

The facility agreement contains certain customary events of default, including insolvency and breaches of the terms of the facility agreement. The facility agent, as directed by the majority lenders, is entitled to terminate all or any part of the total commitment and/or declare that all or part of any amounts outstanding immediately due and payable and/or payable on demand by the facility agent acting on the instructions of the majority lenders.

## **MARCH 2018 CLUB LOAN FACILITIES**

On March 28, 2018, we entered into a facility agreement with an accession option in connection with transferable US dollar and HK dollar term loan facilities (the “March 2018 Club Loan Facilities”) with a group of financial institution lenders. The March 2018 Club Loan Facilities have an aggregate initial amount of HK\$500 million (with an accession option of additional US\$440 million from other accession lenders) with final maturity of 42 months after the first utilization date. On June 29, 2018 and February 1, 2019, various additional lenders signed Additional Lender Accession Letters (as defined under the March 2018 Club Loan Facilities) for a total of HK\$1,130 million and US\$34 million.

The proceeds of the March 2018 Club Loan Facilities are to be used primarily to refinance the existing indebtedness and for general corporate funding purposes. As of the date of this Offering Circular, a total amount of HK\$1,304 million and US\$27.2 million are outstanding under the March 2018 Club Loan Facilities.

## **Interest**

Under the facility agreement, the interest rate applicable for an interest period is LIBOR, in the case of a U.S. dollar loan, or HIBOR, in the case of a Hong Kong dollar loan, in each case, plus a margin of 3.32% per annum. If we fail to pay the sum due on its payment date, interest shall accrue on the unpaid sum from the due date up to the date of actual payment, and interest on an overdue amount (provided that such overdue amount is not a principal amount of the loan) is payable at a rate determined by the facility agent to be 2% per annum above the rate which would have been payable.

## **Maturity and Prepayment**

The loan facility is repayable in three installments and in the amounts as follows: (i) on the date falling 24 months after the date of the facility agreement, 10% of the loan facility outstanding as of the last day of the availability period (the “Balance”); (ii) on the date falling 30 months after the date of the facility agreement, 10% of the Balance; (iii) on the date falling 36 months after the date of the facility agreement, 15% of the Balance; and (iv) on the date falling 42 months after the date of the facility agreement, 65% of the Balance. We have the right to prepay the facility by giving not less than 14 days’ prior written notice (or such shorter period as the majority lenders may agree), subject to certain conditions.

## **Guarantee and Indemnity**

Our obligations under the facility agreement are guaranteed by our certain subsidiaries which are incorporated outside of the PRC.

## **Covenants**

Pursuant to the facility agreement, we agreed to the following financial covenants:

- our consolidated tangible net worth shall not at any time be less than RMB20,000,000,000;

- the ratio of consolidated net borrowings to consolidated tangible net worth will not, for any “Relevant Period,” defined as any 12-month period ended on the last day of our financial year (December 31) or the first six months of our financial year (June 30), exceed 95%;
- the ratio of our consolidated onshore borrowings to consolidated tangible total assets will not, for any Relevant Period, exceed 40%; and
- the ratio of our consolidated EBITDA to consolidated interest expense will not, for any Relevant Period, be less than 2.75:1.0.

We have further agreed, among other things, that we will not (i) declare or pay any dividends or make any other distribution in the form of cash to our shareholders in excess of 35% of our consolidated net profit after tax in any financial year; or (ii) create or allow to exist any mortgage, charge, pledge, lien or other security interest or enter into any other arrangement or transaction primarily as a method of raising financial indebtedness or of financing the acquisition of an asset, unless such security interest falls under certain exceptions, or is at creation extended rateably and equally to the lenders under the facility agreement, or is consented to by the lenders in writing.

### **Events of Default**

The facility agreement contains certain customary events of default, including insolvency and breaches of the terms of the facility agreement. The facility agent, as directed by the majority lenders, is entitled to terminate all or any part of the total commitment and/or declare that all or part of any amounts outstanding immediately due and payable and/or payable on demand by the facility agent acting on the instructions of the majority lenders.

### **APRIL 2020 FACILITIES**

On April 3, 2020, we entered into a facility agreement in connection with multi-currency term loan facilities (“the April 2020 Facilities”) with a group of financial institution lenders. The proceeds of the April 2020 Facilities are to refinance our existing indebtedness and for general corporate funding requirements. On April 23, 2020, April 24, 2020, April 27, 2020 and June 30, 2020, various additional lenders signed Additional Lender Accession Letters (as defined under the April 2020 Facilities) for a total of HK\$1,556.5 million and US\$489.0 million. As of the date of this Offering Circular, a total amount of HK\$1,556.5 million and US\$489.0 million is outstanding under the April 2020 Facilities.

### **Interest and Repayment**

Under the facility agreement, the interest rate applicable for an interest period is LIBOR plus a margin of 3.0% per annum for the USD tranche term loan facilities and HIBOR plus a margin of 3.0% per annum for the HKD tranche term loan facilities, respectively.

The April 2020 Facilities are repayable in four installments and in the amount as follows: (i) 10% of the loan facilities outstanding as of the last day of the availability period (the “Balance”) is due 24 months after the first utilization date; (ii) another 10% of the Balance is due 30 months after the first utilization date; (iii) 15% of the Balance is due 36 months after the first utilization date; and (iv) 65% of the Balance is due 42 months after the first utilization date.

### **Guarantee and Indemnity**

Our obligations under the facility agreement are guaranteed by our certain subsidiaries which are incorporated outside of the PRC.

## **Covenants**

Pursuant to the facility agreement, we agreed to the following financial covenants:

- our consolidated tangible net worth shall not at any time be less than RMB20,000,000,000;
- the ratio of consolidated net borrowings to consolidated tangible net worth will not, for any “Relevant Period,” defined as any 12-month period ended on the last day of our financial year (December 31) or the first six months of our financial year (June 30), exceed 95%;
- the ratio of our consolidated onshore borrowings to consolidated tangible total assets will not, for any Relevant Period, exceed 40%; and
- the ratio of our consolidated EBITDA to consolidated interest expense will not, for any Relevant Period, be less than 2.75:1.0.

## **Events of Default**

The facility agreement contains certain customary events of default, including insolvency and breaches of the terms of the facility agreement. The facility agent, as directed by the majority lenders, is entitled to terminate all or any part of the total commitment and/or declare that all or part of any amounts outstanding immediately due and payable and/or payable on demand by the facility agent acting on the instructions of the majority lenders.

## **JULY 2021 CLUB LOAN FACILITIES**

On July 16, 2021, we entered into a facility agreement with four accession options in connection with transferable US dollar and HK dollar term loan facilities (the “July 2021 Club Loan Facilities”) with a group of financial institution lenders. The July 2021 Club Loan Facilities have an aggregate initial amount of HK\$2,798.0 million (with an accession option capped at US\$444.0 million of overall loan size) with final maturity of 42 months after the date of the facility agreement. The proceeds of the July 2021 Club Loan Facilities are to be used primarily to refinance the existing indebtedness and for general corporate funding purposes. As of the date of this Offering Circular, a total amount of HK\$2,798.0 million are outstanding under the July 2021 Club Loan Facilities.

## **Interest**

Under the facility agreement, the interest rate applicable for an interest period is LIBOR, in the case of a U.S. dollar loan, or HIBOR, in the case of a Hong Kong dollar loan, in each case, plus a margin of 2.75% per annum. If we fail to pay the sum due on its payment date, interest shall accrue on the unpaid sum from the due date up to the date of actual payment, and interest on an overdue amount is payable at a rate determined by the facility agent to be 2% per annum above the rate which would have been payable.

## **Maturity and Prepayment**

The loan facility is repayable in four installments and in the amounts as follows: (i) on the date falling 24 months after the first utilization date, 10% of the loan facility outstanding as of the last day of the availability period (the “Balance”); (ii) on the date falling 30 months after the first utilization date, 10% of the Balance; (iii) on the date falling 36 months after the first utilization date, 15% of the Balance; and (iv) on the date falling 42 months after the date of the facility agreement, 65% of the Balance. We have the right to prepay the facility by giving not less than 14 business days’ prior written notice (or such shorter period as the majority lenders may agree), subject to certain conditions.

## **Guarantee and Indemnity**

Our obligations under the facility agreement are guaranteed by our certain subsidiaries which are incorporated outside of the PRC.

## **Covenants**

Pursuant to the facility agreement, we agreed to the following financial covenants:

- our consolidated tangible net worth shall not at any time be less than RMB20,000,000,000;
- the ratio of consolidated net borrowings to consolidated tangible net worth will not, for any “Relevant Period”, defined as each period of any 12-month period ended on the last day of our financial year or each period of any 12-month period ended on the last day of the first half of our financial year, exceed 95%;
- the ratio of our consolidated onshore borrowings to consolidated total assets will not, for any Relevant Period, exceed 40%; and
- the ratio of our consolidated EBITDA to consolidated interest expense will not, for any Relevant Period, be less than 2.75:1.0.

We have further agreed, among other things, that we will not (i) declare or pay any dividends or make any other distribution in the form of cash to our shareholders in excess of 35% of our consolidated net profit after tax in any financial year; or (ii) create or allow to exist any mortgage, charge, pledge, lien or other security interest or enter into any other arrangement or transaction primarily as a method of raising financial indebtedness or of financing the acquisition of an asset, unless such security interest falls under certain exceptions, or is at creation extended rateably and equally to the lenders under the facility agreement, or is consented to by the lenders in writing.

## **Events of Default**

The facility agreement contains certain customary events of default, including insolvency and breaches of the terms of the facility agreement. The facility agent, as directed by the majority lenders, is entitled to terminate all or any part of the total commitment and/or declare that all or part of any amounts outstanding immediately due and payable and/or payable on demand by the facility agent acting on the instructions of the majority lenders.

## **JULY 2021 FACILITIES**

On July 28, 2021, we entered into a facility letter in connection with US\$30.0 million revolving loan facilities (“the July 2021 Facilities”) with the Hongkong and Shanghai Banking Corporation Limited. The proceeds of the July 2021 Facilities are for general corporate funding requirements. As of the date of this Offering Circular, a total amount of US\$30.0 million is outstanding under the July 2021 Facilities.

## **Interest and Repayment**

Under the facility letter, the interest rate applicable for an interest period is LIBOR plus a margin of 2.7% per annum for the USD tranche term loan facilities and HIBOR plus a margin of 2.7% per annum for the HKD tranche term loan facilities, respectively. Any interest or other amount accruing under the facility letter shall be payable on demand. Interest will be payable on amounts demanded and not paid at the maximum rate stipulated in the bank’s tariff book. We shall, at least once each 12 months, repay the revolving facility to reduce the loan outstanding to zero.

## **Guarantee and Indemnity**

Our obligations under the facility letter are guaranteed by our certain security.

## **Covenants**

Pursuant to the facility letter, we agreed to the following financial covenants:

- our consolidated tangible net worth shall not at any time be less than RMB20,000,000,000;
- the ratio of total consolidated net borrowings to consolidated tangible net worth shall not exceed 0.95 times;
- the ratio of our total consolidated onshore borrowings to consolidated total assets will not exceed 40%; and
- the ratio of our consolidated EBITDA to consolidated finance costs shall not be less than 2.75:1.0.

## **AUGUST 2021 FACILITIES**

On August 11, 2021, we entered into a facility letter in connection with HK\$600.0 million revolving loan facilities (“the August 2021 Facilities”) with Chiyu Banking Corporation Limited. The proceeds of the August 2021 Facilities are to be used primarily to refinance the existing indebtedness and for general corporate funding requirements. As of the date of this Offering Circular, a total amount of HK\$600.0 million is outstanding under the August 2021 Facilities.

## **Interest and Repayment**

Under the facility letter, the interest rate applicable for an interest period is HIBOR plus a margin of 2.0% per annum. We are entitled to choose the interest period for each advance, being either one, two or three month(s), provided that all interest periods shall be shortened and end on the date when demand is made by the bank for repayment. If we fail to pay the sum due, interest shall accrue on the unpaid sum from the due date up to the date of actual payment, and interest on an overdue amount is payable at a rate determined by the bank to be 2% per annum above the interest rate which would have been payable or the bank’s cost of funds. All amounts (including interest accrued thereon) borrowed under the facility letter shall be repaid at the end of each interest period. Notwithstanding the foregoing, all amounts (including interest accrued thereon) borrowed under the facility letter shall be repaid in full on demand.

## **SEPTEMBER 2021 FACILITIES**

On September 23, 2021, we entered into a bridging facility agreement in connection with £7,875,000 term loan facilities (“the September 2021 Facilities”) with the Bank of East Asia, Limited, London Branch. The proceeds of the September 2021 Facilities are for general corporate funding requirements. As of the date of this Offering Circular, a total amount of £7,875,000 is outstanding under the September 2021 Facilities.

## **Interest**

Under the facility agreement, the interest rate applicable for an interest period is SONIA rate plus a margin of 3.15% per annum. If we fail to pay the sum due on its payment date, interest shall accrue on the unpaid sum from the due date up to the date of actual payment, and interest on an overdue amount is payable at a rate determined by the agent to be 2% per annum above the rate which would have been payable.

## **Maturity and Prepayment**

We shall repay the loans in full at the first anniversary of the date of the facility agreement. We have the right to prepay the facility by giving not less than 20 SONIA banking days' prior notice (or such shorter period as the majority lenders may agree), subject to certain conditions.

## **Guarantee and Indemnity**

Our obligations under the facility agreement are guaranteed by our subsidiary which is incorporated outside of the PRC.

## **Covenants**

Pursuant to the facility agreement, we agreed to, among other things, that we will not (i) declare or pay any dividends to our shareholders; or (ii) create or permit to subsist any mortgage, charge, pledge, lien or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect over any of its assets.

## **Events of Default**

The facility agreement contains certain customary events of default, including insolvency and breaches of the terms of the facility agreement. The agent, as directed by the majority lenders, is entitled to terminate all or any part of the total commitment and/or declare that all or part of any amounts outstanding immediately due and payable and/or payable on demand by the agent acting on the instructions of the majority lenders.

## **2017 PERPETUAL SECURITIES**

On August 24, 2017, we issued an aggregate principal amount of US\$300,000,000 perpetual capital securities (the "August 2017 Perpetual Securities"). As of the date of this Offering Circular, we had a total of US\$300,000,000 aggregate principal amount of the August 2017 Perpetual Securities outstanding.

## **Distribution**

The August 2017 Perpetual Securities confer a right to securities holders a right to receive distributions semi-annually in arrears, on February 24 and August 24 in each year, at the following distribution rates:

- (i) an initial distribution rate of 5.375% per annum from and including the issue date to and excluding the first reset date of August 24, 2022, and

- (ii) in respect of the periods, (a) from and including the first reset date to and excluding the immediately following reset date and (b) from and including each reset date falling after the first reset date to and excluding the immediately following reset date, the U.S. treasury rate with respect to the relevant reset date plus the initial spread plus the step-up margin per annum.

We have the option to redeem the securities upon the occurrence of a change of control triggering event. If we do not elect to redeem, the applicable distribution rate will increase by 5% per annum beginning from the next distribution payment date.

Subject to certain conditions, we may elect to defer a distribution which is otherwise scheduled to be paid on a distribution payment date to the next distribution payment date.

### **Maturity and Redemption**

There is no fixed maturity date for the August 2017 Perpetual Securities. We may redeem the Perpetual Capital Securities, in whole, but not in part on the first reset date or any business day after the first reset date.

The August 2017 Perpetual Securities may be redeemed at our option in whole, but not in part, at any time, at their principal amount together with all outstanding arrears of distribution and additional distribution amount (if any) and any distribution accrued to the date fixed for redemption, upon the occurrence of certain changes in, or amendment to, the laws or regulations of the Cayman Islands or any political subdivision or any authority thereof or therein having power to tax, or any change in the general application or official interpretation of such laws or regulations requiring the payment of additional tax amounts and such obligation cannot be avoided by us taking reasonable measures available to it.

We may at our option, at any time, redeem in whole, but not in part, the August 2017 Perpetual Securities at their principal amount together with any distribution accrued to the date fixed for redemption (including any arrears of distribution and any additional distribution amount), provided that prior to the date of such notice at least 80% in principal amount of the August 2017 Perpetual Securities originally issued has already been redeemed or purchased and cancelled.

We may also at our option, at any time, subject to certain conditions, to redeem, in whole but not in part, the August 2017 Perpetual Securities at (i) 101% of their principal amount together with any distribution accrued to the date fixed for redemption (including any arrears of distribution and additional distribution amount) if such redemption occurs prior to the first reset date or (ii) their principal amount together with any distribution accrued to the date fixed for redemption (including any arrears of distribution and additional distribution amount) if such redemption occurs on or after the first reset date, if (a) an equity disqualification event or (b) a change of control triggering event, has occurred and is continuing.

### **ONSHORE BONDS**

#### **First Tranche of 2015 Onshore Bonds**

In 2015, we issued two tranches of public domestic corporate bonds in the PRC. On October 15, 2015, we issued First Tranche of 2015 Onshore Bonds in the aggregate principal amount of RMB3.495 billion with a coupon rate of 4.95% *per annum* with a maturity of five years, with a right to adjust the coupon rate and a right of redemption exercisable by holders at the end of the first three-year period. As of the date of this Offering Circular, the entire principal amount of the First Tranche of 2015 Onshore Bonds has been fully repaid.



## **Second Tranche of 2015 Onshore Bonds**

On November 12, 2015, we issued the Second Tranche of 2015 Onshore Bonds in the aggregate principal amount of RMB500 million with a coupon rate of 5.96% *per annum* with a maturity of five years. As of the date of this Offering Circular, the entire principal amount of the Second Tranche of 2015 Onshore Bonds is outstanding.

## **Second Tranche of 2016 Onshore Bonds**

We issued our 4.99% non-public domestic corporate bonds due 2018 issued on January 22, 2016 in the aggregate principal amount of RMB2,000,000,000. We have fully redeemed the First Tranche of 2016 Onshore Bonds as of the date of this Offering Circular.

In September 2016, we issued the second tranche of our non-public domestic corporate bonds in the PRC. On September 26, 2016, we issued the Second Tranche of 2016 Onshore Bonds in the aggregate amount of RMB4.0 billion comprising: (i) a principal amount of RMB3.5 billion at a coupon rate of 4.30% *per annum* and a tenure of five years. At the end of the third year after the issuance, we have the right to adjust the coupon rate and investors have the option to require the issuer, our wholly-owned subsidiary incorporated in the PRC, to repurchase the bonds, and (ii) a principal amount of RMB500.0 million at a coupon rate of 5.50% *per annum* and a tenure of five years. The proceeds from the issuance of the Second Tranche of 2016 Onshore Bonds will be used for repayment of debts and replenishment of our general working capital. The Second Tranche of 2016 Onshore Bonds are listed on the Shanghai Stock Exchange. As of the date of this Offering Circular, the entire principal amount of the Second Tranche of 2016 Onshore Bonds is outstanding.

## **2018 Onshore Bonds**

On March 22, 2018, we issued the 2018 Onshore Bonds in the aggregate amount of RMB3.5 billion comprising: (i) a principal amount of RMB0.8 billion at a coupon rate of 6.50% *per annum* and a tenure of four years. At the end of the second year after the issuance, we have the right to adjust the coupon rate and investors have the option to require the issuer, our wholly owned subsidiary incorporated in the PRC, to repurchase the bonds, and (ii) a principal amount of RMB2.7 billion at a coupon rate of 6.80% *per annum* and a tenure of five years. At the end of the third year after the issuance, we have the right to adjust the coupon rate and investors have the option to require the issuer, our wholly owned subsidiary incorporated in the PRC, to repurchase the bonds. The proceeds from the issuance of the 2018 Onshore Bonds will be used for repayment of loans. The 2018 Onshore Bonds are listed on the Shanghai Stock Exchange. As of the date of this Offering Circular, the entire principal amount of the 2018 Onshore Bonds is outstanding.

## **First and Second Tranches of 2018 Onshore Corporate Bonds**

On August 8, 2018, we issued the First Tranche of 2018 Onshore Corporate Bonds in the aggregate principal amount of RMB2,500,000,000 with a coupon rate of 5.46% *per annum* and a tenure of three years. As of the date of this Offering Circular, the entire principal amount of the First Tranche of 2018 Onshore Corporate Bonds is outstanding.

On September 19, 2018, we issued the Second Tranche of 2018 Onshore Corporate Bonds in the aggregate principal amount of RMB875,000,000 with a coupon rate of 6.39% *per annum* and a tenure of four years. As of the date of this Offering Circular, the entire principal amount of the Second Tranche of 2018 Corporate Bonds is outstanding.

## **Covenants**

Under the terms of these Onshore Bonds, we have agreed, among others, to undertake certain measures if we are or expect to be unable to repay the principal of the bonds or any interests, including:

- no distribution of profits to shareholders;
- suspension of major external investments, mergers and acquisitions and other capital expenditure projects;
- reduction or suspension of wages and bonuses of directors and senior management; and
- prohibition of resignation or transfer of primary responsible person.

## **Events of Default**

The Onshore Bonds contain certain events of default, including but not limited to, i) breach of the bond issue Offering Circular, fiduciary management agreement, information disclosure obligations and laws and regulations and ii) failure to repay the payable interest and principal on due date. Upon the occurrence of an event of default, bond holders are entitled to declare the interest and principal immediately due and payable in writing through the meeting of bond holders upon the satisfaction of certain conditions specified in the bond issue Offering Circular.

## **LOAN GUARANTEES**

We have provided guarantees to our joint ventures and associates for their onshore and/or offshore bank loans. As of June 30, 2021, our aggregate amount of such guarantees provided in respect of the bank loans made by the joint ventures and associates amounted to RMB17,011.9 million (US\$2,634.8 million).

## TERMS AND CONDITIONS OF THE BONDS

*The following, subject to amendment and save for the paragraphs in italics, are the Terms and Conditions of the Bonds, substantially as they will appear on the reverse of each of the definitive certificates evidencing the Bonds.*

The issue of the HK\$588,000,000 in aggregate principal amount of 6.95 per cent. guaranteed convertible bonds due 2025 (the “**Additional Bonds**”) on 20 April 2022 to be consolidated and form a single series with the Company’s existing HK\$1,957,000,000 6.95 per cent. guaranteed convertible bonds due 2025 issued on 8 April 2022 (the “**Existing Bonds**” and, together with the Additional Bonds, the “**Bonds**”, which expression includes any further bonds issued in accordance with Condition 15 and consolidated and forming a single series therewith) of CIFI Holdings (Group) Co. Ltd. (the “**Company**”) and the right of conversion into Shares (as defined in Condition 6(A)(v)) was authorised by a resolution of the board of directors of the Company passed on 11 April 2022. The Additional Bonds are jointly and severally guaranteed by the initial Subsidiary Guarantors (as defined below). The giving of the Guarantee (as defined below) of the Additional Bonds was authorised by a resolution of the board of directors and a resolution of the shareholders of each of the Subsidiary Guarantors on 11 April 2022. The Bonds are constituted by a trust deed dated 8 April 2022 (the “**Issue Date**”) made between the Company, the initial Subsidiary Guarantors and China Construction Bank (Asia) Corporation Limited (中國建設銀行(亞洲)股份有限公司) as trustee for the holders (as defined below) of the Bonds (the “**Trustee**”, which expression shall include all persons for the time acting as trustee or trustees under the trust deed), as amended and supplemented by a supplemental trust deed dated 20 April 2022 and as may be further amended, supplemented or restated from time to time, the “**Trust Deed**”. These terms and conditions (the “**Conditions**”) include summaries of and are subject to the detailed provisions of the Trust Deed. The Bondholders (as defined below) are entitled to the benefit of, and are bound by, and are deemed to have notice of, all of the provisions of the Trust Deed, and are deemed to have notice of those provisions applicable to them of the paying, conversion and transfer agency agreement dated the Issue Date (as amended or supplemented by a supplemental agency agreement dated 20 April 2022 and as may be further amended, supplemented or restated from time to time, the “**Agency Agreement**”) relating to the Bonds made between the Company, the initial Subsidiary Guarantors, the Trustee, China Construction Bank (Asia) Corporation Limited (中國建設銀行(亞洲)股份有限公司) as principal paying and conversion agent (collectively in such capacities, the “**Principal Agent**”, which expression shall include any successor), as transfer agent (the “**Transfer Agent**”) and as registrar (the “**Registrar**”) and the other paying, conversion and transfer agents appointed under it (each a “**Paying Agent**”, “**Conversion Agent**”, or “**Transfer Agent**”, as applicable, and together with the Registrar and the Principal Agent, the “**Agents**”, which expressions shall include their successors and all persons for the time being Agents under the Agency Agreement’) relating to the Bonds. References to the “**Principal Agent**”, “**Registrar**”, “**Conversion Agent**”, “**Transfer Agent**” and “**Agents**” below are references to the principal agent, registrar, conversion agent(s), transfer agent(s) and agents for the time being for the Bonds.

Copies of the Trust Deed and the Agency Agreement are available for inspection by Bondholders during usual business hours (being between 9:00 a.m. and 3:00 p.m. Monday to Friday, public holidays excepted), upon prior written request and proof of holding and identity to the satisfaction of the Trustee, at the principal office for the time being of the Trustee (presently at 20/F, CCB Tower, 3 Connaught Road Central, Central, Hong Kong).

### 1. STATUS AND GUARANTEE

#### (A) Status

The Bonds constitute direct, unconditional, unsubordinated and (subject to the provisions of Condition 4) unsecured obligations of the Company and shall at all times rank *pari passu* and without any preference or priority among themselves. The payment obligations of the Company under the Bonds shall, save for such exceptions as may be provided by mandatory provisions of applicable law and subject to Condition 4, at all times rank at least equally with all of the Company’s other present and future unsecured and unsubordinated obligations, including the Existing Guaranteed Indebtedness (as defined below).

**(B) Subsidiary Guarantors**

- (i) *Guarantee of the Bonds:* Each initial Subsidiary Guarantor has unconditionally and irrevocably guaranteed, on a joint and several basis, the due payment of all sums expressed to be payable by the Company under the Bonds, the Trust Deed and the Agency Agreement. Each Subsidiary Guarantor's obligations in that respect (the **"Guarantee of the Bonds"**) are contained in the Trust Deed. The obligations of the Company under the Bonds, the Trust Deed and the Agency Agreement shall be guaranteed by the Subsidiary Guarantors on a *pari passu* basis with the obligations of the Company under the Existing Guaranteed Indebtedness.
- (ii) *Status of the Guarantee of the Bonds:* The Guarantee of the Bonds constitutes direct, unconditional, unsubordinated and unsecured obligations of each Subsidiary Guarantor and shall, save for such exceptions as may be provided by mandatory provisions of applicable law and subject to Condition 4, at all times rank at least equally with all of each Subsidiary Guarantor's other present and future unsecured and unsubordinated obligations.
- (iii) *Initial Subsidiary Guarantors:* The initial Subsidiary Guarantors are listed in Annex A.
- (iv) *Future Subsidiary Guarantors:* The Company will cause (a) each of its future Subsidiaries or any other entity which guarantees the payment of amounts payable under the Existing Guaranteed Indebtedness and (b) any Restricted Subsidiary which from time to time guarantees the payment of amounts payable under any Relevant Indebtedness with terms and conditions substantially similar to the Existing Guaranteed Indebtedness (**"Future Guaranteed Indebtedness"**) of the Company or a Subsidiary Guarantor to execute and deliver to the Trustee a supplemental trust deed to the Trust Deed (a **"Supplemental Trust Deed"**) pursuant to which each such Subsidiary will guarantee the payment of any amount payable under the Bonds or the Trust Deed on a *pari passu* basis with the obligations of the Company under the Existing Guaranteed Indebtedness or, as the case may be, the Future Guaranteed Indebtedness. Each Subsidiary of the Company that guarantees the Bonds after the Issue Date, upon execution of the applicable Supplemental Trust Deed, will be a "Subsidiary Guarantor".
- (v) *Release of Subsidiary Guarantors:* A Subsidiary Guarantor shall be simultaneously released from its obligations under the Guarantee of the Bonds upon and only to the extent of the release of the Subsidiary Guarantor from both (a) its guarantee obligation under the Existing Guaranteed Indebtedness (to the extent outstanding) and (b) its guarantee obligation under any Future Guaranteed Indebtedness (to the extent outstanding). The Trust Deed provides that no release of a Subsidiary Guarantor from the Guarantee of the Bonds shall be effective against the Trustee or the Bondholders until the Company has delivered to the Trustee an Officer's Certificate (as defined below) stating that all requirements relating to such release and discharge have been complied with and that such release and discharge is authorized and permitted under the Trust Deed. The Trustee shall be entitled to rely on and shall be protected and shall incur no liability to any Bondholder for or in respect of any action taken, omitted or suffered in reliance upon such Officer's Certificate.
- (vi) *Interpretation:* In these Conditions, "Subsidiary Guarantor" means any initial Subsidiary Guarantor named herein and any other Subsidiary which guarantees the payment of the Bonds pursuant to the Trust Deed; *provided that* Subsidiary Guarantor will not include any person whose Guarantee of the Bonds has been released in accordance with the Trust Deed.

“**Existing Guaranteed Indebtedness**” means RMB1,600,000,000 6.70% Senior Notes due 2022, US\$300,000,000 5.50% Senior Notes due 2023, RMB1,200,000,000 5.85% Senior Notes due 2023, US\$555,000,000 6.55% Senior Notes due 2024, US\$500,000,000 6.45% Senior Notes due 2024, US\$567,000,000 6.00% Senior Notes due 2025, US\$500,000,000 5.95% Senior Notes due 2025, US\$350,000,000 5.25% Senior Notes due 2026, US\$350,000,000 4.45% Senior Notes due 2026, US\$419,000,000 4.375% Senior Notes due 2027, and US\$150,000,000 4.80% Senior Notes due 2028 issued by the Company.

## 2. FORM, DENOMINATION AND TITLE

### (A) Form and Denomination

The Bonds are in registered form in the denomination of HK\$2,000,000 each and integral multiples of HK\$1,000,000 in excess thereof (the “**Authorised Denomination**”). A bond certificate (each a “**Certificate**”) will be issued to each Bondholder in respect of its registered holding of Bonds. Each Certificate will be numbered serially with an identifying number which will be recorded on the relevant Certificate and in the register of Bondholders (the “**Register**”) which the Company will procure to be kept by the Registrar.

*The Existing Bonds and upon issue, the Additional Bonds will be represented by the Global Bond Certificate deposited with a common depositary for, and representing the Bonds registered in the name of a nominee of, Euroclear and Clearstream. The Conditions are modified by certain provisions contained in the Global Bond Certificate. See “The Global Bond Certificate”.*

### (B) Title

Title to the Bonds passes only by transfer and registration in the Register as described in Condition 3. The holder of any Bond will (except as otherwise required by law or ordered by a court of competent jurisdiction) be treated as its absolute owner for all purposes (whether or not it is overdue and regardless of any notice of ownership, trust or any interest in it or any writing on, or the theft or loss of, the Certificate issued in respect of it) and no person will be liable for so treating the holder. In these Conditions “**Bondholder**” and (in relation to a Bond) “**holder**” means the person in whose name a Bond is registered (or in the case of a joint holding, the first named thereof).

## 3. TRANSFERS OF BONDS; ISSUE OF CERTIFICATES

### (A) Register

The Company will cause the Register to be kept by the Registrar outside Hong Kong and the United Kingdom in accordance with the terms of the Agency Agreement on which shall be entered the names and addresses of the holders of the Bonds, their registered account for payment purposes, and the particulars of the Bonds held by them and of all transfers of the Bonds. Each Bondholder shall be entitled to receive only one Certificate in respect of its entire holding of Bonds.

### (B) Transfer

Subject to Conditions 3(E) and 3(F) and the terms of the Agency Agreement, a Bond may be transferred by delivery of the Certificate issued in respect of that Bond, with the form of transfer on the back of such Certificate duly completed and signed by the holder or his attorney duly authorised in writing, to the specified office of either the Registrar or any of the Transfer Agents, together with such evidence as the Registrar or (as the case may be) such Transfer Agent may

require to prove the title of the transferor and the authority of the individuals who have executed the form of the transfer; *provided, however, that* a Bond may not be transferred unless the principal amount of the Bond transferred and (where not all of the Bonds held by the holder are being transferred) the principal amount of the balance of the Bonds not so transferred, is an Authorised Denomination. Where not all Bonds represented by the surrendered Certificate are the subject of the transfer, a new Certificate in respect of the balance of the Bonds will be issued to the transferor. No transfer of a Bond will be valid unless and until entered on the Register.

*Transfers of interests in the Bonds evidenced by the Global Bond Certificate will be effected in accordance with rules of the relevant clearing systems.*

#### **(C) Delivery of New Certificates**

Each new Certificate to be issued upon a transfer or (if applicable) conversion of Bonds will, within five business days (as defined below) of receipt by the Registrar or, as the case may be, any Transfer Agent of the original Certificate and the form of transfer duly completed and signed, be made available for collection at the specified office of the Registrar or such other Transfer Agent or, if so requested in the form of transfer, be mailed by uninsured mail at the risk of the holder entitled to the Bonds (but free of charge to the holder and at the Company's expense) to the address specified in the form of transfer. The Registrar will, within five business days of receipt by the Registrar or any Transfer Agent of the documents above, register the transfer in question.

*Except in the limited circumstances described herein (see "**The Global Bond Certificate**"), owners of interests in the Bonds will not be entitled to receive physical delivery of Certificates. The Bonds are not issuable in bearer form.*

Where only part of a principal amount of the Bonds (being that of one or more Bonds) in respect of which a Certificate is issued is to be transferred, converted or redeemed, a new Certificate in respect of the Bonds not so transferred, converted or redeemed will, within five business days of delivery of the original Certificate to the Registrar or other relevant Agent, be made available for collection at the specified office of the Registrar or such other relevant Agent or, if so requested in the form of transfer, be mailed by uninsured mail at the risk of the holder of the Bonds not so transferred, converted or redeemed (but free of charge to the holder and at the Company's expense) to the address of such holder appearing on the Register.

For the purposes of this Condition 3, Condition 5 and Condition 6, "**business day**" shall mean a day other than a Saturday or Sunday on which banks are open for business in Hong Kong and in the city in which the specified office of the Registrar (if a Certificate is deposited with it in connection with a transfer or conversion) or the Agent with whom a Certificate is deposited in connection with a transfer or conversion, is located.

#### **(D) Formalities Free of Charge**

Registration of a transfer of Bonds and issuance of new Certificates will be effected without charge by or on behalf of the Company, the Registrar or any of the Transfer Agents, but (i) upon payment (or the giving of such indemnity as the Company or such Transfer Agent may require) in respect of any tax or other governmental charges which may be imposed in relation to such transfer and (ii) subject to Conditions 3(E) and 3(F).



#### **(E) Closed Periods**

No Bondholder may require the transfer of a Bond to be registered (i) during the period of seven days ending on (and including) the dates for payment of any principal pursuant to the Conditions; (ii) after a Conversion Notice (as defined in Condition 6(B)) has been delivered by such Bondholder with respect to a Bond; (iii) after a Relevant Event Redemption Notice (as defined in Condition 8(D)) has been deposited by such Bondholder in respect of such Bond pursuant to Condition 8(D); and (iv) during the period of seven days ending on (and including) any date of redemption pursuant to Conditions 8(B) and 8(C). Each such period is a “**Closed Period**”.

#### **(F) Regulations**

All transfers of Bonds and entries on the Register will be made subject to the detailed regulations concerning transfer and conversion of Bonds scheduled to the Agency Agreement. The regulations may be changed by the Company, with the prior written approval of the Trustee and the Registrar, or by the Registrar with the prior written approval of the Trustee. A copy of the current regulations will be made available for inspection by the Registrar to any Bondholder upon prior written request and proof of holding and identity satisfactory to the Registrar.

### **4. COVENANTS — NEGATIVE PLEDGE**

So long as any Bond remains outstanding (as defined in the Trust Deed), the Company shall not, and the Company shall procure that none of its Subsidiaries will, create or permit to subsist any Security Interest upon the whole or any part of its present or future undertaking, assets or revenues (including uncalled capital) to secure any Relevant Indebtedness or guarantee of Relevant Indebtedness without (a) at the same time or prior thereto securing the Bonds equally and rateably therewith or (b) providing such other security for the Bonds as may be approved by an Extraordinary Resolution (as defined in the Trust Deed) of Bondholders.

In these Conditions:

**“Guarantee”**

means, in relation to any Indebtedness of any Person, any obligation of another Person to pay such Indebtedness including (without limitation):

- (a) any obligation to purchase such Indebtedness;
- (b) any obligation to lend money, to purchase or subscribe shares or other securities or to purchase assets or services in order to provide funds for the payment of such Indebtedness;
- (c) any indemnity against the consequences of a default in the payment of such Indebtedness; and
- (d) any other agreement to be responsible for such Indebtedness;



<b>“Indebtedness”</b>	<p>means any indebtedness of any Person for money borrowed or raised including (without limitation) any indebtedness for or in respect of:</p> <ul style="list-style-type: none"> <li>(a) amounts raised by acceptance under any acceptance credit facility;</li> <li>(b) amounts raised under any note purchase facility;</li> <li>(c) the amount of any liability in respect of leases or hire purchase contracts which would, in accordance with applicable law and generally accepted accounting principles, be treated as finance or capital leases;</li> <li>(d) the amount of any liability in respect of any purchase price for assets or services the payment of which is deferred for a period in excess of 60 days; and</li> <li>(e) amounts raised under any other transaction (including, without limitation, any forward sale or purchase agreement) having the commercial effect of a borrowing;</li> </ul>
<b>“Relevant Indebtedness”</b>	<p>means any Indebtedness incurred outside of the People’s Republic of China which is in the form of or represented by any bond, note, debenture, debenture stock, loan stock, certificate or other instrument which is, or is capable of being, listed, quoted or traded on any stock exchange or in any securities market (including, without limitation, any over-the-counter market), and for the avoidance of doubt, the definition of <b>“Relevant Indebtedness”</b> shall not include any loans raised by the Company or any of its Subsidiaries under a bilateral or syndicated loan agreement;</p>
<b>“Restricted Subsidiary”</b>	<p>means, at any time, a Subsidiary of the Company which is from time to time designated as a <b>“Restricted Subsidiary”</b> under either (i) any Existing Guaranteed Indebtedness or (ii) Future Guaranteed Indebtedness. A certificate signed by an authorised signatory of the Company (an <b>“Officer’s Certificate”</b>) stating that, in its opinion, a Subsidiary is or is not, or was or was not, a Restricted Subsidiary shall, in the absence of manifest error, be conclusive and binding on all parties;</p>
<b>“Security Interest”</b>	<p>means any mortgage, charge, pledge, lien or other security interest including, without limitation, anything analogous to any of the foregoing under the laws of any jurisdiction; and</p>

**“Subsidiary”**

means, in relation to any Person (the “**first Person**”) at any particular time, any other Person (the “**second Person**”):

- (a) whose affairs and policies the first Person controls or has the power to control, whether by ownership of share capital, contract, the power to appoint or remove members of the governing body of the second Person or otherwise; or
- (b) whose financial statements are, in accordance with applicable law and generally accepted accounting principles, consolidated with those of the first Person.

In this Condition 4, “**Person**” means any individual, company, corporation, firm, partnership, joint venture, association, organisation, state or agency of a state or other entity, whether or not having separate legal personality.

**5. INTEREST**

The Bonds bear interest from and including the Issue Date at the rate of 6.95 per cent. per annum (the “**Rate of Interest**”) payable on a semi-annual basis in arrear in equal instalments of HK\$34,750 per each Bond of HK\$1,000,000 denomination (the “**Calculation Amount**”) on 8 April and 8 October (each an “**Interest Payment Date**”), commencing on 8 October 2022. If any such Interest Payment Date would otherwise fall on a day which is not a business day, it shall be postponed to the next day which is a business day unless it would thereby fall into the next calendar month, in which event it shall be brought forward to the immediately preceding business day. Each Bond will cease to bear interest (a) (subject to Condition 6(B)(v)) where the Conversion Right (as defined below) attached to it shall have been exercised by a Bondholder, from and including the Interest Payment Date immediately preceding the relevant Conversion Date (as defined below), or if none, the Issue Date (subject in any case as provided in Condition 6(B)(v)), or (b) where such Bond is redeemed or repaid pursuant to Condition 8 or Condition 10, from the due date for redemption or repayment thereof unless, upon due presentation thereof, payment of principal is improperly withheld or refused, in which event it will continue to bear interest at 3 per cent. per annum above the rate aforesaid (both before and after judgment) until whichever is the earlier of (x) the day on which all sums due in respect of such Bond up to that day are received by or on behalf of the relevant holder, and (y) the day which is seven days after the Trustee or the Principal Agent has notified Bondholders that it is in receipt of all sums due in respect of all the Bonds up to that seventh day (except to the extent that there is failure in the subsequent payment to the relevant holders under these Conditions).

If interest is required to be paid in respect of a Bond on any date other than an Interest Payment Date, it shall be calculated by applying the Rate of Interest to the Calculation Amount, multiplying the product by the relevant Day Count Fraction and rounding the resulting figure to the nearest cent (half a cent being rounded upwards) and multiplying such rounded figure by a fraction equal to the principal amount of such Bond divided by the Calculation Amount, where:

**“Calculation Period”** means the relevant period for which interest is to be calculated from (and including) the first day in such period to (but excluding) the last day in such period; and

**“Day Count Fraction”** means, in respect of any period, the number of days in the relevant period divided by 360 calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y2 - Y1)] + [30 \times (M2 - M1)] + (D2 - D1)}{360}$$

where:

**“Y1”** is the year, expressed as a number, in which the first day of the Calculation Period falls;

**“Y2”** is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

**“M1”** is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

**“M2”** is the calendar month, expressed as number, in which the day immediately following the last day included in the Calculation Period falls;

**“D1”** is the first calendar day, expressed as a number, of the Calculation Period, unless (i) that day is the last day of February; or (ii) such number would be 31, in which case D1 will be 30; and

**“D2”** is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless (i) that day is the last day of February but not the Maturity Date, or (ii) such number would be 31, in which case D2 will be 30.

## 6. CONVERSION

### (A) Conversion Right

- (i) *Conversion Period*: Subject as hereinafter provided, the Bondholders have the right to convert their Bonds into Shares (as defined in Condition 6(A)(v)) at any time during the Conversion Period referred to below.

The right of a Bondholder to convert any Bond into Shares is called the **“Conversion Right”**.

Subject to and upon compliance with, the provisions of this Condition, the Conversion Right attaching to any Bond may be exercised, at the option of the holder thereof, at any time on or after 19 May 2022 up to the close of business (at the place where the Certificate evidencing such Bond is deposited for conversion) on the tenth day prior to the Maturity Date (as defined in Condition 8(A)) (both days inclusive), except as provided in Condition 6(A)(iv), in no event thereafter) or, if such Bond shall have been called for redemption by the Company before the Maturity Date, then up to the close of

business (at the place aforesaid) on a date no later than 15 days prior to the date fixed for redemption thereof (both days inclusive and in the place aforesaid) or if notice requiring redemption has been given by the holder of such Bond pursuant to Condition 8(D) then up to the close of business (at the place aforesaid) on the day prior to the giving of such notice (the “**Conversion Period**”).

Notwithstanding the foregoing, if the Conversion Date in respect of a Bond would otherwise fall during a period in which the register of shareholders of the Company is closed generally or for the purpose of establishing entitlement to any distribution or other rights attaching to the Shares (a “**Book Closure Period**”), such Conversion Date shall be postponed to the first Stock Exchange Business Day (as defined in Condition 6(B)(i)) following the expiry of such Book Closure Period.

If the Conversion Date in respect of the exercise of any Conversion Right is postponed as a result of the foregoing provision to a date that falls after the expiry of the Conversion Period or after the relevant redemption date, such Conversion Date shall be deemed to be the final day of such Conversion Period or the relevant redemption date, as the case may be.

The number of Shares issuable upon conversion of any Bond shall be determined by dividing the principal amount of the Bond converted by the Conversion Price in effect on the Conversion Date (both as hereinafter defined). A Conversion Right may only be exercised in respect of one or more Bonds. If more than one Bond held by the same holder is converted at any time by the same holder, the number of Shares to be issued upon such conversion will be calculated on the basis of the aggregate principal amount of the Bonds to be converted by such holder.

- (ii) *Fractions of Shares:* Fractions of Shares will not be issued on conversion and no cash adjustments will be made in respect thereof. However, if a Conversion Right in respect of more than one Bond is exercised at any one time such that Shares to be issued on conversion are to be registered in the same name, the number of such Shares to be issued in respect thereof shall be calculated on the basis of the aggregate principal amount of such Bonds being so converted and rounded down to the nearest whole number of Shares. Notwithstanding the foregoing, in the event of a consolidation or re-classification of Shares by operation of law or otherwise occurring after 31 March 2022 which reduces the number of Shares outstanding, the Company will upon conversion of Bonds pay in cash (in Hong Kong dollars by transfer to a Hong Kong dollar account maintained by the payee with a bank in Hong Kong) a sum equal to 100 per cent of such portion of the principal amount of the Bond or Bonds evidenced by the Certificate deposited in connection with the exercise of Conversion Rights, aggregated as provided in Condition 6(A)(i), as corresponds to any fraction of a Share not issued as a result of such consolidation or re-classification aforesaid if such sum exceeds HK\$100.00. Any such sum shall be paid not later than five Stock Exchange Business Days (as defined in Condition 6(B)(i)) after the relevant Conversion Date.
- (iii) *Conversion Price and Conversion Ratio:* The price at which Shares will be issued upon conversion (the “**Conversion Price**”) will initially be HK\$5.53 per Share, but will be subject to adjustment in the manner provided in Condition 6(C). For the purposes of these Conditions, “**Conversion Ratio**” means the principal amount of each Bond divided by the applicable Conversion Price.

- (iv) *Revival and/or Survival after Default*: Notwithstanding the provisions of Condition 6(A)(i), if (a) the Company shall default in making payment in full in respect of any Bond which shall have been called or put for redemption on the date fixed for redemption thereof, (b) any Bond has become due and payable prior to the Maturity Date by reason of the occurrence of any of the events under Condition 10, or (c) any Bond is not redeemed on the Maturity Date in accordance with Condition 8(A) or the applicable date for redemption in accordance with Condition 8(D), the Conversion Rights attaching to such Bond will revive and/or will continue to be exercisable up to, and including, the close of business (at the place where the Certificate evidencing such Bond is deposited for conversion) on the date upon which the full amount of the moneys payable in respect of such Bond has been duly received by the Principal Agent or the Trustee and notice of such receipt has been duly given to the Bondholders and, notwithstanding the provisions of Condition 6(A)(i), any Bond in respect of which the Certificate and Conversion Notice are deposited for conversion prior to such date shall be converted on the relevant Conversion Date (as defined below) notwithstanding that the full amount of the moneys payable in respect of such Bond shall have been received by the Principal Agent or the Trustee before such Conversion Date or that the Conversion Period may have expired before such Conversion Date.
- (v) *Meaning of "Shares"*: As used in these Conditions, the expression "**Shares**" means ordinary shares of par value HK\$0.1 each of the Company or shares of any class or classes resulting from any subdivision, consolidation or re-classification of those shares, which as between themselves have no preference in respect of dividends or of amounts payable in the event of any voluntary or involuntary liquidation or dissolution of the Company.

**(B) Conversion Procedure**

- (i) *Conversion Notice*: Upon the exercise of any Conversion Right attaching to any Bond, the holder thereof must complete, execute and deposit at his own expense during the usual office hours (being 9: 00 a.m. to 3: 00 p.m., Monday to Friday on which commercial banks are open for business) in the city at the specified office of any Conversion Agent a notice of conversion (a "**Conversion Notice**") in the form (for the time being current) obtainable from the specified office of each Conversion Agent, together with the relevant Certificate and confirmation that any amounts required to be paid by the Bondholder under Condition 6(B)(ii) have been so paid or, if notice requiring redemption has been given by the holder of such Bond pursuant to Condition 8(D), then up to the close of business (at the place aforesaid) on the day prior to the giving of such notice. Conversion Rights shall be exercised subject in each case to any applicable fiscal or other laws or regulations applicable in the jurisdiction in which the specified office of the Conversion Agent to whom the relevant Conversion Notice is delivered is located.

The conversion date in respect of a Bond (the "**Conversion Date**") must fall at a time when a Conversion Right attaching to that Bond is expressed in these Conditions to be exercisable (subject to the provisions of Condition 6(A)(iv)) and will be deemed to be the Stock Exchange Business Day immediately following the date of the surrender of the Certificate in respect of such Bond and delivery of such Conversion Notice to the relevant Conversion Agent and, if applicable, any payment to be made or indemnity given under these Conditions in connection with the exercise of such Conversion Right. A Conversion Notice deposited outside the hours specified above or on a day which is not a business day at the place of the specified office of the relevant Conversion Agent

shall for all purposes be deemed to have been deposited with that Conversion Agent during the hours specified above on the next business day following such day. Any Bondholder who deposits a Conversion Notice during a Closed Period will not be permitted to convert the Bonds into Shares (as specified in the Conversion Notice) until the next business day after the end of the Closed Period, which (if all other conditions to the exchange have been fulfilled) will be the Conversion Date for such Bonds *provided that* such date did not fall outside the Conversion Period. A Conversion Notice once delivered shall be irrevocable and may not be withdrawn unless the Company consents in writing to such withdrawal or the Company fails to deliver Shares in accordance with these Conditions. “**Stock Exchange Business Day**” means any day (other than a Saturday or Sunday) on which The Stock Exchange of Hong Kong Limited (the “**Hong Kong Stock Exchange**”) or the Alternative Stock Exchange (as defined in Condition 6(C) below), as the case may be, is open for the business of dealing in securities.

- (ii) *Stamp Duty etc.*: A Bondholder delivering a Certificate in respect of a Bond for conversion must pay directly to the relevant authorities (1) any taxes and capital, stamp, issue, documentary and registration duties arising on conversion (other than any taxes or capital or stamp duties payable in the Cayman Islands and Hong Kong and, if relevant, in the place of the Alternative Stock Exchange, by the Company in respect of the allotment and issue of Shares and listing of the Shares on the Hong Kong Stock Exchange or the Alternative Stock Exchange on conversion) and (2) all, if any, taxes arising by reference to any disposal or deemed disposal of a Bond in connection with such conversion (together, the “**Taxes**”). The Company will pay all other expenses arising on the issue of Shares on conversion of Bonds. The Bondholder (and, if different, the person to whom the Shares are to be issued) must declare in the relevant Conversion Notice that any Taxes payable to the relevant tax authorities pursuant to this Condition 6(B)(ii) have been paid. Neither the Trustee nor any Agent is under any obligation to determine whether a Bondholder is liable to pay or has paid any taxes including capital, stamp, issue, registration or similar taxes and duties or the amounts payable (if any) in connection with this Condition 6(B)(ii).
- (iii) *Registration*: As soon as practicable, and in any event not later than five Stock Exchange Business Days after the Conversion Date, the Company will, in the case of Bonds converted on exercise of the Conversion Right and in respect of which a duly completed Conversion Notice has been delivered and the relevant Certificate and amounts payable by the relevant Bondholder as required by sub-paragraphs (i) and (ii) have been paid, (1) register the person or persons designated for the purpose in the Conversion Notice as holder(s) of the relevant number of Shares in the Company’s share register and (2) (x) if the Bondholder has also requested in the Conversion Notice and to the extent permitted under applicable law and the rules and procedures of the Central Clearing and Settlement System of Hong Kong (the “**CCASS**”) effective from time to time, take all necessary action to procure that Shares are delivered through the CCASS for so long as the Shares are listed on the Hong Kong Stock Exchange; or (y) make such certificate or certificates available for collection at the office of the Company’s branch share registrar in Hong Kong (currently Computershare Hong Kong Investor Services Limited at Shops 1712–1716, 17/F, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong) notified to Bondholders in accordance with Condition 16 or, if so requested in the relevant Conversion Notice, will cause its share registrar to mail (at the risk, and, if sent at the request of such person otherwise than by ordinary mail, at the expense, of the person to whom such certificate or certificates are sent) such certificate or certificates to the person and at the place specified in the



Conversion Notice, together (in either case) with any other securities, property or cash required to be delivered upon conversion and such assignments and other documents (if any) as may be required by law to effect the transfer thereof, in which case a single share certificate will be issued in respect of all Shares issued on conversion of Bonds subject to the same Conversion Notice and which are to be registered in the same name.

If the Conversion Date in relation to any Bond shall be on or after the record date for any issue, distribution, grant, offer or other event that gives rise to the adjustment of the Conversion Price pursuant to Condition 6(C) but before the relevant adjustment becomes effective under the relevant Condition, upon the relevant adjustment becoming effective, the Company shall procure the issue to the converting Bondholder (or in accordance with the instructions contained in the Conversion Notice (subject to applicable exchange control or other laws or other regulations)), such additional number of Shares (“**Additional Shares**”) as is, together with the Shares to be issued on conversion of the Bonds, equal to the number of Shares which would have been required to be issued on conversion of such Bond if the relevant adjustment to the Conversion Price had been made and become effective on or immediately after the relevant record date.

The person or persons specified for that purpose in the Conversion Notice will become the holder of record of the number of Shares issuable upon conversion with effect from the date he is or they are registered as such in the Company’s register of members (the “**Registration Date**”). The Shares issued upon conversion of the Bonds will be fully-paid and in all respects rank *pari passu* with the Shares in issue on the relevant Registration Date. Save as set out in these Conditions, a holder of Shares issued on conversion of the Bonds shall not be entitled to any rights the record date for which precedes the relevant Registration Date.

If the record date for the payment of any dividend or other distribution in respect of the Shares is on or after the Conversion Date in respect of any Bond, but before the Registration Date (disregarding any retroactive adjustment of the Conversion Price referred to in this sub-paragraph (iii) prior to the time such retroactive adjustment shall have become effective), the Company will calculate and pay to the converting Bondholder or his designee an amount in Hong Kong dollars (the “**Equivalent Amount**”) equal to the Fair Market Value (as defined below) of such dividend or other distribution to which he would have been entitled had he on that record date been such a shareholder of record and will make the payment at the same time as it makes payment of the dividend or other distribution, or as soon as practicable thereafter, but, in any event, not later than seven days thereafter. The Equivalent Amount shall be paid by transfer to a Hong Kong dollar account maintained by the payee with a bank in Hong Kong specified in the relevant Conversion Notice.

- (iv) *Cash Settlement*: Notwithstanding the Conversion Right of each Bondholder in respect of each Bond, at any time where the delivery of Shares deliverable upon conversion of the Bonds is required to satisfy the Conversion Right in respect of a Conversion Notice (including any Additional Shares required to be delivered as described in Condition 6(B)(iii) above), the Company shall have the option, in its sole discretion, to pay to the relevant Bondholder an amount of cash in Hong Kong dollars equal to the Cash Settlement Amount (as defined below) in order to satisfy such Conversion Right in full or in part (and, if in part, in which case the other part shall be satisfied by the delivery of Shares) (the “**Cash Settlement Option**”). In order to exercise the Cash Settlement Option, the Company shall provide notice of the exercise of the Cash Settlement Option



(the “**Cash Settlement Notice**”) to the relevant Bondholder, the Trustee and the Conversion Agent as soon as practicable but no later than the fifth Stock Exchange Business Day following the date of delivery of the Conversion Notice (the date of such notice being the “**Cash Settlement Notice Date**”). The Cash Settlement Notice must specify the number of Shares in respect of which the Company will make a cash payment in the manner described in this Condition. The Company shall pay the Cash Settlement Amount in Hong Kong dollars no later than two Trading Days after completion of the 20 consecutive Trading Day period used to determine the Cash Settlement Amount. The Cash Settlement Amount shall be paid by transfer to a Hong Kong dollar account maintained by the payee with a bank in Hong Kong in accordance with instructions given by the relevant Bondholder in the Conversion Notice. If the Company exercises its Cash Settlement Option in respect of Bonds held by more than one Bondholder which are to be converted on the same Conversion Date, the Company shall make the same proportion of cash and Shares available to such converting Bondholders.

**“Cash Settlement Amount”**

means the product of (i) the number of Shares otherwise deliverable upon exercise of the Conversion Right in respect of the Bond(s) to which the Conversion Notice applies, and in respect of which the Company has elected the Cash Settlement Option and (ii) the arithmetic average of the Volume Weighted Average Price (as defined below) of the Shares for each day during the 20 consecutive Trading Days immediately after the Cash Settlement Notice Date. The Company shall provide notice of the calculation of the Cash Settlement Amount to the Bondholders, the Trustee and the Conversion Agent no later than 21 consecutive Trading Days following the Cash Settlement Notice Date.

**“Volume Weighted Average Price”**

means, in relation to the Shares for any Trading Day, the order book volume-weighted average price of the Shares for such Trading Day appearing on or derived from Bloomberg (under the function “**VAP**”) (Ticker: 884.HK) or, if such function is not available, from such other source as shall be determined to be appropriate by an Independent Investment Bank (as defined below), *provided that* for any Trading Day where such price is not available or cannot otherwise be determined as provided above, the Volume Weighted Average Price of a Share in respect of such Trading Day shall be the Volume Weighted Average Price, determined as provided above, on the immediately preceding Trading Day on which the same can be so determined.

- (v) *Interest Accrual:* If any notice requiring the redemption of any Bonds is given pursuant to Condition 8(B) or 8(C) on or after the 15th Hong Kong business day prior to a record date which has occurred since the last Interest Payment Date (or in the case of the first Interest Period, since the Issue Date) in respect of any dividend or distribution payable in respect of the Shares where such notice specifies a date for redemption falling on or prior to the date which is 14 days after the Interest Payment Date next following such record date, interest shall (subject as hereinafter provided) accrue on

Bonds in respect of which Conversion Rights shall have been exercised and in respect of which the Conversion Date falls after such record date and on or prior to the Interest Payment Date next following such record date in each case from and including the preceding Interest Payment Date (or, if such Conversion Date falls before the first Interest Payment Date, from, and including, the Issue Date) to, but excluding, such Conversion Date; provided that no such interest shall accrue on any Bond in the event that the Shares issued on conversion thereof shall carry an entitlement to receive such dividend or distribution or in the event the Bond carries an entitlement to receive an Equivalent Amount. Any such interest shall be paid by the Company not later than 14 days after the relevant Conversion Date by transfer to a Hong Kong dollar account maintained by the payee with a bank in Hong Kong specified in the relevant Conversion Notice.

**(C) Adjustments to Conversion Price**

Upon the occurrence of any of the following events described below, the Conversion Price will be adjusted as follows:

- (i) *Consolidation, Subdivision or Reclassification:* If and whenever there shall be an alteration to the nominal value of the Shares as a result of consolidation, subdivision or reclassification, the Conversion Price shall be adjusted by multiplying the Conversion Price in force immediately before such alteration by the following fraction:

$$\frac{A}{B}$$

where:

A is the nominal amount of one Share immediately after such alteration; and

B is the nominal amount of one Share immediately before such alteration.

Such adjustment shall become effective on the date the alteration takes effect.

- (ii) *Capitalisation of Profits or Reserves:*

- (A) If and whenever the Company shall issue any Shares credited as fully paid to the holders of the Shares (the “**Shareholders**”) by way of capitalisation of profits or reserves including Shares paid up out of distributable profits or reserves and/or share premium account issued, save where Shares are issued in lieu of the whole or any part of a specifically declared cash dividend (the “**Relevant Cash Dividend**”), being a dividend which the Shareholders concerned would or could otherwise have received (a “**Scrip Dividend**”) and which would not have constituted a Distribution (as defined in this Condition 6(C)), the Conversion Price shall be adjusted by multiplying the Conversion Price in force immediately before such issue by the following fraction:

$$\frac{A}{B}$$

where:

A is the aggregate nominal amount of the issued Shares immediately before such issue; and

B is the aggregate nominal amount of the issued Shares immediately after such issue.

Such adjustment shall become effective on the date of issue of such Shares or if the number of such Shares is fixed on announcement and a record date is fixed therefor, immediately after such record date.

- (B) In the case of an issue of Shares by way of a Scrip Dividend where the Current Market Price of such Shares on the last Trading Day preceding the date of announcement of the terms of such issue exceeds 105 per cent. of the Relevant Cash Dividend or the relevant part thereof and which would not have constituted a Distribution, the Conversion Price shall be adjusted by multiplying the Conversion Price in force immediately before the issue of such Shares by the following fraction:

$$\frac{A + B}{A + C}$$

where:

A is the aggregate nominal amount of the issued Shares immediately before such issue;

B is the aggregate nominal amount of Shares issued by way of such Scrip Dividend multiplied by a fraction of which (i) the numerator is the amount of the whole, or the relevant part, of the Relevant Cash Dividend and (ii) the denominator is the Current Market Price of the Shares issued by way of Scrip Dividend in respect of each existing Share in lieu of the whole, or the relevant part, of the Relevant Cash Dividend; and

C is the aggregate nominal amount of Shares issued by way of such Scrip Dividend;

Such adjustment shall become effective on the date of issue of such Shares or if a record date is fixed therefor, immediately after such record date.

(iii) *Distributions:*

- (A) Subject to Condition 6(C)(iii)(B), if and whenever the Company shall pay or make any Distribution to the Shareholders other than in cash only (except to the extent that the Conversion Price falls to be adjusted under Condition 6(C)(ii) above), the Conversion Price shall be adjusted by multiplying the Conversion Price in force immediately before such Distribution by the following fraction:

$$\frac{A - B}{A}$$

where:

A is the Current Market Price of one Share on the last Trading Day preceding the date on which the Distribution is publicly announced; and

B is the Fair Market Value on the date of such announcement of the portion of the Distribution attributable to one Share.

Such adjustment shall become effective on the date that such Distribution is actually made or, if later, the first date upon which the Fair Market Value of the Distribution is capable of being determined as provided in these Conditions.

- (B) If and whenever the Company shall pay or make any Distribution in cash only to the Shareholders (which, for the avoidance of doubt, includes the Distribution in cash only announced by the Company on 24 March 2022), the Conversion Price shall be adjusted by multiplying the Conversion Price in force immediately before such Distribution by the following fraction:

$$\frac{A - B}{A}$$

where:

A is the Current Market Price of one Share on the date on which the Distribution is publicly announced; and

B is the amount of cash so distributed attributable to one Share.

Such adjustment shall become effective on the date on which such Distribution in cash is actually made or if a record date is fixed therefore, immediately after such record date.

For the avoidance of doubt, when the Distribution is by means of distribution of cash dividend as referred to in the definition of “Distribution”, only such portion of cash dividend or distribution which exceeds the threshold as referred to therein shall be regarded as a Distribution (the “**Excess Portion**”) and only the Excess Portion should be taken into account in determining the amount of cash or Fair Market Value (as the case may be) attributable to one Share under this Condition 6(C)(iii).

- (iv) *Rights Issues of Shares or Options over Shares:* If and whenever the Company shall issue Shares to all or substantially all Shareholders as a class by way of rights issue, or issue or grant to all or substantially all Shareholders as a class, by way of rights issue, of options, warrants or other rights to subscribe for or purchase any Shares, in each case at less than 95 per cent. of the Current Market Price per Share on the last Trading Day preceding the date of the announcement of the terms of the issue or grant, the Conversion Price shall be adjusted by multiplying the Conversion Price in force immediately before such issue or grant by the following fraction:

$$\frac{A + B}{A + C}$$

where:

A is the number of Shares in issue immediately before such announcement;

B is the number of Shares which the aggregate amount (if any) payable for the Shares issued by way of rights issue or for the options or warrants or other rights issued or granted by way of rights issue and for the total number of Shares comprised therein would subscribe, purchase or otherwise acquire at such Current Market Price per Share; and

C is the aggregate number of Shares issued or, as the case may be, comprised in the issue or grant.

Such adjustment shall become effective on the date of issue of such Shares or issue or grant of such options, warrants or other rights (as the case may be) or where a record date is set, the first date on which the Shares are traded ex-rights, ex-options or ex-warrants as the case may be.

- (v) *Rights Issues of Other Securities:* If and whenever the Company shall issue any securities (other than Shares or options, warrants or other rights to subscribe for, purchase or otherwise acquire any Shares) to all or substantially all Shareholders as a class, by way of rights issue, or the grant to all or substantially all Shareholders as a class by way of rights issue, options, warrants or other rights to subscribe for, purchase or otherwise acquire any securities (other than Shares or options, warrants or other rights to subscribe for, purchase or otherwise acquire Shares), the Conversion Price shall be adjusted by multiplying the Conversion Price in force immediately before such issue or grant by the following fraction:

$$\frac{A - B}{A}$$

where:

A is the Current Market Price of one Share on the last Trading Day preceding the date on which such issue or grant is publicly announced; and

B is the Fair Market Value on the date of such announcement of the portion of the rights attributable to one Share.

Such adjustment shall become effective on the date of issue of the securities or the issue or grant of such rights, options or warrants (as the case may be) or where a record date is set, the first date on which the Shares are traded ex-rights, ex-options or ex-warrants as the case may be.

- (vi) *Issues at less than Current Market Price:* If and whenever the Company shall issue (otherwise than as mentioned in Condition 6(C)(iv) above) any Shares (other than Shares issued on the exercise of Conversion Rights or on the exercise of any other rights of conversion into, or exchange or subscription for, Shares) or issue or grant (otherwise than as mentioned in Condition 6(C)(iv) above) options, warrants or other rights to subscribe for, purchase or otherwise acquire any Shares, in each case at a price per Share which is less than 95 per cent. of the Current Market Price per Share on the date of announcement of the terms of such issue, the Conversion Price shall be adjusted by multiplying the Conversion Price in force immediately before such issue by the following fraction:

$$\frac{A + B}{C}$$

where:

- A is the number of Shares in issue immediately before the issue of such additional Shares or the issue or grant of such options, warrants or other rights to subscribe for, purchase or otherwise acquire any Shares;
- B is the number of Shares which the aggregate consideration receivable for the issue of such additional Shares would purchase at such Current Market Price per Share; and
- C is the number of Shares in issue immediately after the issue of such additional Shares.

References to additional Shares in the above formula shall, in the case of an issue or grant by the Company of options, warrants or other rights to subscribe for, purchase or otherwise acquire Shares, mean such Shares to be issued assuming that such options, warrants or other rights are exercised in full at the initial exercise price (if applicable) on the date of issue or grant of such options, warrants or other rights.

Such adjustment shall become effective on the date of issue of such additional Shares or, as the case may be, the issue or grant of such options, warrants or other rights.

- (vii) *Other Issues at less than Current Market Price:* Save in the case of an issue of securities arising from a conversion or exchange of other securities in accordance with the terms applicable to such securities themselves falling within this Condition 6(C)(vii) if and whenever the Company or any of its Subsidiaries (otherwise than as mentioned in Condition 6(C)(iv), 6(C)(v) or 6(C)(vi) or (at the direction or request of or pursuant to any arrangements with the Company or any of its Subsidiaries), any other company, person or entity shall issue wholly for cash any securities (other than the Bonds, excluding for this purpose any further bonds issued pursuant to Condition 15) which by their terms of issue carry rights of conversion into, or exchange or subscription for, Shares to be issued by the Company upon conversion, exchange or subscription at a consideration per Share which is less than 95 per cent. of the Current Market Price per Share on the date of announcement of the terms of issue of such securities.

In such an event, the Conversion Price shall be adjusted by multiplying the Conversion Price in force immediately before such issue by the following fraction:

$$\frac{A + B}{A + C}$$

where:

- A is the number of Shares in issue immediately before such issue;
- B is the number of Shares which the aggregate consideration (if any) receivable by the Company for the Shares to be issued on conversion or exchange or on exercise of the right of subscription attached to such securities would purchase at such Current Market Price per Share; and

C is the maximum number of Shares to be issued on conversion or exchange of such securities or on the exercise of such rights of subscription attached thereto at the initial conversion, exchange or subscription price or rate.

Such adjustment shall become effective on the date of issue of such securities.

(viii) *Modification of Rights of Conversion etc.*: If and whenever there shall be any modification of the rights of conversion, exchange or subscription attaching to any such securities as are mentioned in Condition 6(C)(vii) (other than in accordance with the terms of such securities) so that the consideration per Share (for the number of Shares available on conversion, exchange or subscription following the modification) is less than 95 per cent. of the Current Market Price per Share on the date of announcement of the proposals for such modification.

In such an event, the Conversion Price shall be adjusted by multiplying the Conversion Price in force immediately before such modification by the following fraction:

$$\frac{A + B}{A + C}$$

where:

A is the number of Shares in issue immediately before such modification;

B is the number of Shares which the aggregate consideration (if any) receivable by the Company for the Shares to be issued, or otherwise made available, on conversion or exchange or on exercise of the right of subscription attached to the securities, so modified, would purchase at such Current Market Price per Share or, if lower, the existing conversion, exchange or subscription price of such securities; and

C is the maximum number of Shares to be issued, or otherwise made available, on conversion or exchange of such securities or on the exercise of such rights of subscription attached thereto at the modified conversion, exchange or subscription price or rate but giving credit in such manner as two Independent Investment Banks consider appropriate (if at all) for any previous adjustment under this Condition 6(C)(viii) or Condition 6(C)(vii).

Such adjustment shall become effective on the date of modification of the rights of conversion, exchange or subscription attaching to such securities.

(ix) *Other Offers to Shareholders*: If and whenever the Company or any of its Subsidiaries issues, sells or distributes any securities in connection with which an offer pursuant to which the Shareholders generally are entitled to participate in arrangements whereby such securities may be acquired by them (except where the Conversion Price falls to be adjusted under Condition 6(C)(iv), Condition 6(C)(v), Condition 6(C)(vi) or Condition 6(C)(vii), the Conversion Price shall be adjusted by multiplying the Conversion Price in force immediately before such issue, sale or distribution by the following fraction:

$$\frac{A - B}{A}$$



where:

- A is the Current Market Price of one Share on the last Trading Day preceding the date on which such issue, sale or distribution is publicly announced; and
- B is the Fair Market Value on the date of such announcement of the portion of the rights attributable to one Share.

Such adjustment shall become effective on the date of issue, sale or delivery of the securities.

- (x) *Adjustment upon Change of Control:* If a Change of Control (as defined herein) shall occur, the Company shall give notice of that fact to the Bondholders (the “**Change of Control Notice**”) in accordance with Condition 16 within 14 days after it becomes aware of such Change of Control. Following the giving of a Change of Control Notice, upon any exercise of Conversion Rights such that the relevant Conversion Date falls within 30 days following a Change of Control, or, if later, 30 days following the date on which the Change of Control Notice is given to Bondholders (such period, the “**Change of Control Conversion Period**”), the Conversion Price shall be adjusted in accordance with the following formula:

$$\text{NCP} = \frac{\text{OCP}}{1 + (\text{CP} \times c/t)}$$

where:

“**NCP**” means the new Conversion Price

“**OCP**” means the Conversion Price in effect on the relevant Conversion Date

“**CP**” means 20.0 per cent. expressed as a fraction

“**c**” means the number of days from and including the date the Change of Control occurs to but excluding the Maturity Date

“**t**” means the number of days from and including the Issue Date to but excluding the Maturity Date,

If the last day of a Change of Control Conversion Period shall fall during a Closed Period, the Change of Control Conversion Period shall be extended such that its last day will be the fifteenth day following the last day of the Closed Period.

- (xi) *Determination by the Company:* If the Company determines that an adjustment should be made to the Conversion Price as a result of one or more events or circumstances (whether or not referred to in paragraphs (i) to (ix) above) (even if the relevant event or circumstance is specifically excluded in these Conditions from the operation of paragraphs (i) to (ix) above), or that an adjustment should not be made (even if the relevant event or circumstance is specifically provided for in paragraphs (i) to (ix) above), or that the effective date for the relevant adjustment should be a date other than that mentioned in paragraphs (i) to (ix) above, the Company may, at its own expense, request an Independent Investment Bank, acting as expert, to determine as soon as practicable (1) what adjustment (if any) to the Conversion Price is fair and reasonable to take account thereto and is appropriate to give the result which the Independent Investment Bank considers in good faith to reflect the intentions of the provisions of

this Condition 6(C); and (2) the date on which such adjustment should take effect; and upon such determination such adjustment (if any) shall be made and shall take effect in accordance with such determination; *provided that* where the events or circumstances giving rise to any adjustment pursuant to this Condition 6(C) have already resulted or will result in an adjustment to the Conversion Price or where the circumstances giving rise to any adjustment arise by virtue of events or circumstances which have already given rise or will give rise to an adjustment to the Conversion Price, such modification (if any) shall be made to the operation of the provisions of this Condition 6(C) as may be advised by the Independent Investment Bank to be in its opinion appropriate to give the intended result, *provided that* an adjustment shall only be made pursuant to this Condition 6(C) if it would result in a reduction to the Conversion Price.

For the purposes of these Conditions:

- |                                     |  |
|-------------------------------------|--|
| <b>“Alternative Stock Exchange”</b> | means at any time, in the case of the Shares, if they are not at that time listed and traded on the Hong Kong Stock Exchange, the principal stock exchange or securities market on which the Shares are then listed or quoted or dealt in;   |
| <b>“Closing Price”</b>              | for the Shares for any Trading Day shall be the price published in the Daily Quotation Sheet;  |
| <b>“Current Market Price”</b>       | <p>means, in respect of a Share at a particular time on a particular date, the average of the Closing Price quoted by the Hong Kong Stock Exchange or, as the case may be, by the Alternative Stock Exchange for one Share (being a Share carrying full entitlement to dividend) for each of the 20 consecutive Trading Days ending on the Trading Day immediately preceding such date; <i>provided that</i> if at any time during the said 20 Trading Day period the Shares shall have been quoted ex-dividend and during some other part of that period the Shares shall have been quoted cum-dividend then:</p> <ul style="list-style-type: none"> <li>(i) if the Shares to be issued in such circumstances do not rank for the dividend in question, the quotations on the dates on which the Shares shall have been quoted cum-dividend shall for the purpose of this definition be deemed to be the Closing Price thereof reduced by an amount equal to the amount of that dividend per Share; or</li> <li>(ii) if the Shares to be issued in such circumstances rank for the dividend in question, the quotations on the dates on which the Shares shall have been quoted ex-dividend shall for the purpose of this definition be deemed to be the Closing Price thereof increased by such similar amount;</li> </ul> |

and *provided, further, that* if the Shares on each of the said 20 Trading Days have been quoted cum-dividend in respect of a dividend which has been declared or announced but the Shares to be issued do not rank for that dividend, the quotations on each of such dates shall for the purpose of this definition be deemed to be the amount thereof reduced by an amount equal to the Fair Market Value of that dividend per Share;

**“Daily Quotation Sheet”** means the daily quotation sheet published by the Hong Kong Stock Exchange or, as the case may be, the equivalent quotation sheet of an Alternative Stock Exchange;

**“Distribution”** means any dividend or distribution, whether of cash or assets in specie or other property by the Company for any financial period, and whenever paid or made and however described or declared after the Issue Date, (and for these purposes a distribution of assets in specie includes without limitation an issue of shares or other securities credited as fully or partly paid (other than Shares credited as fully paid to the extent that an adjustment to the Conversion Price is made in respect thereof under Condition 6(C)(ii)(A)) by way of capitalisation of reserves and including any Scrip Dividend to the extent of the Relevant Cash Dividend) unless it comprises a purchase or redemption of Shares by or on behalf of the Company (or a purchase of Shares by or on behalf of a Subsidiary of the Company), where the weighted average price (before expenses) on any one day in respect of such purchase does not exceed 105 per cent. of the Current Market Price of the Shares as published in the Daily Quotation Sheet, as the case may be, either (1) on that date, or (2) where an announcement has been made of the intention to purchase Shares at some future date at a specified price, on the Trading Day immediately preceding the date of such announcement and, if in the case of either (1) or (2), the relevant day is not a Trading Day, the immediately preceding Trading Day;

**“Fair Market Value”**

means, with respect to any asset, security, option, warrant or other right on any date, the fair market value of that asset, security, option, warrant or other right as determined by an Independent Investment Bank; *provided that* (i) the fair market value of a cash dividend paid or to be paid per Share shall be the amount of such cash dividend per Share determined as at the date of announcement of such dividend; and (ii) where options, warrants or other rights are publicly traded in a market of adequate liquidity (as determined by such Independent Investment Bank) the fair market value of such options, warrants or other rights shall equal the arithmetic mean of the daily closing prices of such options, warrants or other rights during the period of five Trading Days on the relevant market commencing on the first such Trading Day such options, warrants or other rights are publicly traded;

**“Independent Investment Bank”**

means an independent investment bank of international repute, acting as an expert, selected and appointed by the Company and notified in writing to the Trustee; and

**“Trading Day”**

means a day when the Hong Kong Stock Exchange or, as the case may be an Alternative Stock Exchange is open for dealing business, *provided that* if no Closing Price is reported for one or more consecutive dealing days such day or days will be disregarded in any relevant calculation and shall be deemed not to have been dealing days when ascertaining any period of dealing days.

On any adjustment, the relevant Conversion Price, if not an integral multiple of one Hong Kong cent, shall be rounded down to the nearest Hong Kong cent. No adjustment shall be made to the Conversion Price where such adjustment (rounded down if applicable) would be less than one per cent. of the Conversion Price then in effect. Any adjustment not required to be made, and any amount by which the Conversion Price has not been rounded down, shall be carried forward and taken into account in any subsequent adjustment. Notice of any adjustment shall be given to Bondholders in accordance with Condition 16 and in writing to the Trustee and the Principal Agent as soon as practicable after the determination thereof.

The Conversion Price may not be reduced so that, on conversion of Bonds, Shares would be required to be issued at a discount to their par value or Shares would be required to be issued in any other circumstances not permitted by applicable laws then in force in Hong Kong and the Cayman Islands.

Where more than one event which gives or may give rise to an adjustment to the Conversion Price occurs within such a short period of time that in the opinion of an Independent Investment Bank, the foregoing provisions would need to be operated subject to some modification in order to give the intended result, such modification shall be made to the operation of the foregoing provisions as may be advised by such Independent Investment Bank to be in its opinion appropriate in order to give such intended result.

Notwithstanding any provision in Condition 6(C), when Shares or other securities (including rights or options) are issued, offered or granted to employees (including directors) of the Company or any Subsidiary of the Company pursuant to any Employee Share Scheme (as defined in the Trust Deed) (and which Employee Share Scheme is in compliance with the Listing Rules of the Hong Kong Stock Exchange or, if applicable, the listing rules of an Alternative Stock Exchange), no adjustment will be made to the Conversion Price. No adjustment will be made to the Conversion Price involving an increase in the Conversion Price, except in the case of a consolidation or re-classification of the Shares as referred to in Condition 6(C)(i) above or where there has been a proven manifest error in the calculation of the Conversion Price.

Neither the Trustee nor the Agents shall be under any duty to monitor whether any event or circumstance has happened or exists which may require an adjustment to be made to the Conversion Price or to make any determination or calculation (or verification thereof) in connection with the Conversion Price and will not be responsible or liable to Bondholders for any loss arising from any failure by them to do so or for any delay by the Company or any Independent Investment Bank in making any determination or calculation or any erroneous determination or calculation in connection with the Conversion Price, without prejudice to its duties owed to the Company. All adjustments to the Conversion Price under Condition 6(C) shall be determined by the Company (or, if applicable, the Independent Investment Bank), and neither the Trustee nor the Agents shall be responsible for verifying such determinations.

#### **(D) Undertakings**

The Company has undertaken in the Trust Deed, *inter alia*, that so long as any Bond remains outstanding, save with the approval of an Extraordinary Resolution of the Bondholders or with the approval of the Trustee, where, in the opinion of the Trustee, it is not materially prejudicial to the interests of Bondholders to give such approval:

- (i) it will use its reasonable endeavours (a) to maintain a listing for all the issued Shares on the Hong Kong Stock Exchange, and (b) to obtain and maintain a listing for all the Shares issued on the exercise of the Conversion Rights attaching to the Bonds on the Hong Kong Stock Exchange, *provided that* if the Company is unable to obtain or maintain such listing or if the maintenance of such listing is unduly onerous, it will use its reasonable endeavours to obtain and maintain a listing for all the issued Shares on such Alternative Stock Exchange as the Company may from time to time select and notify in writing to the Trustee and the Principal Agent and to the Bondholders in accordance with Condition 16 of the listing or delisting of the Shares (as a class) by any of such stock exchanges;
- (ii) it will use its reasonable endeavours to maintain a listing and quotation for the Bonds on the SGX-ST *provided that* if the Company is unable to obtain or maintain such listing having used its reasonable endeavours or if the maintenance of such listing and quotation is unduly burdensome or impractical, it will use its best endeavours to obtain and maintain admission to listing, trading and/or quotation for the Bonds on an Alternative Stock Exchange as the Company may from time to time decide and notify in writing to the Trustee and the Principal Agent and to the Bondholders in accordance with Condition 16 of the listing or delisting Bonds by any of such stock exchanges;

- (iii) it will pay the expenses of the issue of, and all expenses of obtaining listing for the Shares issued on the exercise of the Conversion Rights attaching to the Bonds and for the Bonds (other than Taxes payable by the relevant Bondholder, as defined in Condition 6(B)(ii)); and
- (iv) it will provide to the Trustee, upon request, a list of Restricted Subsidiaries and Principal Subsidiaries (as defined below).

In the Trust Deed, the Company has also undertaken with the Trustee that so long as any Bond remains outstanding:

- (aa) it will reserve, free from any other pre-emptive or other similar rights, out of its authorised but unissued ordinary share capital the full number of Shares liable to be issued on conversion of the Bonds from time to time remaining outstanding and shall ensure that all Shares delivered on conversion of the Bonds will be duly and validly issued as fully-paid;
- (bb) it will not make any reduction of its ordinary share capital or any uncalled liability in respect thereof or of any share premium account or capital redemption reserve fund except, in each case, where the redemption or reduction is permitted by applicable law and results in (or would, but for the provisions of these Conditions relating to rounding or the carry forward of adjustments, result in) an adjustment to the Conversion Price in accordance with Condition 6 or is otherwise taken into account for the purposes of determining whether such an adjustment should be made;
- (cc) it will comply with any law, rule, regulation, judgment, order, authorisation or decree of any government, governmental or regulatory body or court, domestic or foreign having jurisdiction over the Company or any Subsidiary or any of their respective assets and properties; and
- (dd) it will not make any offer, issue, grant or distribute or take any action which would result in an adjustment of the Conversion Price if, after giving effect thereto, the Conversion Price would be reduced to such an extent that the Shares to be issued on the conversion of any Bond would be issued below the par value of the Shares of the Company,

*provided, always, that* the Company shall not be prohibited from purchasing its Shares to the full extent permitted by law.

The Company has also given certain other undertakings in the Trust Deed for the protection of the Conversion Rights.

#### **(E) Notice of Change in Conversion Price**

The Company shall give notice to the Bondholders in accordance with Condition 16 and to the Trustee and the Principal Agent in writing of any change in the Conversion Price. Any such notice relating to a change in the Conversion Price shall set forth the event giving rise to the adjustment, the Conversion Price prior to such adjustment, the adjusted Conversion Price and the effective date of such adjustment.

## **7. PAYMENTS**

### **(A) Payment**

Payment of principal (or any redemption amount in relation to such principal) and default interest (if any) and any Cash Settlement Amount will be in Hong Kong dollars and will be made by transfer to the registered account of the Bondholder. Such payment will only be made after surrender of the relevant Certificate at the specified office of the appropriate Agent.

*Notwithstanding the foregoing, so long as the Global Bond Certificate is held on behalf of Euroclear, Clearstream or any other clearing system, each payment in respect of the Global Bond Certificate will be made to the person shown as the holder in the Register at the close of business of the relevant clearing system on the Clearing System Business Day before the due date for such payments, where “Clearing System Business Day” means a weekday (Monday to Friday, inclusive) except 25 December and 1 January.*

### **(B) Registered Accounts**

For the purposes of this Condition, a Bondholder’s registered account means the Hong Kong dollar account maintained by or on behalf of it with a bank in Hong Kong, details of which appear on the Register at the close of business on the second business day (as defined below) before the due date for payment, and a Bondholder’s registered address means its address appearing on the Register at that time.

### **(C) Fiscal Laws**

All payments in respect of the Bonds are subject in all cases to (i) any applicable fiscal or other laws and regulations in the place of payment, but without prejudice to the provisions of Condition 9 and (ii) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986 (the “Code”) or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, any official interpretations thereof, or (without prejudice to the provisions of Condition 9) any law implementing an intergovernmental approach thereto. No commissions or expenses shall be charged to the Bondholders in respect of such payments.

### **(D) Payment Initiation**

Where payment is to be made by transfer to a registered account, payment instructions (for value on the due date or, if that is not a day on which the bank where a registered account is maintained is open for receipt of such transfers, for value the first following such day) will be initiated on the due date for payment (or, if it is not a business day (as defined below), the immediately following business day) or, in the case of a payment of principal (or any redemption amount in relation to such principal), if later, on the business day on which the relevant Certificate is surrendered at the specified office of an appropriate Agent.

### **(E) Delay In Payment**

Bondholders will not be entitled to any interest or other payment for any delay after the due date in receiving the amount due if the due date is not a business day or a day on which the bank where a registered account is maintained is open for receipt of such transfers or, if the Bondholder is late in surrendering its Certificate (if required to do so) or if a transfer made in accordance with Condition 7(A) arrives in the registered account of the Bondholder after the due date for payment.



**(F) Business Day**

In this Condition, “**business day**” means a day other than a Saturday, Sunday or public holiday on which commercial banks are open for business in Hong Kong and the city in which the specified office of the Principal Agent is located and, in the case of the surrender of a Certificate, in the place where the Certificate is surrendered. If an amount which is due on the Bonds is not paid in full, the Registrar will annotate the Register with a record of the amount (if any) in fact paid.

**8. REDEMPTION, PURCHASE AND CANCELLATION**

**(A) Maturity**

Unless previously redeemed, converted or purchased and cancelled as provided herein, the Company will redeem each Bond at 100 per cent. of its principal amount on 8 April 2025 (the “**Maturity Date**”). The Company may not redeem the Bonds at its option prior to that date except as provided in Condition 8(B) or 8(C) below (but without prejudice to Condition 10).

**(B) Redemption for Taxation Reasons**

- (i) The Bonds may be redeemed at the option of the Company in whole, but not in part, at any time, on giving not less than 30 nor more than 60 days’ notice (a “**Tax Redemption Notice**”) to the Trustee and the Principal Agent in writing and to the Bondholders in accordance with Condition 16 (which notice shall be irrevocable) at their principal amount together with accrued and unpaid interest (to but excluding the date fixed for redemption) if (1) the Company has or will become obliged to pay Additional Tax Amounts as provided or referred to in Condition 9 as a result of any change in, or amendment to, the laws or regulations or rulings (including a holding by a court of competent jurisdiction) of any Relevant Tax Jurisdiction (as defined in Condition 9), or any change in the general application or official interpretation of or the standing of an official position with respect to, such laws, regulations or rulings, which change or amendment becomes effective, or official position is announced, on or after 31 March 2022, and (2) such obligation cannot be avoided by the Company taking reasonable measures available to it, *provided that* no Tax Redemption Notice shall be given earlier than 90 days prior to the earliest date on which the Company would be obliged to pay such Additional Tax Amounts were a payment in respect of the Bonds then due.

Prior to the publication of any Tax Redemption Notice pursuant to this Condition 8(B)(i), the Company shall deliver to the Trustee (x) an Officer’s Certificate stating that the obligation referred to above cannot be avoided by the Company taking reasonable measures available to it and (y) an opinion of independent legal or tax advisors of recognised standing to the effect that such change or amendment has occurred (irrespective of whether such amendment or change is then effective). The Trustee shall be entitled to accept and rely upon such certificate and opinion (without further investigation or enquiry) and it shall be conclusive and binding on the Bondholders and the Trustee shall be protected and incur no liability to any Bondholder in respect of any action taken, omitted or suffered in reliance upon such certificate and opinion. Upon the expiry of the Tax Redemption Notice, the Company will be bound to redeem the Bonds on the date fixed for redemption.

- (ii) If the Company gives a Tax Redemption Notice pursuant to Condition 8(B)(i), each Bondholder will have the right to elect that its Bond(s) shall not be redeemed and that the provisions of Condition 9 shall not apply in respect of any payment to be made in respect of such Bond(s) whereupon no Additional Tax Amounts shall be payable in respect thereof pursuant to Condition 9 and payment of all amounts shall be made subject to the deduction or withholding of any tax required to be deducted or withheld. To exercise a right pursuant to this Condition 8(B)(ii), the holder of the relevant Bond must complete, sign and deposit at the specified office of any Paying Agent a duly completed and signed notice of exercise, in the form for the time being current, obtainable from the specified office of any Paying Agent (the “**Tax Option Exercise Notice**”) together with the Certificate evidencing the Bonds on or before the day falling 10 days prior to the date fixed by the Company for the redemption of the Bonds pursuant to this Condition 8(B). A Tax Option Exercise Notice, once delivered, shall be irrevocable and may not be withdrawn without the Company’s consent.

**(C) Redemption at the Option of the Company**

On giving not less than 30 nor more than 60 days’ notice to the Bondholders in accordance with Condition 16 and in writing to the Trustee and the Principal Agent (which notice will be irrevocable), the Company may at any time prior to the Maturity Date redeem in whole, but not in part, the Bonds for the time being outstanding at their principal amount together with accrued but unpaid interest (to but excluding the date fixed for redemption), *provided that* prior to the date of such notice at least 90 per cent. in principal amount of the Bonds originally issued (including any further bonds issued pursuant to Condition 15 and consolidated and forming a single series with the Bonds) has already been converted, redeemed or purchased and cancelled.

**(D) Redemption at the option of the Bondholders**

The Company will, at the option of the holder of any Bond, redeem all or some only (subject to the principal amount of such holder’s Bonds redeemed and the principal amount of the balance of such holder’s Bonds not redeemed being an Authorised Denomination) of such holder’s Bonds on 8 April 2024 (the “**Put Option Date**”) at their principal amount together with accrued but unpaid interest (to but excluding the Put Option Date). To exercise such option, a holder must deposit at the specified office of any Paying Agent a duly completed and signed put notice in the form for the time being current, obtainable from the specified office of any Paying Agent, together with the Certificate evidencing the Bonds to be redeemed not more than 60 days and not less than 30 days prior to the Put Option Date. A put notice, once delivered, shall be irrevocable and may not be withdrawn without the Company’s consent. No fewer than 30 nor more than 45 days’ notice of the commencement of the period in which the put option can be exercised pursuant to this Condition 8(D) shall be given to the Bondholders.

**(E) Redemption for Relevant Event**

Following the occurrence of a Relevant Event (as defined below), the holder of each Bond will have the right at such holder’s option, to require the Company to redeem all or some only (subject to the principal amount of such holder’s Bonds redeemed and the principal amount of the balance of such holder’s Bonds not redeemed being an Authorised Denomination) of such holder’s Bonds on the Relevant Event Redemption Date at their principal amount together with any accrued and unpaid interest (to but excluding the date fixed for redemption). To exercise such right, the holder of the relevant Bond must deposit at the specified office of any Paying Agent a duly completed and signed notice of redemption, in the form for the time being current, obtainable from the specified office of any Paying Agent, specifying the number of Bonds to be redeemed and the Relevant Event that has occurred (“**Relevant Event Redemption Notice**”), together with the

Certificate evidencing the Bonds to be redeemed by not later than (1) 30 days following a Relevant Event, or, if later, (2) 30 days following the date upon which notice thereof is given to Bondholders by the Company in accordance with Condition 16. The “Relevant Event Redemption Date” shall be the fourteenth day after the expiry of such period of 30 days as referred to in (1) and (2) above.

A Relevant Event Redemption Notice, once delivered, shall be irrevocable and may not be withdrawn without the Company’s consent and the Company shall redeem the Bonds the subject of the Relevant Event Redemption Notice as aforesaid on the Relevant Event Redemption Date. The Company shall give notice to Bondholders in accordance with Condition 16 and in writing to the Trustee and the Principal Agent by not later than 14 days following the first day on which it becomes aware of the occurrence of a Relevant Event, which notice shall specify the procedure for exercise by holders of their rights to require redemption of the Bonds pursuant to this Condition 8(E) and shall give brief details of the Relevant Event.

None of the Trustee or the Agents shall be required to monitor or take any steps to ascertain whether a Relevant Event or any event which could lead to a Relevant Event has occurred or may occur and shall be entitled to assume that no such event has occurred until they have received written notice to the contrary from the Company. The Trustee and the Agents shall not be required to take any steps to ascertain whether the condition for the exercise of the rights in accordance with Condition 8(E) has occurred. None of the Trustee or the Agents shall be responsible for determining or verifying whether a Bond is to be accepted for redemption under this Condition 8(E) and will not be responsible to Bondholders for any loss arising from any failure by it to do so. None of the Trustee or the Agents shall be under any duty to determine, calculate or verify the redemption amount payable under this Condition 8(E) and will not be responsible to Bondholders for any loss arising from any failure by it to do so.

A “**Relevant Event**” occurs:

- (i) when the Shares cease to be listed or admitted to trading or suspended for trading for a period equal to or exceeding 30 consecutive Trading Days on the Hong Kong Stock Exchange or, if applicable, the Alternative Stock Exchange;
- (ii) when less than 25 per cent. of the Company’s issued Common Stock is held by the public (as defined in the Listing Rules of the Hong Kong Stock Exchange); or
- (iii) when there is a Change of Control.

**(F) Purchase**

The Company or any of its Subsidiaries may at any time and from time to time purchase Bonds at any price in the open market or otherwise.

**(G) Cancellation**

All Bonds which are redeemed or converted, or purchased by the Company or any of its Subsidiaries, will forthwith be cancelled. Certificates in respect of all Bonds cancelled will be forwarded to or to the order of the Registrar and such Bonds may not be reissued or resold.

**(H) Redemption Notices**

All notices to Bondholders given by or on behalf of the Company pursuant to this Condition 8 will specify (1) the Conversion Price as at the date of the relevant notice, (2) the Conversion Period, (3) the Closing Price of the Shares as at the latest practicable date prior to the publication

of the notice, (4) the date for redemption, (5) the manner in which redemption will be effected, (6) the aggregate principal amount of the Bonds outstanding as at the latest practicable date prior to the publication of the notice and (7) such other information as the Trustee may require.

If more than one notice of redemption is given (being a notice given by either the Company or a Bondholder pursuant to this Condition), the first in time shall prevail. Neither the Trustee nor the Agents shall be responsible for calculating or verifying any calculations of any amounts payable hereunder.

*In the case of a partial redemption of Bonds represented by the Global Bond Certificate, the Bonds to be redeemed will be selected on a pro rata basis in such place as the Trustee may approve and in such manner as the Trustee shall deem to be appropriate, in accordance with the rules of the clearing systems, not more than 60 and not less than 30 days prior to the date fixed for redemption.*

## **(I) Definitions**

For the purposes of this Condition 8:

**“Affiliate”** means, with respect to any Person, any other Person (i) directly or indirectly controlling, controlled by, or under direct or indirect common control with, such Person; (ii) who is a director or officer of such Person or any Subsidiary of such Person or of any Person referred to in clause (i) of this definition; or (iii) who is a spouse or any person cohabiting as a spouse, child or step-child, parent or step-parent, brother, sister, step-brother or step-sister, parent-in-law, grandchild, grandparent, uncle, aunt, nephew and niece of a Person described in clause (i) or (ii). For purposes of this definition, **“control”** (including, with correlative meanings, the terms **“controlling,” “controlled by”** and **“under common control with”**), as applied to any Person, means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of such Person, whether through the ownership of voting securities, by contract or otherwise;

**“Capital Stock”** means, with respect to any Person, any and all shares, interests, participations or other equivalents (however designated, whether voting or non-voting) in equity of such Person, whether outstanding on the Issue Date or issued thereafter, including, without limitation, all Common Stock and Preferred Stock but excluding debt securities convertible into such equity;

a **“Change of Control”** occurs when:

- (i) the merger, amalgamation or consolidation of the Company with or into another Person (other than one or more Permitted Holders) or the merger or amalgamation of another Person (other than one or more Permitted Holders) with or into the Company, or the sale of all or substantially all the assets of the Company to another Person occurs;

- (ii) the Permitted Holders are the beneficial owners of less than 40.0 per cent. of the total voting power of the Voting Stock of the Company;
- (iii) any “**person**” or “**group**” (as such terms are used in Sections 13(d) and 14(d) of the United States Securities Exchange Act of 1934, as amended) is or becomes the “beneficial owner” (as such term is used in Rule 13d-3 of the United States Securities Exchange Act of 1934, as amended), directly or indirectly, of total voting power of the Voting Stock of the Company greater than such total voting power held beneficially by the Permitted Holders;
- (iv) individuals who on the Issue Date constituted the board of directors of the Company, together with any new directors whose election by the board of directors was approved by a vote of at least two-thirds of the directors then still in office who were either directors or whose election was previously so approved, cease for any reason to constitute a majority of the board of directors of the Company then in office; or
- (v) a plan is adopted relating to the liquidation or dissolution of the Company;

**“Common Stock”** means, with respect to any Person, any and all shares, interests or other participations in, and other equivalents (however designated and whether voting or non-voting) of such Person’s common stock or ordinary shares, whether or not outstanding at the date of the Trust Deed, and include, without limitation, all series and classes of such common stock or ordinary shares;

**“Permitted Holders”** means any or all of

- (i) (x) Mr. Lin Zhong, Mr. Lin Wei and Mr. Lin Feng, (y) Beauty Fountain Holdings Limited, Eternally Success International Limited and Gentle Beauty Assets Limited and (z) any family trust set up by any Person listed in sub-clause (x) of this clause (i);
- (ii) any Affiliate (other than an Affiliate as defined in clause (ii) or (iii) of the definition of Affiliate) of the Persons specified in clause (i); and
- (iii) any Person both the Capital Stock and the Voting Stock of which (or in the case of a trust, the beneficial interests in which) are owned 80 per cent. or more by Persons specified in clauses (1) and (2).

**“Person”** means any individual, corporation, partnership, limited liability company, joint venture, trust, unincorporated organization or government or any agency or political subdivision thereof;

**“Voting Rights”** means the right generally to vote at a general meeting of shareholders of the Company (irrespective of whether or not, at the time, stock of any other class or classes shall have, or might have, voting power by reason of the happening of any contingency); and

**“Voting Stock”**

means, with respect to any Person, Capital Stock of any class or kind ordinarily having the power to vote for the election of directors, managers or other voting members of the governing body of such Person.

**9. TAXATION**

All payments made by the Company and any Subsidiary Guarantor under or in respect of the Bonds, the Guarantee of the Bonds and the Trust Deed will be made free from any restriction or condition, be made without set-off or counterclaim, and be made without deduction or withholding for or on account of any present or future taxes, duties, assessments or governmental charges of whatever nature imposed or levied by (i) any jurisdiction where the Company or a Subsidiary Guarantor is organised or otherwise considered by a taxing authority to be resident for tax purposes or any political organisation or governmental authority thereof or therein having power to tax or (ii) the Cayman Islands, Hong Kong, or any political organisation or governmental authority thereof or therein having power to tax ((i) and (ii) each, a **“Relevant Tax Jurisdiction”**), unless deduction or withholding of such taxes, duties, assessments or governmental charges is compelled by law. In such event, the Company or, as the case may be, the relevant Subsidiary Guarantor will pay such additional amounts (the **“Additional Tax Amounts”**) as will result in the receipt by the Bondholders of the net amounts after such deduction or withholding equal to the amounts which would otherwise have been receivable by them had no such deduction or withholding been required except that no such additional amount shall be payable in respect of any Bond:

- (i) *Other connection:* to a Bondholder (or to a third party on behalf of a Bondholder) who is subject to such taxes, duties, assessments or governmental charges in respect of such Bond by reason of his having some connection with a Relevant Tax Jurisdiction otherwise than merely by holding the Bond or by the receipt of amounts in respect of the Bond; or
- (ii) *Presentation more than 30 days after the relevant date:* (in the case of a payment of principal (or any redemption amount in relation to such principal)) if the Certificate in respect of such Bond is surrendered more than 30 days after the relevant date except to the extent that the holder would have been entitled to such Additional Tax Amount on surrendering the relevant Certificate for payment on the last day of such period of 30 days;

For the purposes hereof, **“relevant date”** means whichever is the later of (a) the date on which such payment first becomes due and (b) if the full amount payable has not been received by the Trustee or the Principal Agent on or prior to such due date, the date on which, the full amount having been so received, notice to that effect shall have been given to the Bondholders and payment made.

References in these Conditions to principal, interest or default interest (if any) shall be deemed also to refer to any Additional Tax Amounts which may be payable under this Condition or any undertaking or covenant given in addition thereto or in substitution therefor pursuant to the Trust Deed.

Neither the Trustee nor any Agent shall be responsible for paying any tax, duty, charges, withholding or other payment referred to in this Condition 9 or for determining whether such amounts are payable or the amount thereof, and none of them shall be responsible or liable for any failure by the Company, any Bondholder or any third party to pay such tax, duty, charges, withholding or other payment in any jurisdiction or to provide any notice or information to the Trustee or any Agent that would permit, enable or facilitate the payment of any principal or other amount under or in respect of the Bonds without deduction or withholding for or on account of any tax, duty, charge, withholding or other payment imposed by or in any jurisdiction.



## 10. EVENTS OF DEFAULT

If any of the following events (each an “**Event of Default**”) occurs and is continuing, the Trustee at its sole discretion may, and if so requested in writing by the holders of not less than 25 per cent. in aggregate principal amount of the Bonds then outstanding (as defined in the Trust Deed), or if so directed by an Extraordinary Resolution, shall (subject in either case to being indemnified and/or secured and/or pre-funded by the holders to its satisfaction), give written notice to the Company and the Subsidiary Guarantors that the Bonds are, and they shall immediately become due and repayable at their principal amount (subject as provided below and without prejudice to the right of Bondholders to exercise the Conversion Right in respect of their Bonds in accordance with Condition 6) if:

- (i) *Non-Payment*: there is a default in the payment of any principal or interest (or any redemption amount in relation to such principal) or any Cash Settlement Amount (if applicable) due in respect of the Bonds on the due date for such payment;
- (ii) *Breach of Other Obligations*: the Company or, as the case may be, any Subsidiary Guarantor does not perform or comply with one or more of its other obligations in the Bonds, the Guarantee of the Bonds, the Trust Deed or the Agency Agreement which default is incapable of remedy or, if capable of remedy, is not remedied within 30 days after written notice of such default shall have been given to the Company or such Subsidiary Guarantor (as the case may be) by the Trustee;
- (iii) *Failure to deliver Shares*: the Company fails to deliver the Shares as and when such Shares are required to be delivered and such failure continues for a period of seven days;
- (iv) *Cross-default of Company or Subsidiary*:
  - (a) any Indebtedness of the Company or any of its Subsidiaries is not paid when due or (as the case may be) within any applicable grace period;
  - (b) any such Indebtedness becomes (or becomes capable of being declared) due and payable prior to its stated maturity by reason of any actual or potential default, event of default or the like (howsoever described); or
  - (c) the Company or any of its Subsidiaries fails to pay when due any amount payable by it under any guarantee of any Indebtedness,

*provided that* the aggregate amount of the relevant indebtedness, guarantees and indemnities in respect of which one or more of the events mentioned above in this paragraph 10(iv) have occurred equals or exceeds US\$30,000,000 or its equivalent in any other currency or currencies;

- (v) *Unsatisfied judgment*: one or more judgment(s) or order(s) for payment is rendered against the Company or any of its Principal Subsidiaries and continue(s) unsatisfied and unstayed for a period of 30 days after the date(s) thereof or, if later, the date therein specified for payment;
- (vi) *Security enforced*: a secured party takes possession, or a receiver, manager or other similar officer is appointed, of the whole or a substantial part of the undertaking, assets and revenues of the Company or any of its Principal Subsidiaries;
- (vii) *Insolvency, etc.*: (1) the Company or any of its Principal Subsidiaries becomes insolvent or is unable to pay its debts as they fall due, (2) an administrator or liquidator is appointed (or application for any such appointment is made and such application is not discharged or



stayed within 14 days) in respect of the Company or any of its Principal Subsidiaries or the whole or a substantial part of the undertaking, assets and revenues of the Company or any of its Principal Subsidiaries, (3) the Company or any of its Principal Subsidiaries takes any action for a readjustment or deferment of any of its obligations or makes a general assignment or an arrangement or composition with or for the benefit of its creditors or declares a moratorium in respect of any of its Indebtedness or any guarantee of any Indebtedness given by it and such action is not discharged or stayed within 14 days or (4) the Company or any of its Principal Subsidiaries ceases or threatens to cease to carry on all or any substantial part of its business (otherwise than, in the case of a Principal Subsidiary of the Company, for the purposes of or pursuant to an amalgamation, reorganisation or restructuring whilst solvent);

- (viii) *Winding up, etc.*: an order of any court of competent jurisdiction is made or an effective resolution is passed for the winding up, liquidation or dissolution of the Company or any of its Principal Subsidiaries (otherwise than, in the case of a Principal Subsidiary of the Company, for the purposes of or pursuant to an amalgamation, reorganisation or restructuring whilst solvent);
- (ix) *Analogous event*: any event occurs which under the laws of the Cayman Islands has an analogous effect to any of the events referred to in paragraphs (v) to (viii) above;
- (x) *Failure to take action, etc.*: any action, condition or thing at any time required to be taken, fulfilled or done in order (1) to enable the Company and each of the Subsidiary Guarantors lawfully to enter into, exercise its rights and perform and comply with its obligations under and in respect of the Bonds or the Trust Deed, (2) to ensure that those obligations are legal, valid, binding and enforceable and (3) to make the Bond Certificates and the Trust Deed admissible in evidence in the courts of the Cayman Islands is not taken, fulfilled or done;
- (xi) *Unlawfulness*: it is or will become unlawful for the Company or any Subsidiary Guarantor to perform or comply with any of its obligations under or in respect of the Bonds or the Trust Deed;
- (xii) *Guarantee of the Bonds*: at any time any Guarantee of the Bonds of a Subsidiary Guarantor is or becomes unlawful, or is not, or ceases to be legal, valid, binding or enforceable or otherwise for any reason ceases to be in full force or effective or is claimed to be unlawful, unenforceable, invalid or not in full force or effective; or
- (xiii) *Government intervention*: (1) all or part of the undertaking, assets and revenues of the Company or any of its Principal Subsidiaries is condemned, seized or otherwise appropriated by any person acting under the authority of any national, regional or local government or (2) the Company or any of its Principal Subsidiaries is prevented by any such person from exercising normal control over all or part of its undertaking, assets and revenues.

None of the Trustee or any of the Agents shall be responsible for the performance by the Company and any other person appointed by the Company or the Company in relation to the Bonds of the duties and obligations on their part expressed in respect of the same and the Trustee and the Agents need not do anything to ascertain whether an Event of Default has occurred or is continuing and will not be responsible to Bondholders or any other person for any loss arising from any failure by it to do so, and unless the Trustee or any Agent has received written notice from the Company to the contrary, the Trustee and each Agent may assume that such duties and obligations are being duly performed.

In these Conditions, “**Principal Subsidiary**” means a Restricted Subsidiary which, when consolidated with its Restricted Subsidiaries, would be a “**significant subsidiary**” using the conditions specified in the definition of significant subsidiary in Article 1, Rule 1–02(w) of Regulation S-X, promulgated pursuant to the U.S. Securities Act of 1933, as amended, as such regulation is in effect on the date of the Trust Deed, if any of the conditions exceeds 5 per cent.

## **11. PRESCRIPTION**

Claims in respect of amounts due in respect of the Bonds will become prescribed unless made within 10 years from the relevant date (as defined in Condition 9) in respect thereof.

## **12. ENFORCEMENT**

At any time after the Bonds have become due and repayable, the Trustee may, at its discretion and without further notice, take such actions or proceedings against the Company or any Subsidiary Guarantor as it may think fit to enforce repayment of the Bonds and to enforce the provisions of the Trust Deed but it will not be bound to take any such actions or proceedings unless (i) it shall have been so requested in writing by the holders of not less than 25 per cent. in aggregate principal amount of the Bonds then outstanding (as defined in the Trust Deed) or shall have been so directed by an Extraordinary Resolution of the Bondholders and (ii) it shall have been indemnified and/or secured and/or pre-funded to its satisfaction. No Bondholder will be entitled to proceed directly against the Company or any Subsidiary Guarantor unless the Trustee, having become bound to do so, fails to do so within a reasonable period and such failure shall be continuing.

## **13. MEETINGS OF BONDHOLDERS, MODIFICATION, WAIVER AND SUBSTITUTION**

### **(A) Meetings**

The Trust Deed contains provisions for convening meetings of Bondholders (including meetings held by way of video or audio conference call) to consider any matter affecting their interests, including the sanctioning by Extraordinary Resolution of a modification of the Bonds or the provisions of the Trust Deed. The quorum at any such meeting for passing an Extraordinary Resolution will be two or more persons holding or representing over 50 per cent. in aggregate principal amount of the Bonds for the time being outstanding (as defined in the Trust Deed) or, at any adjourned such meeting, two or more persons being or representing Bondholders whatever the principal amount of the Bonds so held or represented unless the business of such meeting includes consideration of proposals (each a “**Reserved Matter**”), *inter alia*, (i) to modify the due date for any payment in respect of the Bonds, (ii) to reduce or cancel the amount of principal (or any redemption amount in relation to such principal) or Equivalent Amount payable in respect of the Bonds, (iii) to change the currency of payment of the Bonds, (iv) to modify (except by an adjustment to the Conversion Price in accordance with Condition 6(C)) or cancel any of the Conversion Rights, or (v) to modify the provisions concerning the quorum required at any meeting of the Bondholders or the majority required to pass an Extraordinary Resolution, in which case the necessary quorum for passing an Extraordinary Resolution will be two or more persons holding or representing not less than 75 per cent., or at any adjourned such meeting not less than 25 per cent., in aggregate principal amount of the Bonds for the time being outstanding (as defined in the Trust Deed).

An Extraordinary Resolution passed at any meeting of Bondholders will be binding on all Bondholders, whether or not they are present at the meeting.

The Trust Deed provides that (a) a written resolution signed by or on behalf of the holders of not less than 90 per cent. of the aggregate principal amount of Bonds outstanding (as defined in the Trust Deed) or (b) a consent given by way of Electronic Consent (as defined in the Trust Deed) shall be as valid and effective as a duly passed Extraordinary Resolution.

**(B) Modification and Waiver**

The Trustee may agree, without the consent of the Bondholders, to (i) any modification (except for Reserved Matters) to, or the waiver or authorisation of any breach or proposed breach of, the Bonds, the Agency Agreement or the Trust Deed which is, in the opinion of the Trustee not materially prejudicial to the interests of the Bondholders or (ii) any modification to the Bonds, the Agency Agreement or the Trust Deed which, in the Trustee's opinion, is of a formal, minor or technical nature or to correct a manifest error or to comply with mandatory provisions of law. Any such modification, waiver or authorisation will be binding on the Bondholders and, unless the Trustee agrees otherwise, any such modifications will be notified by the Company to the Bondholders as soon as practicable thereafter in accordance with Condition 16.

**(C) Directions from Bondholders**

None of the Trustee or any Agent shall be liable to any Bondholder or any other person for any action taken by the Trustee or such Agent in accordance with the instructions of the Bondholders. The Trustee shall be entitled to rely on any direction, request or resolution of Bondholders given by holders of the requisite principal amount of Bonds outstanding or passed at a meeting of Bondholders convened and held in accordance with the Trust Deed. Whenever the Trustee is required or entitled by the terms of the Trust Deed or these Conditions to exercise any discretion or power, take any action, make any decision or give any direction, the Trustee is entitled, prior to its exercising any such discretion or power, taking any such action, making any such decision, or giving any such direction, to seek directions from the Bondholders by way of an Extraordinary Resolution, and the Trustee is not responsible for any loss or liability incurred by any person as a result of any delay in it exercising such discretion or power, taking such action, making such decision, or giving such direction where the Trustee is seeking such directions or in the event that no such directions are received. The Trustee shall not be under any obligation to monitor compliance with the provisions of the Trust Deed or these Conditions.

**(D) Interests of Bondholders**

In connection with the exercise of its functions (including but not limited to those in relation to any proposed modification, authorisation, waiver or substitution) the Trustee shall have regard to the interests of the Bondholders as a class and shall not have regard to the consequences of such exercise for individual Bondholders and the Trustee shall not be entitled to require, nor shall any Bondholder be entitled to claim, from the Company, any Subsidiary Guarantor or the Trustee, any indemnification or payment in respect of any tax consequences of any such exercise upon individual Bondholders except to the extent provided for in Condition 9 and/or any undertakings given in addition thereto or in substitution therefor pursuant to the Trust Deed.

**(E) Certificates/Reports**

Any certificate or report of any expert or other person called for by or provided to the Trustee (whether or not obtained by or addressed to the Trustee) in accordance with or for the purposes of these Conditions or the Trust Deed may be relied upon by the Trustee as sufficient evidence of the facts therein (and shall, in absence of manifest error, be conclusive and binding on

all parties) notwithstanding that such certificate or report and/or engagement letter or other document entered into in connection therewith contains a monetary or other limit on the liability of the relevant expert or person in respect thereof.

#### **14. REPLACEMENT OF CERTIFICATES**

If any Certificate is mutilated, defaced, destroyed, stolen or lost, it may be replaced at the specified office of the Registrar or any Agent upon payment by the claimant of such costs as may be incurred in connection therewith and on such terms as to evidence and indemnity as the Company and such Agent may require. Mutilated or defaced Certificates must be surrendered before replacements will be issued.

#### **15. FURTHER ISSUES**

The Company may from time to time, without the consent of the Bondholders, create and issue further bonds having the same terms and conditions as the Bonds in all respects so as to form a single series with the Bonds. The Company may from time to time create and issue other series of bonds having the benefit of the Trust Deed, *provided that* such supplemental documents are executed and further opinions are obtained as the Trustee may require, as further set out in the Trust Deed.

#### **16. NOTICES**

All notices to Bondholders shall be validly given if mailed to them at their respective addresses in the Register maintained by the Registrar or published in a leading newspaper having general circulation in Asia (which is expected to be the Asian Wall Street Journal). Any such notice shall be deemed to have been given on the later of the date(s) of such publication(s) and the seventh day after being so mailed, as the case may be.

*So long as the Bonds are represented by the Global Bond Certificate and the Global Bond Certificate is held on behalf of Euroclear or Clearstream or the Alternative Clearing System, notices to Bondholders may be given by delivery of the relevant notice to Euroclear or Clearstream or the Alternative Clearing System for communication by it to entitled account holders in substitution for notification as required by these Conditions, and such notice shall be deemed to be received by the Bondholders on the date of delivery of such notice to Euroclear, Clearstream and/or the Alternative Clearing System (as applicable).*

#### **17. AGENTS**

The names of the initial Agents and the Registrar and their specified offices are set out below. The Company reserves the right, subject to the prior written approval of the Trustee, at any time to vary or terminate the appointment of any Agent and to appoint additional or other Agents or a replacement Principal Agent or Registrar. The Company will at all times maintain (a) a Principal Agent and (b) a Registrar which will maintain the Register outside Hong Kong and the United Kingdom. Notice of any such termination or appointment, of any changes in the specified offices of any Agent or the Registrar and of any change in the identity of the Registrar or the Principal Agent will be given promptly by the Company to the Bondholders and in any event not less than 45 days' notice will be given.

#### **18. INDEMNIFICATION OF THE TRUSTEE**

The Trust Deed contains provisions for the indemnification of the Trustee and for its relief from responsibility, including provisions relieving it from taking actions or proceedings to enforce repayment unless indemnified and/or secured and/or pre-funded to its satisfaction. The Trustee is entitled to enter

into business transactions with the Company, any Subsidiary Guarantor or any Bondholder and any entity related to the Company, any Subsidiary Guarantor or any Bondholder without accounting for any profit.

## **19. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999**

No person shall have any right to enforce any term or condition of the Bonds or any provision of the Trust Deed under the Contracts (Rights of Third Parties) Act 1999 except as otherwise expressly provided for in the Trust Deed but this shall not affect any right or remedy which exists or is available apart from such Act.

## **20. GOVERNING LAW AND SUBMISSION TO JURISDICTION**

The Bonds, the Trust Deed and the Agency Agreement and any non-contractual obligations arising out of or in connection with them are governed by the laws of England. In relation to any legal action or proceedings arising out of or in connection with the Trust Deed or the Bonds, the Company and each Subsidiary Guarantor has in the Trust Deed irrevocably submitted (or will, in any Supplemental Trust Deed, irrevocably submit) to the exclusive jurisdiction of the courts of England and in relation thereto has appointed Cogency Global (UK) Limited now at 6 Lloyds Avenue, Unit 4CL, London EC3N 3AX as its agent for service of process in England.

## **ANNEX A**

### **List of Subsidiary Guarantors**

<b>No.</b>	<b>Name of guarantors</b>	<b>Jurisdiction of incorporation or organization, as applicable</b>
1.	XU SHENG LIMITED 旭昇有限公司	BVI
2.	CIFI ENTERPRISES CO. LIMITED 旭輝企發有限公司	Hong Kong

## **TAXATION**

The following summary of certain Cayman Islands, British Virgin Islands, Hong Kong and PRC tax consequences of the purchase, ownership and disposition of Bonds is based upon applicable laws, regulations, rulings and decisions in effect as of the date of this offering circular, all of which are subject to change (possibly with retroactive effect). This discussion does not purport to be a comprehensive description of all the tax considerations that may be relevant to a decision to purchase, own or dispose of the Bonds and does not purport to deal with consequences applicable to all categories of investors, some of which may be subject to special rules. Persons considering the purchase of Bonds should consult their own tax advisors concerning the tax consequences of the purchase, ownership and disposition of Bonds, including such possible consequences under the laws of their country of citizenship, residence or domicile.

### **CAYMAN ISLANDS**

The following is a discussion on certain Cayman Islands income tax consequences of an investment in the Bonds. The discussion is a general summary of present law, which is subject to prospective and retroactive change. It is not intended as tax advice, does not consider any investor's particular circumstances, and does not consider tax consequences other than those arising under Cayman Islands law.

Under the laws of the Cayman Islands, payments of interest, principal or redemption premium on the Bonds will not be subject to taxation in the Cayman Islands and no withholding will be required on the payment of interest, principal or redemption premium to any holder of the Bonds, as the case may be, nor will gains derived from the disposal of the Bonds be subject to Cayman Islands tax. The Cayman Islands currently have no income, corporation or capital gains tax and no estate duty, inheritance tax or gift tax.

No stamp duty is payable in respect of the issue of the Bonds. An instrument of transfer in respect of a Security is stampable if executed in or brought into the Cayman Islands.

We have been incorporated under the laws of the Cayman Islands as an exempted company with limited liability and, as such, have obtained an undertaking from the Governor in Cabinet of the Cayman Islands as to tax concessions under the Tax Concessions Law (1999 Revision). In accordance with the provision of section 6 of The Tax Concessions Law (1999 Revision), the Governor in Cabinet undertakes with us:

- that no law which is hereafter enacted in the Cayman Islands imposing any tax to be levied on profits, income, gains or appreciations shall apply to us or our operations;
- in addition, that no tax to be levied on profits, income, gains or appreciations or which is in the nature of estate duty or inheritance tax shall be payable, (i) on or in respect of our shares, debentures or other obligations, or (ii) by way of the withholding, in whole or part, of any relevant payment as defined in Section 6(3) of the Tax Concessions Law (1999 Revision); and

These concessions shall be for a period of 20 years from June 7, 2011.

### **BRITISH VIRGIN ISLANDS**

There is no income or other tax of the BVI imposed by withholding or otherwise on any payment to be made to or by the Subsidiary Guarantors pursuant to the execution, delivery, performance or enforcement of the Subsidiary Guarantees.

## HONG KONG

**Withholding Tax.** No withholding tax in Hong Kong is payable on payments of principal (including any premium payable on redemption of the Bonds), interest or distributions in respect of the Bonds.

**Profits Tax.** Hong Kong profits tax is charged on every person carrying on a trade, profession or business in Hong Kong in respect of assessable profits arising in or derived from Hong Kong from such trade, profession or business. Under the Inland Revenue Ordinance (Chapter 112 of the Laws of Hong Kong) (the “Inland Revenue Ordinance”). As it is currently applied, Hong Kong profits tax may be charged on revenue profits arising on the sale, disposal, exchange or redemption of the Bonds where such sale, disposal, exchange or redemption is or forms part of a trade, profession or business carried on in Hong Kong. Interest payments on the Bonds will be subject to Hong Kong profits tax where such payments have a Hong Kong source, and are received by or accrue to:

- a financial institution (as defined in the Inland Revenue Ordinance) and the income that arises through or from the carrying on by the financial institution of its business in Hong Kong; or
- a corporation carrying on a trade, profession or business in Hong Kong; or
- a person, other than a corporation, carrying on a trade, profession or business in Hong Kong and such distributions are in respect of the funds of the trade, profession or business.

Although no tax is imposed in Hong Kong in respect of capital gains. Hong Kong profits tax may be chargeable on trading gains arising on the sale or disposal of the Bonds where such transactions are or form part of a trade, profession or business carried on in Hong Kong.

**Stamp Duty.** No Hong Kong stamp duty will be chargeable upon the issue or transfer of a Bond (for so long as the register of holders of the Bonds is maintained outside Hong Kong).

## PRC

**Taxation on Interests and Capital Gains.** Under the EIT Law and implementation regulations issued by the State Council, PRC income tax at the rate of 10% must be withheld from interest paid to investors that are “non-resident enterprises” and that do not have an establishment or place of business in the PRC, or that have such establishment or place of business but the relevant income is not effectively connected with the establishment or place of business if we are deemed to be a PRC “resident enterprise” and the distribution is deemed as PRC-source income. In the case of “non-resident individual” investors, the PRC income tax on interest may be imposed and withheld at a rate of 20%. Any gain realized on the transfer of the Bonds by “non-resident enterprise” investors would be subject to a 10% PRC income tax, or 20% PRC income tax for “non-resident individual” investors, if such gain is regarded as income derived from sources within the PRC in the case that we are treated as a PRC “resident enterprise.” Any PRC tax liability described above may be reduced to the extent provided under applicable tax treaties. As advised by Commerce & Finance Law Offices, our PRC legal advisors, there is uncertainty as to whether we will be treated as a PRC “resident enterprise” for the purpose of the EIT Law. If we are treated as a PRC “resident enterprise,” the payments of interest we make in respect of the Bonds, and the gain any investor may realize from the transfer of the Bonds, may be treated as income derived from sources within the PRC and may be subject to PRC tax (including withholding tax in the case of interest payments), as described in “Risk Factors — Risks Relating to the PRC — We may be deemed to be a PRC tax resident enterprise under the EIT Law, which could result in unfavorable tax consequences to us and our non-PRC holders of the Bonds.”

**Stamp duty.** No PRC stamp tax will be chargeable upon the issue or transfer (for so long as the register of holders of the Bonds is maintained outside the PRC) of a Security.



## SUBSCRIPTION AND SALE

Credit Suisse (Hong Kong) Limited and The Hongkong and Shanghai Banking Corporation Limited are acting as the Joint Lead Managers. Subject to the terms and conditions stated in the subscription agreement dated 11 April 2022 (the “Subscription Agreement”), each Joint Lead Manager named below has severally but not jointly agreed to purchase, and we have agreed to sell to such Joint Lead Manager, the principal amount of the Additional Bonds set forth opposite such Joint Lead Manager’s name as follows:

<u>Joint Lead Manager</u>	<u>Principal Amount of Additional Bonds</u>
Credit Suisse (Hong Kong) Limited . . . . .	HK\$470,400,000
The Hongkong and Shanghai Banking Corporation Limited . . . . .	HK\$117,600,000
Total . . . . .	<u>HK\$588,000,000</u>

The Subscription Agreement provides that the obligations of the Joint Lead Managers to purchase the Additional Bonds are subject to approval of legal matters by counsel and to other conditions. The Joint Lead Managers must purchase all the Additional Bonds if they purchase any of the Additional Bonds.

The Joint Lead Managers propose to resell the Additional Bonds only outside the United States to non-U.S. persons in offshore transactions in reliance on Regulation S. See “Transfer Restrictions.”

We have agreed to pay the Joint Lead Managers a commission as agreed in respect of the Additional Bonds subscribed by the Joint Lead Managers. We have further agreed to indemnify the Joint Lead Managers against certain liabilities.

The Subscription Agreement provides that the Joint Lead Managers may terminate it in certain circumstances prior to payment being made to us. If a Joint Lead Manager defaults, the subscription agreement provides that the underwriting commitments of the non-defaulting Joint Lead Managers may be increased or the subscription agreement may be terminated.

The Issuer has agreed with the Joint Lead Managers in the Subscription Agreement that, for the period beginning on 11 April 2022 until 90 calendar days after the Issue Date (both dates inclusive), neither the Issuer, the Subsidiary Guarantors, nor any person acting on their behalf will, without the prior written of the Joint Lead Managers, and except for (i) the Additional Bonds and the new Shares issued on conversion of the Additional Bonds, (ii) the Shares issued or options to purchase Shares issued to employees of the Issuer or the Subsidiaries under employee stock option plans, and (iii) the bonus issue of shares of HK\$0.10 each in the capital of the Issuer (the “Bonus Share”) on the basis of four Bonus Shares for every one hundred existing shares held by the shareholders of the Issuer as announced by the Company on March 24, 2022, (a) issue, offer, sell, pledge, contract to sell or otherwise dispose of or grant options, issue warrants or offer rights entitling persons to subscribe or purchase any interest in any Shares or any securities issued or guaranteed by the Company or the Subsidiary Guarantors that are substantially similar to the Additional Bonds or the Shares or any securities convertible into, exchangeable for or which carry rights to subscribe or purchase the Additional Bonds, the Shares or securities of the same class as the Additional Bonds, the Shares or other instruments representing interests in the Additional Bonds, the Shares or other securities of the same class as them, (b) enter into any swap or other agreement that transfers, in whole or in part, any of the economic consequences of the ownership of the Shares, (c) enter into any transaction with the same economic effect as, or which is designed to, or which may reasonably be expected to result in, or agree to do, any of the foregoing, whether any such transaction of the kind described in (a), (b) or (c) is to be settled by delivery of Shares or other securities, in cash or otherwise or (d) announce or otherwise make public an intention to do any of the foregoing.

In addition, we have procured Rosy Fortune Investments Limited and Ding Chang Limited to execute a shareholder lockup to, jointly and severally, undertake that, for the period beginning on 11 April 2022 until 90 calendar days after the Issue Date (both dates inclusive), neither Rosy Fortune Investments Limited, Ding Chang Limited nor any of their respective subsidiaries (if applicable) or affiliates or spouse (if applicable) or family members (if applicable) over which they exercise management or voting control, nor any person acting on their behalf will, without the prior written consent of the Joint Lead Managers, (a) issue, offer, sell, and it shall procure such entities to not, pledge, contract to sell or otherwise dispose of or grant options, issue warrants or offer rights entitling persons to subscribe or purchase any interest in any Shares held by Rosy Fortune Investments Limited and Ding Chang Limited directly or indirectly through companies controlled by each of them or the subsidiaries of such companies as of 11 April 2022 (the “Lock-up Shares”) or any securities convertible into, exchangeable for or which carry rights to subscribe or purchase the Lock-up Shares or other instruments representing interests in the Lock-up Shares, (b) enter into any swap or other agreement that transfers, in whole or in part, any of the economic consequences of the ownership of the Lock-up Shares, (c) enter into any transaction with the same economic effect as, or which is designed to, or which may reasonably be expected to result in, or agree to do, any of the foregoing, whether any such transaction of the kind described in (a), (b) or (c) is to be settled by delivery of Lock-up Shares or other securities, in cash or otherwise or (d) announce or otherwise make public an intention to do any of the foregoing.

Approval in-principle has been received from the SGX-ST for the listing and quotation of the Additional Bonds on the SGX-ST. However, we cannot assure you that the prices at which the Additional Bonds will sell in the market after this offering will not be lower than the initial offering price or that there will be an active trading market for the Additional Bonds. The Joint Lead Managers have advised us that they currently intend to make, or continue to make a market in the Additional Bonds. However, the Joint Lead Managers are not obligated to do so and they may discontinue any market-making activities with respect to the Additional Bonds at any time without notice. Accordingly, we cannot assure you as to the liquidity of, or the trading market for, the Additional Bonds.

The Joint Lead Managers may engage in stabilisation transactions, syndicate covering transactions and penalty bids to the extent permitted by applicable laws and regulations. Stabilisation transactions permit bids to purchase the underlying security so long as the stabilizing bids do not exceed a specified maximum. Covering transactions involve purchase of the Additional Bonds in the open market after the distribution has been completed in order to cover short positions. Penalty bids permit the Joint Lead Managers to reclaim a selling concession from a dealer when the Additional Bonds originally sold by such dealer are purchased in a stabilisation transaction or a covering transaction to cover short positions. Neither the Company nor the Joint Lead Managers make any representation or prediction as to the direction or magnitude of any effect that the transactions described above may have on the price of the Additional Bonds. In addition, neither the Company nor the Joint Lead Managers makes any representation that the Joint Lead Managers will engage in these transactions or that these transactions, once commenced, will not be discontinued without notice.

We expect to deliver the Additional Bonds against payment for the Additional Bonds on or about the fifth business day following the date of the pricing of the Additional Bonds. Trades in the secondary market generally settle in two business days; purchasers who wish to trade Additional Bonds on the date of pricing or the next two succeeding business days will be required, by virtue of the fact that the Additional Bonds initially will settle in T+5, to specify alternative settlement arrangements to prevent a failed settlement. Purchasers of the Additional Bonds who wish to trade the Additional Bonds on the date of pricing or the next two succeeding business days should consult their own advisor.

The Joint Lead Managers or their respective affiliates have performed commercial banking, lending including but not limited to granting loans, credit facilities and other financing arrangements, investment banking or advisory services for us from time to time for which they have received customary fees and

reimbursement of expenses. The Joint Lead Managers or its affiliates may, from time to time, engage in transactions with and perform services for us in the ordinary course of business for which they may receive customary fees and reimbursement of expenses. We may enter into hedging or other derivative transactions as part of our risk management strategy with one or more of the Joint Lead Managers, which may include transactions relating to our obligations under the Additional Bonds. Our obligations under these transactions may be secured by cash or other collateral.

In connection with this offering of the Additional Bonds, each Joint Lead Manager and/or its affiliate(s) may act as an investor for its own account and may take up Additional Bonds in the offering and in that capacity may retain, purchase or sell for its own account such securities and any securities of the Company or related investments and may offer or sell such securities or other investments otherwise than in connection with the offering of the Additional Bonds. Accordingly, references herein to the Additional Bonds being offered should be read as including any offering of the Additional Bonds to the Joint Lead Managers and/or their affiliates acting in such capacity. Such persons do not intend to disclose the extent of any such investment or transactions otherwise than in accordance with any legal or regulatory obligation to do so.

## **Selling Restrictions**

### ***General***

None of the Company or any Joint Lead Manager makes any representation that any action has been taken or will be taken in any jurisdiction by the Company or the Joint Lead Managers that would permit a public offering of the Additional Bonds, or the possession, circulation or distribution of this offering circular or any other material relating to the Additional Bonds or this offering, in any jurisdiction where action for that purpose is required. Accordingly, each Joint Lead Manager represents and agrees that it will not, severally and not jointly, offer or sell, directly or indirectly, the Additional Bonds, and that it will not distribute or publish this offering circular or such other material, in or from any country or jurisdiction except in compliance with any applicable rules and regulations of such country or jurisdiction. If a jurisdiction requires that the offering be made by a licensed broker or dealer and the Joint Lead Managers or any affiliate of the Joint Lead Managers is a licensed broker or dealer in that jurisdiction, the offering shall be deemed to be made by such Joint Lead Managers or such affiliate on behalf of the Company in such jurisdiction.

### ***United States***

The Additional Bonds have not been and will not be registered under the Securities Act or any state securities laws and may not be offered or sold within the United States or to, or for the account or benefits of, U.S. persons (as defined in Regulation S) except in transactions exempt from, or not subject to, the registration requirements of the Securities Act. See “Transfer Restrictions.”

In addition, until 40 days after the commencement of this offering, an offer or sale of the Additional Bonds within the United States by a dealer (whether or not participating in this offering) may violate the registration requirements of the Securities Act if that offer or sale is made otherwise than in compliance with an available exemption from registration under the Securities Act.

### ***Prohibition of Sales to EEA Retail Investors***

Each Joint Lead Manager has represented to and agreed with the Issuer that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Additional Bonds to any retail investor in the EEA. For the purposes of this provision:

- (a) the expression “retail investor” means a person who is one (or more) of the following:

- (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or
  - (ii) a customer within the meaning of the IMD, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; and
- (b) the expression “offer” includes the communication in any form and by any means of sufficient information on the terms of the offer and the Additional Bonds to be offered so as to enable an investor to decide to purchase or subscribe for the Additional Bonds.

### ***Prohibition of Sales to UK Retail Investors***

Each Joint Lead Manager has represented to and agreed with the Issuer that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Additional Bonds to any retail investor in the United Kingdom (the “UK”). For the purposes of this provision:

- (a) the expression “retail investor” means a person who is one (or more) of the following:
  - (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the EUWA; or
  - (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA.

### ***United Kingdom***

Each Joint Lead Manager has represented and agreed with the Issuer that:

- (a) (i) it is a person whose ordinary activities involve it in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of its business and (ii) it has not offered or sold and will not offer or sell the Additional Bonds other than to persons whose ordinary activities involve them in acquiring, holding, managing or disposing of investments (as principal or as agent) for the purposes of their businesses or who it is reasonable to expect will acquire, hold, manage or dispose of investments (as principal or agent) for the purposes of their businesses where the issue of the Additional Bonds would otherwise constitute a contravention of Section 19 of the FSMA by the Issuer;
- (b) it has only communicated or caused to be communicated and will only communicate or cause to be communicated an invitation or inducement to engage in investment activity (within the meaning of Section 21 of the FSMA) received by it in connection with the issue or sale of the Additional Bonds in circumstances in which Section 21(1) of the FSMA does not apply to the Issuer or the Subsidiary Guarantors; and
- (c) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to the Additional Bonds in, from or otherwise involving the United Kingdom.

### ***Hong Kong***

Each Joint Lead Manager represents and agrees that:

- (a) it has not offered or sold in Hong Kong, by means of any document, any Additional Bonds other than (i) in circumstances which do not constitute an offer to the public within the meaning of the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Cap. 32, Laws of Hong Kong), or (ii) to “professional investors” within the meaning of the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong) and any rules made thereunder, or (iii) in other circumstances which do not result in the document being a “prospectus” within the meaning of the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Cap. 32, Laws of Hong Kong); and
- (b) it has not issued or had in its possession for the purpose of issue, whether in Hong Kong or elsewhere, any advertisement, invitation or document relating to the Additional Bonds, which is directed at, or the contents of which are likely to be accessed or read by, the public in Hong Kong (except if permitted to do so under the laws of Hong Kong) other than with respect to the Additional Bonds which are or are intended to be disposed of only to persons outside Hong Kong or only to “professional investors” within the meaning of the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong) and any rules made thereunder.

### ***Japan***

The Additional Bonds have not been and will not be registered under the Financial Instruments and Exchange Law of Japan (Law No. 25 of 1948) (as amended) (the “FIEL”), and disclosure under the FIEL has not been made with respect to the Additional Bonds. Accordingly, each Joint Lead Manager represents and agrees that it will not, directly or indirectly, offer or sell any Additional Bonds in Japan or to, or for the account of, any resident of Japan, or to others for re-offering or re-sale, directly or indirectly in Japan or to, or for the benefit of, any resident of Japan, except pursuant to any exemption from the registration requirements of the FIEL and otherwise in compliance with the FIEL and other applicable provisions of Japanese laws and regulations. As used in this paragraph, “resident of Japan” means any person residing in Japan, including any corporation or other entity organized under the laws of Japan.

### ***Singapore***

Each Joint Lead Manager acknowledges that this offering memorandum has not been and will not be registered as a prospectus with the Monetary Authority of Singapore (the “MAS”) under the Securities and Futures Act 2001 of Singapore (the “SFA”). Accordingly, each Joint Lead Manager represents and agrees that it has not offered or sold any Additional Bonds or cause such Additional Bonds to be made the subject of an invitation for subscription or purchase nor will it offer or sell any Additional Bonds or cause such Additional Bonds to be made the subject of an invitation for subscription or purchase, and it has not circulated or distributed nor will it circulate or distribute, this offering memorandum or any other document or material in connection with the offer or sale, or invitation for subscription or purchase, of such Additional Bonds, whether directly or indirectly, to any person in Singapore other than (i) to an institutional investor under Section 274 of the SFA, (ii) to a relevant person pursuant to Section 275(1) of the SFA, or any person pursuant to Section 275(1A) of the SFA, and in accordance with the conditions specified in Section 275 of the SFA and (where applicable) Regulation 3 of the Securities and Futures (Classes of Investors) Regulations 2018 of Singapore; or (iii) otherwise pursuant to, and in accordance with the conditions of, any other applicable provision of the SFA.

Where the Additional Bonds are initially subscribed or purchased by (i) an institutional investor under Section 274 of the SFA, or (ii) a relevant person pursuant to Section 275(1) of the SFA, or any person pursuant to Section 275(1A) of the SFA, and in accordance with the conditions specified in Section 275 of the SFA and (where applicable) Regulation 3 of the Securities and Futures (Classes of Investors) Regulations 2018 of Singapore, the Additional Bonds may only be sold or transferred: (a) at

any time, to an institutional investor under Section 274 of the SFA; (b) at any time, to a relevant person defined in Section 275(2) of the SFA or to any person pursuant to an offer referred to in Section 275(1A) of the SFA; or (c) otherwise pursuant to, and in accordance with the conditions of, any other applicable provision of the SFA.

Where the Additional Bonds are subscribed or purchased under Section 275 of the SFA by a relevant person which is:

- (a) a corporation (which is not an accredited investor (as defined in Section 4A of the SFA)) the sole business of which is to hold investments and the entire share capital of which is owned by one or more individuals, each of whom is an accredited investor; or
- (b) a trust (where the trustee is not an accredited investor) whose sole purpose is to hold investments and each beneficiary of the trust is an individual who is an accredited investor, securities or securities-based derivatives contracts (each term as defined in the SFA) of that corporation or the beneficiaries' rights and interest (howsoever described) in that trust shall not be transferred within six months after that corporation or that trust has acquired the Additional Bonds pursuant to an offer made under Section 275 of the SFA except:
  - to an institutional investor or to a relevant person defined in Section 275(2) of the SFA or to any person arising from an offer referred to in Section 275(1A) or Section 276(4)(c)(ii) of the SFA;
  - where no consideration is or will be given for the transfer;
  - where the transfer is by operation of law;
  - as specified in Section 276(7) of the SFA; or
  - as specified in Regulation 37A of the Securities and Futures (Offers of Investments) (Securities and Securities-based Derivatives Contracts) Regulations 2018 of Singapore.

### ***PRC***

The Joint Lead Managers have acknowledged that this offering circular does not constitute a public offer of the Additional Bonds, whether by way of sale or subscription, in the PRC. Each of the Joint Lead Managers has severally represented and agreed that, except to the extent consistent with applicable laws and regulations in the PRC, the Additional Bonds are not being offered and may not be offered or sold, directly or indirectly, in the PRC to or for the benefit of, legal or natural persons of the PRC. According to the laws and regulatory requirements in the PRC, with the exception to the extent consistent with applicable laws and regulations in the PRC, the Additional Bonds may, subject to the laws and regulations of the relevant jurisdictions, only be offered or sold to non-PRC natural or legal persons in any country other than the PRC.

### ***Cayman Islands***

Each Joint Lead Manager represents and agrees that it will not make any invitation whether directly or indirectly to the public in the Cayman Islands to subscribe for the Additional Bonds unless the Company is listed on the Cayman Islands Stock Exchange.

***British Virgin Islands***

Each Joint Lead Manager represents and agrees that it will not make any invitation directly or indirectly to any person resident in the British Virgin Islands to subscribe for any of the Additional Bonds.



## TRANSFER RESTRICTIONS

Because of the following restrictions, we encourage you to consult legal counsel prior to making any offer, resale, pledge or other transfer of the Additional Bonds.

The Additional Bonds are subject to restrictions on transfer as summarized below. By purchasing the Additional Bonds, you will be deemed to have made the following acknowledgements, representations to, and agreements with, us and the Joint Lead Managers:

1. You understand and acknowledge that:
  - the Additional Bonds have not been registered under the Securities Act or any other applicable securities laws;
  - the Additional Bonds are being offered for resale in transactions that do not require registration under the Securities Act or any other securities laws;
  - the Additional Bonds are being offered and sold only to non-U.S. persons outside the United States in offshore transactions in reliance on Rule 903 of Regulation S under the Securities Act; and
  - unless so registered, the Additional Bonds may not be sold or otherwise transferred except under an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act or any other applicable securities laws.
2. You represent that you are not an affiliate (as defined in Rule 144 under the Securities Act) of ours, that you are not acting on our behalf and that you are not a U.S. person (as defined in Regulation S under the Securities Act) or purchasing for the account or benefit of a U.S. person, other than a distributor, and you are purchasing the Additional Bonds in an offshore transaction in accordance with Regulation S.
3. You acknowledge that neither we nor the Joint Lead Managers nor any person representing us or the Joint Lead Managers have made any representation to you with respect to us or the offering of the Additional Bonds, other than the information contained in this offering circular. You represent that you are relying only on this offering circular in making your investment decision with respect to the Additional Bonds. You agree that you have had access to such financial and other information concerning us and the Additional Bonds as you have deemed necessary in connection with your decision to purchase the Additional Bonds including an opportunity to ask questions of and request information from us.
4. You represent that you are purchasing the Additional Bonds for your own account, or for one or more investor accounts for which you are acting as a fiduciary or agent, in each case not with a view to, or for offer or sale in connection with, any distribution of the Additional Bonds in violation of the Securities Act.

5. You also acknowledge that: each Note will contain a legend substantially to the following effect:

THIS SECURITY HAS NOT BEEN REGISTERED UNDER THE U.S. SECURITIES ACT OF 1933, AS AMENDED (THE “SECURITIES ACT”), OR THE SECURITIES LAWS OF ANY STATE OR OTHER JURISDICTION. NEITHER THIS SECURITY NOR ANY INTEREST OR PARTICIPATION HEREIN MAY BE REOFFERED, SOLD, ASSIGNED, TRANSFERRED, PLEDGED, ENCUMBERED OR OTHERWISE DISPOSED OF IN THE ABSENCE OF SUCH REGISTRATION OR UNLESS SUCH TRANSACTION IS EXEMPT FROM, OR NOT SUBJECT TO, SUCH REGISTRATION.

6. You acknowledge that we, the Joint Lead Managers and others will rely upon the truth and accuracy of the above acknowledgments, representations and agreements. You agree that if any of the acknowledgments, representations or agreements you are deemed to have made by your purchase of the Additional Bonds is no longer accurate, you will promptly notify us and the Joint Lead Managers. If you are purchasing any Additional Bonds as a fiduciary or agent for one or more investor accounts, you represent that you have sole investment discretion with respect to each of those accounts and that you have full power to make the above acknowledgments, representations and agreements on behalf of each account.

## **SUMMARY OF PROVISIONS RELATING TO THE BONDS IN GLOBAL FORM**

The Global Certificate contains provisions which apply to the Bonds in respect of which the Global Certificate is issued, some of which modify the effect of the Conditions. Terms defined in the Conditions have the same meaning in the paragraphs below. The following is a summary of those provisions:

The Bonds will be represented by a Global Certificate which will be registered in the name of CCB Nominees Limited as nominee for, and deposited with, a common depository for Euroclear and Clearstream.

Under the Global Certificate, the Issuer, for value received, promises to pay such principal sum to the holder on 8 April 2025 or on such earlier date or dates as the same may become payable in accordance with the Conditions, together with any additional amounts payable in accordance with the Conditions, all subject to and in accordance with the Conditions.

The Global Certificate will become exchangeable in whole, but not in part, for individual certificates (“Individual Certificates”) if Euroclear or Clearstream is closed for business for a continuous period of 14 days (other than by reason of legal holidays) or announces an intention permanently to cease business.

Whenever the Global Certificate is to be exchanged for Individual Certificates, such Individual Certificates will be issued in an aggregate principal amount equal to the principal amount of the Global Certificate, by or on behalf of the registered holder of the Global Certificate, Euroclear and/or Clearstream, to the Registrar of such information as is required to complete and deliver such Individual Certificates (including, without limitation, the names, addresses and account details for payment purposes of the persons in whose names the Individual Certificates are to be registered and the principal amount of each such person’s holding) against the surrender of the Global Certificate at the specified office of the Registrar. Such exchange will be effected in accordance with the provisions of the Agency Agreement and the regulations concerning the transfer and registration of Bonds scheduled thereto and, in particular, shall be effected without charge to any holder or the Trustee, but against such indemnity as the Registrar may require in respect of any tax or other duty of whatsoever nature which may be levied or imposed in connection with such exchange.

In addition, the Global Certificate will contain provisions which modify the Terms and Conditions of the Bonds as they apply to the Bonds evidenced by the Global Certificate. The following is a summary of certain of those provisions:

### **Meetings**

The registered holder of the Global Certificate will be treated as being two persons for the purposes of any quorum requirements of a meeting of Bondholders and, at any such meeting, as having one vote in respect of each HK\$1,000,000 in principal amount of Bonds for which the Global Certificate is issued. The Trustee may allow any accountholder (or the representative of such person) of a clearing system entitled to Bonds in respect of which the Global Certificate has been issued to attend and speak (but not to vote) at a meeting of Bondholders on appropriate proof of his identity.

### **Cancellation**

Cancellation of any Bonds required by the Conditions to be cancelled following their redemption, conversion or purchase by the Issuer will be effected by a reduction in the principal amount of the Bonds in the register of Bondholders.

## **Trustee's Powers**

In considering the interests of Bondholders while the Global Certificate is registered in the name of a nominee for a clearing system, the Trustee may to the extent it considers it appropriate to do so in the circumstances, have regard to any information provided to it by such clearing system as to the identity (either individually or by category) of its accountholders with entitlements to Bonds and may consider such interests as if such accountholders were the holders of the Bonds.

## **Conversion**

The Bonds are convertible into fully-paid ordinary shares of par value HK\$0.1 of the Issuer subject to and in accordance with the Conditions and the Trust Deed. Subject to the requirements of Euroclear and Clearstream (or any other clearing system (an "Alternative Clearing System")), the Conversion Rights attaching to the Bonds may be exercised by the presentation thereof to or to the order of the Principal Agent of one or more Conversion Notices duly completed by or on behalf of a holder of a book-entry interest in such Bonds. Deposit of the Global Certificate with the Principal Agent together with the relevant Conversion Notice(s) shall not be required. The exercise of the Conversion Right shall be notified by the Principal Agent to the Registrar and the holder of the Global Certificate.

## **Record Date**

So long as the Global Certificate is held on behalf of Euroclear, Clearstream or any Alternative Clearing System, each payment in respect of the Global Certificate will be made to the person shown as the holder in the Register at the close of business (of the relevant clearing system) on the Clearing System Business Day before the due date for such payments, where "Clearing System Business Day" means a weekday (Monday to Friday, inclusive) except 25 December and 1 January.

## **Notices**

So long as the Global Certificate is held on behalf of Euroclear, Clearstream or any Alternative Clearing System, notices to holders of Bonds represented by the Global Certificate may be given by delivery of the relevant notice to Euroclear, Clearstream or (as the case may be) such Alternative Clearing System to entitled accountholders in substitution for notification as required by the Conditions.

## **Determination of Entitlement**

The Global Certificate is evidence of entitlement only and is not a document of title. Entitlements are determined by the Register and only the holder is entitled to payment in respect of the Global Certificate.

## **Transfer**

Transfers of interests in the Bonds will be effected through the records of Euroclear and Clearstream (or any Alternative Clearing System) and their respective participants in accordance with the rules and procedures of Euroclear and Clearstream (or any Alternative Clearing System) and their respective direct and indirect participants.

## **Enforcement**

For all purposes other than with respect to the payment of principal and premium (if any) on the Bonds in respect of which the Global Certificate is issued, each person who is for the time being shown in the records of Euroclear or of Clearstream as the holder of a particular principal amount of such Bonds (in which regard any certificate or other document issued by Euroclear or Clearstream as to the principal amount of Bonds represented by a Global Certificate standing to the account of any person shall be conclusive and binding for all purposes) shall be recognized as the holder of such principal amount of Bonds.

## **RATINGS**

We have been assigned a corporate family rating of “Ba2” with a stable outlook by Moody’s Investors Service, a long-term corporate credit rating of “BB” with a negative outlook by Standard & Poor’s Ratings Services and a long-term issuer default rating of “BB” with a stable outlook by Fitch Ratings. A rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension or withdrawal at any time.

## **LEGAL MATTERS**

Certain legal matters with respect to the Additional Bonds will be passed upon for us by Sidley Austin as to matters of English and Hong Kong law, Commerce & Finance Law Office as to matters of PRC law and Maples and Calder (Hong Kong) LLP as to matters of Cayman Islands and British Virgin Islands law.

Certain legal matters will be passed upon for the Joint Lead Managers by Davis Polk & Wardwell as to matters of English and Hong Kong law and Jingtian & Gongcheng as to matters of PRC law.

## **INDEPENDENT ACCOUNTANTS**

Our interim condensed consolidated financial statements as of and for the six months period ended June 30, 2021 included in this offering circular have been reviewed by Deloitte Touche Tohmatsu, certified public accountants. This information is not audited and accordingly the degree of reliance on such information should be restricted in light of the limited nature of the review procedure applied.

The consolidated financial statements as of and for the years ended December 31, 2019, 2020 and 2021 included in this offering circular have been audited by Deloitte Touche Tohmatsu, certified public accountants, as stated in their reports appearing herein. The consolidated financial statements as of and for the year ended December 31, 2018 are included as comparative information within the consolidated financial statements as of and for the year ended December 31, 2019.

## GENERAL INFORMATION

### Consents

The Company has obtained all necessary consents, approvals and authorizations in the Cayman Islands in connection with the issue and performance of the Additional Bonds. The issue of the Additional Bonds has been authorized by the board resolutions of the Company dated April 11, 2021.

### Litigation

Except as disclosed in this offering circular, there are no legal or arbitration proceedings against or affecting us, any of our subsidiaries or any of our assets, nor are we aware of any pending or threatened proceedings, which are or might be material in the context of this issue of the Additional Bonds.

### No Material Adverse Change

Save as otherwise disclosed in this Offering Circular, there has been no adverse change or any development reasonably likely to involve an adverse change, in the condition (financial or otherwise) of our general affairs since June 30, 2021 that is material in the context of the issue of the Additional Bonds.

### Documents Available

For so long as any of the Bonds is outstanding, copies of the Trust Deed and the Agency Agreement are available for inspection by Bondholders during usual business hours (being between 9:00 a.m. and 3:00 p.m. Monday to Friday, public holidays excepted), upon prior written request and proof of holding and identity to the satisfaction of the Trustee, at the principal office for the time being of the Trustee (being as at the date of this offering circular at 20/F, CCB Tower, 3 Connaught Road Central, Central, Hong Kong).

### Clearing Systems and Settlement

The Bonds have been accepted for clearance through the facilities of Euroclear and Clearstream. Certain trading information with respect to the Bonds is set forth below:

	<u>ISIN</u>	<u>Common Code</u>
Bonds . . . . .	XS2466214629	246621462

Only Bonds evidenced by a Global Certificate have been accepted for clearance through Euroclear and Clearstream.

### Listing of the Additional Bonds

Approval in-principle has been received from the SGX-ST for the listing and quotation of the Additional Bonds on the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made, opinions expressed or reports contained in this offering circular. Approval in-principle from, admission to the Official List of, and the listing and quotation of the Additional Bonds on, the SGX-ST are not to be taken as an indication of the merits of the Company, the Subsidiary Guarantors, the JV Subsidiary Guarantors (if any) or any other subsidiary or associated company of the Company, the Additional Bonds, the Subsidiary Guarantees or the JV Subsidiary Guarantees. For so long as the Bonds are listed on the SGX-ST and the rules of the SGX-ST so require, the Bonds, if traded on the SGX-ST, will be traded in a minimum board lot size of S\$200,000 (or its equivalent in foreign currencies). Accordingly the Bonds, if traded on the SGX-ST, will be traded in a minimum board lot size of HK\$2,000,000.

For so long as the Bonds are listed on the SGX-ST and the rules of the SGX-ST so require, in the event that a Global Note is exchanged for definitive Bonds, we will appoint and maintain a paying agent in Singapore, where the definitive Bonds may be presented or surrendered for payment or redemption. In addition, in the event that a Global Note is exchanged for definitive Bonds, an announcement of such exchange shall be made by or on behalf of us through the SGX-ST and such announcement will include all material information with respect to the delivery of the definitive Bonds, including details of the paying agent in Singapore.



## INDEX TO FINANCIAL STATEMENTS

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## ANNUAL RESULTS

The board of directors (the “Board”) of CIFI Holdings (Group) Co. Ltd. (the “Company”) is pleased to announce the audited consolidated results of the Company and its subsidiaries (collectively the “Group”) for the year ended 31 December 2021 with comparative figures for the preceding financial year, are as follows:

### CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2021

		2021	2020
	NOTES	RMB'000	RMB'000
<b>Revenue</b>	3	<b>107,834,741</b>	71,798,663
Cost of sales and services		<u>(87,037,295)</u>	<u>(56,189,600)</u>
<b>Gross profit</b>		<b>20,797,446</b>	15,609,063
Other income, gains and losses	4	<b>2,075,998</b>	3,173,369
Change in fair value of investment properties		<b>1,308,122</b>	940,585
Selling and marketing expenses		<b>(2,366,929)</b>	(2,067,375)
Administrative expenses		<b>(3,767,093)</b>	(2,946,420)
Share of results of joint ventures		<b>251,512</b>	968,468
Share of results of associates		<b>507,292</b>	1,159,501
Finance costs	5	<u><b>(578,745)</b></u>	<u>(667,424)</u>
<b>Profit before taxation</b>		<b>18,227,603</b>	16,169,767
<b>Income tax expense</b>	6	<u><b>(5,900,426)</b></u>	<u>(4,274,234)</u>
<b>Profit for the year</b>	7	<u><b>12,327,177</b></u>	<u>11,895,533</u>
<b>Other comprehensive income (expense):</b>			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Fair value change on hedging instruments designated as cash flow hedge		<b>11,967</b>	(89,227)
Reclassification of fair value change on hedging instruments designated as cash flow hedge to profit or loss		<b>30,547</b>	20,260
<i>Items that will not be reclassified to profit or loss:</i>			
Fair value loss on investments in equity instruments at fair value through other comprehensive income (“FVTOCI”)		<b>(407,156)</b>	(96,659)
Income tax relating to equity instruments at FVTOCI		<u><b>(610)</b></u>	<u>16,720</u>
		<u><b>(365,252)</b></u>	<u>(148,906)</u>
<b>Total comprehensive income for the year</b>		<u><b>11,961,925</b></u>	<u>11,746,627</u>

		<b>2021</b>	<b>2020</b>
	<i>NOTE</i>	<b><i>RMB'000</i></b>	<b><i>RMB'000</i></b>
Profit for the year attributable to:			
Equity owners of the Company		<b>7,612,919</b>	8,031,895
Owners of perpetual capital instruments		<b>118,773</b>	229,627
Non-controlling interests		<b>4,595,485</b>	3,634,011
		<b><u>12,327,177</u></b>	<b><u>11,895,533</u></b>
Total comprehensive income for the year attributable to:			
Equity owners of the Company		<b>7,247,667</b>	7,882,989
Owners of perpetual capital instruments		<b>118,773</b>	229,627
Non-controlling interests		<b>4,595,485</b>	3,634,011
		<b><u>11,961,925</u></b>	<b><u>11,746,627</u></b>
		<b>2021</b>	<b>2020</b>
			(restated)
<b>Earnings per share, in RMB:</b>			
<b>Basic</b>	9	<b><u>0.92</u></b>	<b><u>0.99</u></b>
<b>Diluted</b>	9	<b><u>0.91</u></b>	<b><u>0.99</u></b>

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AT 31 DECEMBER 2021**

		<b>2021</b>	<b>2020</b>
	<i>NOTE</i>	<b><u>RMB'000</u></b>	<b><u>RMB'000</u></b>
<b>NON-CURRENT ASSETS</b>			
Investment properties		<b>40,432,643</b>	22,698,969
Property, plant and equipment		<b>525,093</b>	235,207
Right-of-use assets		<b>213,318</b>	117,325
Intangible assets		<b>328,474</b>	91,049
Goodwill		<b>1,343,707</b>	470,952
Interests in associates		<b>18,447,511</b>	16,861,861
Interests in joint ventures		<b>15,966,150</b>	17,825,596
Investments in property projects		<b>321,571</b>	286,531
Financial assets at fair value through profit or loss ("FVTPL")		<b>1,221,747</b>	905,388
Equity instruments at FVTOCI		<b>207,447</b>	739,685
Deferred taxation assets		<b>2,201,865</b>	2,195,730
Prepayment of property, plant and equipment		<b>367</b>	12,448
Deferred contract costs		<b>12,663</b>	–
		<b><u>81,222,556</u></b>	<b><u>62,440,741</u></b>
<b>CURRENT ASSETS</b>			
Properties held for sale		<b>20,690,184</b>	12,904,429
Properties under development for sale		<b>167,611,374</b>	129,018,163
Accounts and other receivables, deposits and prepayments	<i>10</i>	<b>34,816,698</b>	30,384,186
Amounts due from non-controlling interests		<b>32,910,760</b>	26,359,618
Amounts due from joint ventures and associates		<b>36,381,098</b>	57,515,448
Deposits for land use rights for properties held for sale		<b>7,154,419</b>	5,704,636
Taxation recoverable		<b>4,817,209</b>	3,443,355
Financial assets at FVTPL		<b>431,061</b>	374,261
Restricted bank deposits		<b>247,239</b>	101,873
Bank balances and cash		<b>46,462,460</b>	51,052,696
Deferred contract costs		<b>4,474</b>	–
		<b><u>351,526,976</u></b>	<b><u>316,858,665</u></b>

		<b>2021</b>	2020
	<i>NOTE</i>	<b><i>RMB'000</i></b>	<i>RMB'000</i>
<b>CURRENT LIABILITIES</b>			
Accounts and other payables and accrued charges	<i>11</i>	<b>68,298,821</b>	58,332,009
Contract liabilities		<b>77,822,084</b>	74,626,818
Amounts due to non-controlling interests		<b>9,281,787</b>	12,207,232
Amounts due to joint ventures and associates		<b>40,823,109</b>	32,425,022
Taxation payable		<b>9,708,922</b>	10,248,100
Lease liabilities – due within one year		<b>69,783</b>	65,824
Bank and other borrowings – due within one year		<b>11,930,926</b>	7,300,715
Senior notes – due within one year		<b>4,971,339</b>	3,637,114
Corporate bonds – due within one year		<b>832,898</b>	7,761,443
Derivative financial instruments – due within one year		<b>–</b>	266,362
		<b>223,739,669</b>	206,870,639
<b>NET CURRENT ASSETS</b>		<b>127,787,307</b>	109,988,026
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>209,009,863</b>	172,428,767
<b>CAPITAL AND RESERVES</b>			
Share capital		<b>715,191</b>	668,481
Reserves		<b>41,274,963</b>	35,383,200
Equity attributable to owners of the Company		<b>41,990,154</b>	36,051,681
Perpetual capital instruments		<b>1,924,545</b>	3,536,877
Non-controlling interests		<b>63,485,094</b>	44,053,692
<b>TOTAL EQUITY</b>		<b>107,399,793</b>	83,642,250
<b>NON-CURRENT LIABILITIES</b>			
Other payable – due after one year		<b>20,787</b>	6,849
Lease liabilities – due after one year		<b>155,023</b>	56,748
Bank and other borrowings – due after one year		<b>60,957,693</b>	54,260,449
Senior notes – due after one year		<b>25,050,987</b>	26,979,739
Corporate bonds – due after one year		<b>10,368,164</b>	4,775,653
Deferred taxation liabilities		<b>5,042,876</b>	2,650,025
Derivative financial instruments – due after one year		<b>14,540</b>	57,054
		<b>101,610,070</b>	88,786,517
		<b>209,009,863</b>	172,428,767

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**1. GENERAL INFORMATION**

CIFI Holdings (Group) Co. Ltd. (the “Company”) is a public limited company incorporated in the Cayman Islands and its shares are listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The addresses of the registered office and principal place of business of the Company are disclosed in the corporate information section to the annual report.

The Company acts as an investment holding company.

The consolidated financial statements are presented in Renminbi (“RMB”), which is the functional currency of the Company.

**2. APPLICATION OF AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”)**

**Amendments to IFRSs that are mandatorily effective for the current year**

In the current year, the Group has applied the following amendments to IFRSs issued by the International Accounting Standards Board (“IASB”) for the first time, which are mandatorily effective for the annual periods beginning on or after 1 January 2021 for the preparation of the consolidated financial statements:

Amendment to IFRS 16	Covid-19-Related Rent Concessions
Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16	Interest Rate Benchmark Reform – Phase 2

In addition, the Group applied the agenda decision of the IFRS Interpretations Committee (the “Committee”) of the IASB issued in June 2021 which clarified the costs an entity should include as “estimated costs necessary to make the sale” when determining the net realisable value of inventories.

Except as described below, the application of the amendments to IFRSs in the current year has had no material impact on the Group’s financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

***Impacts on application of Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 “Interest Rate Benchmark Reform – Phase 2”***

The Group has applied the amendments for the first time in the current year. The amendments relate to changes in the basis for determining the contractual cash flows of financial assets, financial liabilities and lease liabilities as a result of interest rate benchmark reform, specific hedge accounting requirements and the related disclosure requirements applying IFRS 7 “Financial Instruments: Disclosures” (“IFRS 7”).

As at 1 January 2021, the Group has several financial liabilities and derivatives, the interests of which are indexed to benchmark rates that will or may be subject to interest rate benchmark reform. The following table shows the total amounts of outstanding contracts. The amounts of financial liabilities are shown at their carrying amounts and derivatives are shown at their notional amounts.

	USD London Interbank Offered Rate (“LIBOR”)
<b>Financial liabilities</b>	
Bank borrowings	RMB7,712,883,000
<b>Derivatives</b>	
Interest rate swaps	United States dollars (“US\$”) 330,000,000 (RMB2,153,217,000)

The amendments have had no impact on the consolidated financial statements as none of the relevant contracts has been transitioned to the relevant replacement rates during the year. The Group will apply the practical expedient in relation to the changes in contractual cash flows resulting from the interest rate benchmark reform for bank borrowings measured at amortised cost.

***Impacts on application of the agenda decision of the Committee – Cost necessary to sell inventories (IAS 2 “Inventories”)***

In June 2021, the Committee, through its agenda decision, clarified the costs an entity should include as “estimated costs necessary to make the sale” when determining the net realisable value of inventories. In particular, whether such costs should be limited to those that are incremental to the sale. The Committee concluded that the estimated costs necessary to make the sale should not be limited to those that are incremental but should also include costs that an entity must incur to sell its inventories including those that are not incremental to a particular sale.

The Group’s accounting policy prior to the Committee’s agenda decision was to determine the net realisable value of inventories taking into consideration of incremental costs only. Upon application of the Committee’s agenda decision, the Group changed its accounting policy to determine the net realisable value of inventories taking into consideration of both incremental costs and other cost necessary to sell inventories. The new accounting policy has been applied retrospectively.

The application of the Committee’s agenda decision has had no material impact on the Group’s financial positions and performance.

**New and amendments to IFRSs in issue but not yet effective**

The Group has not early applied the following new and amendments to IFRSs that have been issued but are not yet effective:

IFRS 17	Insurance Contracts and the related Amendments <sup>3</sup>
Amendments to IFRS 3	Reference to the Conceptual Framework <sup>2</sup>
Amendments to IFRS 10 and IAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>4</sup>
Amendment to IFRS 16	Covid-19-Related Rent Concessions beyond 30 June 2021 <sup>1</sup>
Amendments to IAS 1	Classification of Liabilities as Current or Non-current <sup>3</sup>
Amendments to IAS 1 and IFRS Practice Statement 2	Disclosure of Accounting Policies <sup>3</sup>
Amendments to IAS 8	Definition of Accounting Estimates <sup>3</sup>
Amendments to IAS 12	Deferred Tax related to Assets and Liabilities arising from a Single Transaction <sup>3</sup>
Amendments to IAS 16	Property, Plant and Equipment: Proceeds before Intended Use <sup>2</sup>
Amendments to IAS 37	Onerous Contracts – Cost of Fulfilling a Contract <sup>2</sup>
Amendments to IFRS Standards	Annual Improvements to IFRS Standards 2018-2020 <sup>2</sup>

<sup>1</sup> Effective for annual periods beginning on or after 1 April 2021.

<sup>2</sup> Effective for annual periods beginning on or after 1 January 2022.

<sup>3</sup> Effective for annual periods beginning on or after 1 January 2023.

<sup>4</sup> Effective for annual periods beginning on or after a date to be determined.

Except for the amendments to IFRSs mentioned below, the directors of the Company anticipate that the application of all other new and amendments to IFRSs will have no material impact on the consolidated financial statements in the foreseeable future.



## **Amendments to IFRS 10 and IAS 28 “Sale or Contribution of Assets between an Investor and its Associate or Joint Venture”**

The amendments to IFRS 10 “Consolidated Financial Statements” and IAS 28 “Investments in Associates and Joint Ventures” deal with situations where there is a sale or contribution of assets between an investor and its associate or joint venture. Specifically, the amendments state that gains or losses resulting from the loss of control of a subsidiary that does not contain a business in a transaction with an associate or a joint venture that is accounted for using the equity method, are recognised in the parent’s profit or loss only to the extent of the unrelated investors’ interests in that associate or joint venture. Similarly, gains and losses resulting from the remeasurement of investments retained in any former subsidiary (that has become an associate or a joint venture that is accounted for using the equity method) to fair value are recognised in the former parent’s profit or loss only to the extent of the unrelated investors’ interests in the new associate or joint venture.

The application of the amendments is not expected to have significant impact on the financial position and performance of the Group.

## **Amendments to IAS 1 “Classification of Liabilities as Current or Non-current”**

The amendments provide clarification and additional guidance on the assessment of right to defer settlement for at least twelve months from reporting date for classification of liabilities as current or non-current, which:

- specify that the classification of liabilities as current or non-current should be based on rights that are in existence at the end of the reporting period. Specifically, the amendments clarify that:
  - (i) the classification should not be affected by management intentions or expectations to settle the liability within 12 months; and
  - (ii) if the right is conditional on the compliance with covenants, the right exists if the conditions are met at the end of the reporting period, even if the lender does not test compliance until a later date; and
- clarify that if a liability has terms that could, at the option of the counterparty, result in its settlement by the transfer of the entity’s own equity instruments, these terms do not affect its classification as current or non-current only if the entity recognises the option separately as an equity instrument applying IAS 32 “Financial Instruments: Presentation”.

Based on the Group’s outstanding liabilities as at 31 December 2021, the application of the amendments will not result in reclassification of the Group’s liabilities.

### **3. SEGMENT INFORMATION**

The Group determines its operating segments based on internal reports about components of the Group that are regularly reviewed by the chief operating decision maker (being the executive directors of the Company) in order to allocate resources to the segment and to assess its performance.

Information reported to the Group’s chief operating decision maker for the purposes of resource allocation and assessment of segment performance is focused on three main operations:

- Sales of properties and other property related services: this segment represents the development and sales of office and commercial premises, car parks and residential properties and income generated from project management. Substantially most of the Group’s activities in this regard are primarily carried out in the PRC and Hong Kong.

- Property investment: this segment represents the lease of investment properties and other service related to investment properties, which are developed or purchased by the Group to generate rental income and gain from the appreciation of properties' values in the long term. Currently, the Group's investment property portfolio is located entirely in the PRC.
- Property management and other services: this segment mainly represents the income generated from property management. Currently, the Group's activities in this regard are carried out in the PRC.

**(a) Segment revenue and profit**

Information regarding the Group's reportable segments as provided to the Group's chief operating decision maker for the purposes of resource allocation and assessment of segment performance for the year is set out below.

	<b>Sales of properties and other property related services RMB'000</b>	<b>Property investment RMB'000</b>	<b>Property management and other services RMB'000</b>	<b>Total RMB'000</b>
<b>Year ended 31 December 2021</b>				
Reportable segment revenue from external customers	102,675,338	1,025,808	4,133,595	107,834,741
Reportable segment profit	16,908,827	501,246	1,020,444	18,430,517
	<b>Sales of properties and other property related services RMB'000</b>	<b>Property investment RMB'000</b>	<b>Property management and other services RMB'000</b>	<b>Total RMB'000</b>
<b>Year ended 31 December 2020</b>				
Reportable segment revenue from external customers	68,539,935	590,449	2,668,279	71,798,663
Reportable segment profit	12,694,243	343,885	503,560	13,541,688

**(b) Segment assets and liabilities**

No assets and liabilities are included in the measures of the Group's segment reporting that are used by the chief operating decision maker. Accordingly, no segment assets and liabilities are presented.

(c) **Reconciliations of reportable segment revenue and profit**

The reportable segment profit represents the results by each segment without including any effect of allocation of other income, gains and losses earned from operations other than the Group's main operations, unallocated head office and corporate expenses, depreciation of property, plant and equipment, depreciation of right-of-use assets, amortisation of intangible assets, allowance for expected credit losses, change in fair value of investment properties, finance costs and share of results of joint ventures and associates. This is the measurement basis reported to the chief operating decision maker for the purposes of resource allocation and performance assessment.

	2021 <i>RMB'000</i>	2020 <i>RMB'000</i>
<b>Revenue</b>		
Reportable segment and consolidated revenue	<b>107,834,741</b>	71,798,663
<b>Profit</b>		
Reportable segment profit	<b>18,430,517</b>	13,541,688
Other income, gains and losses	<b>2,075,998</b>	3,173,369
Change in fair value of investment properties	<b>1,308,122</b>	940,585
Finance costs	<b>(578,745)</b>	(667,424)
Share of results of joint ventures	<b>251,512</b>	968,468
Share of results of associates	<b>507,292</b>	1,159,501
Depreciation of property, plant and equipment	<b>(119,081)</b>	(61,760)
Depreciation of right-of-use assets	<b>(90,221)</b>	(87,123)
Amortisation of intangible assets	<b>(32,178)</b>	(35,314)
Allowance for expected credit losses	<b>(59,940)</b>	(48,082)
Unallocated head office and corporate expenses	<b>(3,465,673)</b>	(2,714,141)
Consolidated profit before taxation	<b>18,227,603</b>	16,169,767

(d) **Geographic information**

No geographic information has been presented as the Group's operating activities are primarily carried out in the PRC and Hong Kong. The majority of the Group's revenue and non-current assets are located in the PRC and Hong Kong.

(e) **Major customers**

No revenue from transactions with a single external customer amounted to 10% or more of the Group's revenue.

#### 4. OTHER INCOME, GAINS AND LOSSES

	2021	2020
	<i>RMB'000</i>	<i>RMB'000</i>
Interest income	584,328	618,589
Gain on disposal of property, plant and equipment, net	377	5,923
Gain on disposal of subsidiaries, net	77,898	621,377
Gain on disposal of joint ventures	371,578	411,560
Gain on bargain purchase of an associate	77,440	–
Gain on disposal of associates	40,296	8,772
Government grants (note)	145,614	135,734
Forfeited deposits paid by purchasers	55,865	33,041
Loss on early redemption of senior notes	(80,908)	(42,545)
Dividend income from financial assets at FVTPL	404,962	179,096
Dividend income from financial assets at FVTOCI	29,080	46,106
Fair value changes on:		
– derivative financial instruments	(26,160)	(244,099)
– investments in property projects	59,561	(80,927)
– financial assets at FVTPL	(580,539)	401,095
Dividend income from investments in property projects	13,614	100,787
Net exchange gain	790,680	858,619
Sundry income	112,312	120,241
	<b>2,075,998</b>	<b>3,173,369</b>

*Note:* Government grants represented unconditional cash payments granted by government authorities.

#### 5. FINANCE COSTS

	2021	2020
	<i>RMB'000</i>	<i>RMB'000</i>
Interest expense on bank and other borrowings	(3,851,750)	(3,593,664)
Interest expense on senior notes	(1,901,841)	(2,182,234)
Interest expense on corporate bonds	(614,776)	(752,443)
Interest expense on lease liabilities	(11,699)	(7,397)
	<b>(6,380,066)</b>	<b>(6,535,738)</b>
Less: Amount capitalised to properties under development for sale and investment properties under construction	<b>5,801,321</b>	<b>5,868,314</b>
	<b>(578,745)</b>	<b>(667,424)</b>

Finance costs capitalised to properties under development for sale and investment properties under construction were determined by the effective interest rates of respective bank and other borrowings, senior notes, and corporate bonds.

## 6. INCOME TAX EXPENSE

	<b>2021</b>	<b>2020</b>
	<b>RMB'000</b>	<b>RMB'000</b>
PRC Enterprise Income Tax		
Current year	(4,374,077)	(3,554,293)
Over provision in respect of prior years	171,761	182,316
Land Appreciation Tax	(1,090,998)	(1,836,316)
	<b>(5,293,314)</b>	<b>(5,208,293)</b>
Deferred taxation		
PRC Enterprise Income Tax	(607,112)	332,522
Land Appreciation Tax	–	601,537
	<b>(607,112)</b>	<b>934,059</b>
	<b>(5,900,426)</b>	<b>(4,274,234)</b>

## 7. PROFIT FOR THE YEAR

	<b>2021</b>	<b>2020</b>
	<b>RMB'000</b>	<b>RMB'000</b>
Profit for the year has been arrived at after charging (crediting):		
Auditors' remuneration	15,313	13,446
Cost of properties sold included in cost of sales and services	82,910,997	52,612,815
Depreciation of property, plant and equipment	119,081	61,760
Depreciation of right-of-use assets	90,221	87,123
Amortisation of intangible assets	32,178	35,314
Allowance for expected credit losses	59,940	48,082
Directors' emoluments	24,288	33,010
Other staff costs		
Staff costs excluding retirement benefit costs	5,083,407	3,583,571
Retirement benefit contributions	321,325	129,812
Equity-settled share-based payments	29,074	85,417
Total other staff costs	5,433,806	3,798,800
Less: Amount capitalised to properties under development for sale and investment properties under construction	(1,827,603)	(1,052,743)
	<b>3,606,203</b>	<b>2,746,057</b>
Rental income from investment properties	(982,491)	(590,449)
Less: Related outgoings	524,562	246,564
	<b>(457,929)</b>	<b>(343,885)</b>

## 8. DIVIDEND

	<u>2021</u>	<u>2020</u>
	<i>RMB'000</i>	<i>RMB'000</i>
Proposed final dividend – RMB5.7 cents (2020: RMB24.3 cents) per ordinary share	<u>500,645</u>	<u>1,998,595</u>

The board of directors recommends the payment of a final dividend for 2021 of RMB5.7 cents (equivalent to HK7 cents) (2020: RMB24.3 cents (equivalent to HK29 cents)) per share (the “Proposed Final Dividend”). The Proposed Final Dividend for the year in aggregate with the interim dividend of RMB10 cents (equivalent to HK12 cents) per share paid in respect of the first six months of the year amounted to total dividends of RMB15.7 cents (equivalent to HK19 cents) per share. The Proposed Final Dividend will be payable in cash.

The board of directors recommends a bonus issue of shares of HK\$0.10 each in the capital of the Company on the basis of four (4) bonus shares for every one hundred (100) existing shares held by the shareholders whose names appear on the registers of members of the Company.

The Proposed Final Dividend for the year ended 31 December 2021 and bonus issue of shares are subject to the approval of the Company’s shareholders at the forthcoming annual general meeting.

## 9. EARNINGS PER SHARE

The calculation of the basic and diluted earnings per share attributable to the equity owners of the Company is based on the following data:

	<u>2021</u>	<u>2020</u>
	<i>RMB'000</i>	<i>RMB'000</i>
<b>Earnings</b>		
Earnings for the purpose of basic and diluted earnings per share (profit for the year attributable to equity owners of the Company)	<u>7,612,919</u>	<u>8,031,895</u>
	<u>2021</u>	<u>2020</u>
		(Restated)
<b>Number of shares</b>		
Weighted average number of ordinary shares for the purpose of basic earnings per share	<u>8,288,278,216</u>	8,080,872,835
Effect of dilutive potential ordinary shares on: – share options	<u>48,847,991</u>	<u>68,530,929</u>
Weighted average number of ordinary shares for the purpose of diluted earnings per share	<u>8,337,126,207</u>	<u>8,149,403,764</u>

The weighted average number of ordinary shares shown above has been arrived at after deducting the shares held by the trustee of the share award scheme.

The number of ordinary shares as at 31 December 2021 has been restated for the effect of the Rights Issue in December 2021.

# **10. ACCOUNTS AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS**

	<b>2021</b>	2020
	<b><i>RMB'000</i></b>	<i>RMB'000</i>
Accounts receivables – contracts with customers	<b>5,398,586</b>	3,515,164
Less: Allowance for expected credit losses	<b>(111,031)</b>	(56,582)
	<b>5,287,555</b>	3,458,582
Other receivables	<b>25,801,686</b>	20,559,466
Less: Allowance for expected credit losses	<b>(23,147)</b>	(17,656)
	<b>25,778,539</b>	20,541,810
Prepaid tax	<b>1,365,120</b>	3,962,056
Deposits and prepayments	<b>2,385,851</b>	2,434,186
	<b>34,817,065</b>	30,396,634
Less: Amount shown under non-current assets	<b>(367)</b>	(12,448)
Amounts shown under current assets	<b>34,816,698</b>	30,384,186

The following is an aging analysis of accounts receivables, based on the date of agreement and net of allowance, at the end of the reporting period:

	<b>2021</b>	2020
	<b><i>RMB'000</i></b>	<i>RMB'000</i>
Within 60 days	<b>2,892,066</b>	1,615,155
61–180 days	<b>628,778</b>	367,697
181–365 days	<b>1,506,028</b>	990,132
Over 1 year	<b>260,683</b>	485,598
	<b>5,287,555</b>	3,458,582



# 11. ACCOUNTS AND OTHER PAYABLES AND ACCRUED CHARGES

	2021	2020
	<i>RMB'000</i>	<i>RMB'000</i>
Accounts payables	40,366,091	27,923,218
Bills payables	1,179,197	130,357
Other payables and accrued charges	21,443,590	29,195,986
Other tax payable	5,330,730	1,089,297
	<b>68,319,608</b>	58,338,858
Less: Amounts shown under non-current liabilities	<b>(20,787)</b>	(6,849)
Amounts shown under current liabilities	<b>68,298,821</b>	58,332,009

The following is an aging analysis of accounts payables and bills payables, based on the invoice date, at the end of the reporting period:

	2021	2020
	<i>RMB'000</i>	<i>RMB'000</i>
Within 60 days	11,358,004	9,340,576
61–180 days	10,379,841	7,714,065
181–365 days	15,271,270	6,900,879
Over 1 year	4,536,173	4,098,055
	<b>41,545,288</b>	28,053,575

# 簡明綜合財務報表的審閱報告

## REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

**Deloitte.**

**德勤**

致旭輝控股(集團)有限公司董事會  
(於開曼群島註冊成立的有限公司)

TO THE BOARD OF DIRECTORS OF CIFI HOLDINGS (GROUP) CO. LTD.  
(Incorporated in the Cayman Islands with limited liability)

### 序言

吾等已審閱載列於第111至188頁旭輝控股(集團)有限公司(「貴公司」)及其附屬公司(合稱「貴集團」)的簡明綜合財務報表,此簡明綜合財務報表包括於二零二一年六月三十日的簡明綜合財務狀況表、截至該日止六個月期間的相關簡明綜合損益及其他全面收益表、簡明綜合股本權益變動表及簡明綜合現金流量表以及若干說明附註。香港聯合交易所有限公司證券上市規則要求遵照其相關條文及國際會計準則委員會頒佈的國際會計準則第34號中期財務報告(「國際會計準則第34號」)編製有關中期財務資料報告。貴公司董事負責根據國際會計準則第34號編製及呈列該等簡明綜合財務報表。吾等的責任為根據審閱的結果,對該等簡明綜合財務報表作出結論,並根據吾等協定的委聘條款僅向閣下(作為整體)報告吾等的結論,除此之外本報告別無其他目的。吾等不會就本報告的內容向任何其他人士負上或承擔任何責任。

### 審閱範圍

吾等已按照香港會計師公會頒佈的香港審閱聘用協定準則第2410號「由實體的獨立核數師執行的中期財務數據審閱」進行審核。簡明綜合財務報表審閱工作包括主要向負責財務及會計事務的人員查詢,及應用分析及其他審閱程序。由於審閱的範圍遠小於根據香港審計準則進行審核的範圍,故吾等不能保證吾等將注意到在審計中可能被發現的所有重大事項。因此,吾等不會發表審計意見。

### INTRODUCTION

We have reviewed the condensed consolidated financial statements of CIFI Holdings (Group) Co. Ltd. (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 111 to 188 which comprises the condensed consolidated statement of financial position as of 30 June 2021 and the related condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six months period then ended, and certain explanatory notes. The Rules governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and International Accounting Standard 34 “Interim Financial Reporting” (“IAS 34”) issued by the International Accounting Standards Board. The directors of the Company are responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with IAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

### SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the Hong Kong Institute of Certified Public Accountants. A review of these condensed consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

## 簡明綜合財務報表的審閱報告

### REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

#### 結論

按照吾等的審閱結果，吾等並未發現有任何事項導致吾等相信本簡明綜合財務報表在各重大方面未有按照國際會計準則第34號編製。

#### CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated financial statements are not prepared, in all material respects, in accordance with IAS 34.

德勤•關黃陳方會計師行

執業會計師

香港

Deloitte Touche Tohmatsu

*Certified Public Accountants*

Hong Kong

二零二一年八月二十六日

26 August 2021

# 簡明綜合損益及其他全面收益表

## CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

截至二零二一年六月三十日止六個月 For the six months ended 30 June 2021

			截至六月三十日止六個月 Six months ended 30 June	
			二零二一年 2021	二零二零年 2020
			人民幣千元 RMB'000	人民幣千元 RMB'000
			(未經審核) (unaudited)	(未經審核) (unaudited)
	附註 NOTES			
<b>收入</b>	<b>Revenue</b>	3	36,373,349	23,022,350
銷售及服務成本	Cost of sales and services		(28,848,212)	(17,121,271)
毛利	Gross profit		7,525,137	5,901,079
其他收入、收益及虧損	Other income, gains and losses	4	1,700,041	1,065,570
投資物業公平值變動	Change in fair value of investment properties		299,246	427,580
營銷及市場推廣開支	Selling and marketing expenses		(1,167,837)	(674,209)
行政開支	Administrative expenses		(1,739,493)	(1,328,590)
應佔合營企業業績	Share of results of joint ventures		201,764	951,334
應佔聯營公司業績	Share of results of associates		453,154	291,441
融資成本	Finance costs	5	(225,964)	(291,654)
除稅前利潤	Profit before taxation		7,046,048	6,342,551
所得稅開支	Income tax expense	6	(1,682,673)	(1,606,022)
期內利潤	Profit for the period	7	5,363,375	4,736,529
<b>其他全面收入(開支)：</b>	<b>Other comprehensive income (expense)：</b>			
將會重新分類至損益的項目：	Items that will be reclassified to profit or loss:			
指定為現金流量對沖的	Fair value change on hedging instruments			
對沖工具公平值變動	designated as cash flow hedge		1,821	(90,491)
將指定為現金流量對沖的對沖	Reclassification of fair value change on			
工具公平值變動重新分類	hedging instruments designated as			
至損益	cash flow hedge to profit or loss		17,261	505
將不會重新分類至損益的項目：	Items that will not be reclassified to profit or loss:			
按公平值計入其他全面收入	Fair value change on investments in equity			
(「按公平值計入其他	instruments at fair value through			
全面收入」)的股本	other comprehensive income			
工具投資公平值變動	(“FVTOCI”)		(114,102)	(23,770)
按公平值計入其他全面收入的	Income tax relating to equity			
股本工具的所得稅	instruments at FVTOCI		546	12,354
			(94,474)	(101,402)
期內全面收入總額	Total comprehensive income for the period		5,268,901	4,635,127

# 簡明綜合損益及其他全面收益表

## CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

截至二零二一年六月三十日止六個月 For the six months ended 30 June 2021

		截至六月三十日止六個月 Six months ended 30 June	
		二零二一年 2021	二零二零年 2020
		人民幣千元 RMB'000	人民幣千元 RMB'000
		(未經審核) (unaudited)	(未經審核) (unaudited)
附註 NOTE			
以下各項應佔期內利潤：	Profit for the period attribute to:		
本公司股東權益	Equity owners of the Company	3,602,520	3,368,806
永久資本工具擁有人	Owners of perpetual capital instruments	66,797	114,078
非控股權益	Non-controlling interests	1,694,058	1,253,645
		5,363,375	4,736,529
以下各項應佔期內 全面收入總額：	Total comprehensive income for the period attributable to:		
本公司股東權益	Equity owners of the Company	3,508,046	3,267,404
永久資本工具擁有人	Owners of perpetual capital instruments	66,797	114,078
非控股權益	Non-controlling interests	1,694,058	1,253,645
期內全面收入總額	Total comprehensive income for the period	5,268,901	4,635,127
每股盈利（人民幣元）：	Earnings per share, in RMB:		
基本	Basic	9 0.44	0.43
攤薄	Diluted	9 0.44	0.42

# 簡明綜合財務狀況表

## CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於二零二一年六月三十日 At 30 June 2021

			於二零二一年 六月三十日 At 30 June 2021	於二零二零年 十二月三十一日 At 31 December 2020
	附註 NOTES		人民幣千元 RMB'000 (未經審核) (unaudited)	人民幣千元 RMB'000 (經審核) (audited)
<b>非流動資產</b>		<b>NON-CURRENT ASSETS</b>		
投資物業	10	Investment properties	33,758,373	22,698,969
物業、廠房及設備	11	Property, plant and equipment	359,305	235,207
使用權資產	11	Right-of-use assets	228,828	117,325
無形資產		Intangible assets	210,216	91,049
商譽		Goodwill	706,659	470,952
於聯營公司的權益	12	Interests in associates	18,074,979	16,861,861
於合營企業的權益	13	Interests in joint ventures	17,938,326	17,825,596
於房地產項目的投資	14	Investments in property projects	306,873	286,531
按公平值計入損益(「按公平 值計入損益」)的金融資產		Financial assets at fair value through profit or loss ("FVTPL")	2,495,220	905,388
按公平值計入其他全面收入的 股本工具		Equity instruments at FVTOCI	594,951	739,685
遞延稅項資產		Deferred taxation assets	2,075,825	2,195,730
物業、廠房及設備預付款項	15	Prepayment of property, plant and equipment	587	12,448
			76,750,142	62,440,741
<b>流動資產</b>		<b>CURRENT ASSETS</b>		
持作出售物業		Properties held for sale	15,196,543	12,904,429
擬作出售的開發中物業		Properties under development for sale	160,984,312	129,018,163
應收賬款及其他應收款項、 按金及預付款項	15	Accounts and other receivables, deposits and prepayments	39,500,588	30,384,186
應收非控股權益款項	16	Amounts due from non-controlling interests	33,280,500	26,359,618
應收合營企業及 聯營公司的款項	17	Amounts due from joint ventures and associates	46,056,480	57,515,448
持作出售物業 土地使用權按金		Deposits for land use rights for properties held for sale	9,914,573	5,704,636
可收回稅項		Taxation recoverable	5,347,146	3,443,355
按公平值計入損益的金融資產		Financial assets at FVTPL	554,258	374,261
受限制銀行存款	18	Restricted bank deposits	102,419	101,873
銀行結餘及現金	18	Bank balances and cash	52,303,957	51,052,696
			363,240,776	316,858,665

# 簡明綜合財務狀況表

## CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於二零二一年六月三十日 At 30 June 2021

			於二零二一年 六月三十日 At 30 June 2021	於二零二零年 十二月三十一日 At 31 December 2020
	附註 NOTES		人民幣千元 RMB'000 (未經審核) (unaudited)	人民幣千元 RMB'000 (經審核) (audited)
<b>流動負債</b>		<b>CURRENT LIABILITIES</b>		
應付賬款及其他應付款項 以及應計開支	19	Accounts and other payables and accrued charges	74,045,241	58,332,009
合約負債		Contract liabilities	93,548,390	74,626,818
應付非控股權益款項	16	Amounts due to non-controlling interests	8,515,962	12,207,232
應付合營企業及 聯營公司的款項	17	Amounts due to joint ventures and associates	42,953,723	32,425,022
應付稅項		Taxation payable	8,937,650	10,248,100
租賃負債(於一年內到期)		Lease liabilities – due within one year	68,622	65,824
銀行及其他借款 (於一年內到期)	20	Bank and other borrowings – due within one year	8,170,819	7,300,715
優先票據(於一年內到期)	22	Senior notes – due within one year	5,501,468	3,637,114
衍生金融工具(於一年內到期)	21	Derivative financial instruments – due within one year	2,884	266,362
公司債券(於一年內到期)	23	Corporate bonds – due within one year	5,894,009	7,761,443
			247,638,768	206,870,639
<b>流動資產淨值</b>		<b>NET CURRENT ASSETS</b>	115,602,008	109,988,026
<b>總資產減流動負債</b>		<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	192,352,150	172,428,767
<b>資本及儲備</b>		<b>CAPITAL AND RESERVES</b>		
股本	24	Share capital	672,332	668,481
儲備		Reserves	36,696,196	35,383,200
本公司股東權益應 佔股本權益		Equity attributable to owners of the Company	37,368,528	36,051,681
永久資本工具		Perpetual capital instruments	1,924,545	3,536,877
非控股權益		Non-controlling interests	57,235,156	44,053,692
<b>權益總額</b>		<b>TOTAL EQUITY</b>	96,528,229	83,642,250
<b>非流動負債</b>		<b>NON-CURRENT LIABILITIES</b>		
其他應付款項(於一年後到期)	19	Other payable – due after one year	5,289	6,849
租賃負債(於一年後到期)		Lease liabilities – due after one year	168,646	56,748
銀行及其他借款 (於一年後到期)	20	Bank and other borrowings – due after one year	60,420,682	54,260,449
優先票據(於一年後到期)	22	Senior notes – due after one year	25,408,302	26,979,739
公司債券(於一年後到期)	23	Corporate bonds – due after one year	5,351,696	4,775,653
遞延稅項負債		Deferred taxation liabilities	4,434,218	2,650,025
衍生金融工具(於一年後到期)	21	Derivative financial instruments – due after one year	35,088	57,054
			95,823,921	88,786,517
			192,352,150	172,428,767



# 簡明綜合股本權益變動表

## CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

截至二零二一年六月三十日止六個月 For the six months ended 30 June 2021

本公司股東權益應佔															
Attributable to equity owners of the Company															
	股本	股份溢價	特別及其他儲備	法定盈餘儲備	按公平值計入其他全面收入儲備	就股份獎勵計劃持有股份	股份獎勵儲備	購股權儲備	出資儲備	對沖儲備	保留利潤	小計	永久資本工具	非控股權益	總計
	Share capital	Share premium	Special and other reserve	Statutory surplus reserve	FVTOCI reserve	award scheme for share	Share award reserve	Share option reserve	Capital contribution reserve	Hedging reserve	Retained profits	Subtotal	Perpetual capital instruments	Non-controlling interests	Total
	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
於二零二零年一月一日 (經審核)		639,723	3,543,948	494,803	2,449,603	379,295	(143,256)	–	144,292	39,440	–	22,651,489	30,199,337	3,883,572	68,196,945
期內利潤	Profit for the period	–	–	–	–	–	–	–	–	–	3,368,806	3,368,806	114,078	1,253,645	4,736,529
指定為現金流量對沖的對沖工具公平值變動	Fair value change on hedging instruments designated as cash flow hedge	–	–	–	–	–	–	–	–	(90,491)	–	(90,491)	–	–	(90,491)
將指定為現金流量對沖的對沖工具公平值變動重新分類至損益	Reclassification of fair value change on hedging instruments designated as cash flow hedge to profit or loss	–	–	–	–	–	–	–	–	505	–	505	–	–	505
按公平值計入其他全面收入的股本工具投資公平值變動	Fair value change on investments in equity instruments at FVTOCI	–	–	–	–	(23,770)	–	–	–	–	–	(23,770)	–	–	(23,770)
有關按公平值計入其他全面收入的股本工具的所得稅	Income tax relating to equity instruments at FVTOCI	–	–	–	–	12,354	–	–	–	–	–	12,354	–	–	12,354
期內全面(開支)收入總額	Total comprehensive (expense) income for the period	–	–	–	–	(11,416)	–	–	–	(89,986)	3,368,806	3,267,404	114,078	1,253,645	4,635,127
發行新股份	Issue of new shares	16,924	1,054,762	–	–	–	–	–	–	–	–	1,071,686	–	–	1,071,686
根據股份獎勵計劃購買股份	Purchase of shares under the share award scheme	–	–	–	–	–	(106,717)	–	–	–	–	(106,717)	–	–	(106,717)
已歸屬股份獎勵	Share awards vested	–	–	–	–	–	17,624	(21,305)	–	–	3,681	–	–	–	–
確認為股本權益結算的股份付款(附註30)	Recognition of equity-settled share based payments (note 30)	–	–	–	–	–	–	21,305	22,848	–	–	44,153	–	–	44,153
確認為分派股息(附註8)	Dividend recognised as distribution (note 8)	–	–	–	–	–	–	–	–	–	(2,064,093)	(2,064,093)	–	–	(2,064,093)
非控股權益附屬公司資本減少	Capital reduction of subsidiaries from non-controlling interests	–	–	–	–	–	–	–	–	–	–	–	–	(1,721,835)	(1,721,835)
非控股權益注資	Capital contribution from non-controlling interests	–	–	–	–	–	–	–	–	–	–	–	–	771,999	771,999
收購附屬公司(附註25)	Acquisition of subsidiaries (note 25)	–	–	–	–	–	–	–	–	–	–	–	–	160,109	160,109
自非控股權益收購附屬公司額外權益	Acquisition of additional interests in subsidiaries from non-controlling interests	–	–	10,081	–	–	–	–	–	–	–	10,081	–	(31,755)	(21,674)
向非控股權益出售附屬公司部分權益	Disposal of partial interests in subsidiaries to non-controlling interests	–	–	7,104	–	–	–	–	–	–	–	7,104	–	1,431,736	1,438,840
出售附屬公司(附註26)	Disposal of subsidiaries (note 26)	–	–	–	–	–	–	–	–	–	–	–	–	(247,472)	(247,472)
派付予非控股權益的股息	Dividend paid to non-controlling interests	–	–	–	–	–	–	–	–	–	–	–	–	(213,703)	(213,703)
行使購股權時發行股份	Issue of shares upon exercise of share options	4,780	108,984	–	–	–	–	–	(20,403)	–	–	93,361	–	–	93,361
沒收購股權	Forfeiture of share options	–	–	–	–	–	–	–	(151)	–	151	–	–	–	–
向永久資本工具擁有人分派	Distribution to owners of perpetual capital instruments	–	–	–	–	–	–	–	–	–	–	–	(114,078)	–	(114,078)
向旭輝永升服務集團有限公司(「永升服務」)的非控股權益發行股份	Issue of shares to the non-controlling interest of CIFI Ever Sunshine Services Group Limited ("Ever Sunshine")	–	–	347,778	–	–	–	–	–	–	–	347,778	–	1,080,469	1,428,247
收購永升生活服務額外權益	Acquisition of additional interests in Ever Sunshine	–	–	(709,432)	–	–	–	–	–	–	–	(709,432)	–	–	(709,432)
於二零二零年六月三十日 (未經審核)	At 30 June 2020 (unaudited)	661,427	4,707,694	150,334	2,449,603	367,879	(232,349)	–	146,586	39,440	(89,986)	23,960,034	32,160,662	3,883,572	72,641,463

# 簡明綜合股本權益變動表 CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

截至二零二一年六月三十日止六個月 For the six months ended 30 June 2021

本公司股東權益總括																
Attributable to equity owners of the Company																

附註：

- (a) 截至二零二一年六月三十日止六個月，本集團自若干附屬公司的非控股權益收購該等附屬公司的額外股權。

已付代價與收購權益應佔非控股權益賬面值的總差額人民幣269,701,000元(截至二零二零年六月三十日止六個月：人民幣10,081,000元)已於權益中確認。

- (b) 截至二零二一年六月三十日止六個月，本集團出售若干附屬公司的股權而無失去控制權。

已收代價與非控股權益於附屬公司的調整之間的總差額人民幣3,468,000元(截至二零二零年六月三十日止六個月：人民幣7,104,000元)已於權益中確認。

Notes:

- (a) During the six months ended 30 June 2021, the Group acquired additional equity interests in certain subsidiaries from their non-controlling interests.

The total differences between the consideration paid and the carrying amount of the non-controlling interests attributable to the acquired interests amounted to RMB269,701,000 (six months ended 30 June 2020: RMB10,081,000) were recognised in equity.

- (b) During the six months ended 30 June 2021, the Group disposed equity interests in certain subsidiaries without losing control.

The total differences between the consideration received and the adjustment to the non-controlling interests in subsidiaries amounted to RMB3,468,000 (six months ended 30 June 2020: RMB7,104,000) were recognised in equity.

# 簡明綜合現金流量表

## CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

截至二零二一年六月三十日止六個月 For the six months ended 30 June 2021

		截至六月三十日止六個月 Six months ended 30 June	
		二零二一年 2021	二零二零年 2020
		人民幣千元 RMB'000	人民幣千元 RMB'000
		(未經審核) (unaudited)	(未經審核) (unaudited)
營運資金變動前經營現金流量	Operating cash flows before movements in working capital	4,981,536	4,133,427
持作出售物業減少	Decrease in properties held for sale	26,565,723	15,487,155
擬作出售的開發中物業增加	Increase in properties under development for sale	(38,730,304)	(22,162,566)
應收賬款及其他應收款項、按金及預付款項增加	Increase in accounts and other receivables, deposits and prepayments	(4,773,816)	(12,221,473)
持作出售物業土地使用權按金增加	Increase in deposits for land use rights for properties held for sale	(7,047,660)	(9,423,994)
應付賬款及其他應付款項以及應計開支增加	Increase in accounts and other payables and accrued charges	10,120,835	8,896,313
衍生金融工具減少	Decrease in derivative financial instruments	(287,983)	—
合約負債增加	Increase in contract liabilities	18,217,036	17,142,218
經營所得現金	Cash generated from operations	9,045,367	1,851,080
已付中國所得稅	PRC income tax paid	(4,564,998)	(3,047,952)
<b>經營活動所得(所用)現金淨額</b>	<b>NET CASH FROM (USED IN) OPERATING ACTIVITIES</b>	<b>4,480,369</b>	<b>(1,196,872)</b>

		截至六月三十日止六個月 Six months ended 30 June	
		二零二一年 2021	二零二零年 2020
		人民幣千元 RMB'000	人民幣千元 RMB'000
		(未經審核) (unaudited)	(未經審核) (unaudited)
附註 NOTES			
<b>投資活動</b>	<b>INVESTING ACTIVITIES</b>		
向非控股權益墊款	Advances to non-controlling interests	(10,475,527)	(9,311,324)
非控股權益還款	Repayment from non-controlling interests	3,870,767	5,172,130
向合營企業墊款	Advances to joint ventures	(10,833,047)	(10,250,805)
合營企業還款	Repayment from joint ventures	17,559,988	6,930,448
向聯營公司墊款	Advances to associates	(12,410,763)	(2,836,296)
聯營公司還款	Repayment from associates	7,915,396	5,462,941
添置投資物業	Additions to investment properties	(740,709)	(37,538)
購買物業、廠房及設備	Purchase of property, plant and equipment	(148,537)	(52,846)
購買無形資產	Purchase of intangible asset	(9,446)	—
收購附屬公司現金(流出) 流入淨額	Net cash (outflow) inflow from acquisitions of subsidiaries	25 (2,040,756)	267,414
出售附屬公司現金(流出) 流入淨額	Net cash (outflow) inflow from disposal of subsidiaries	26 (14,250)	204,122
出售一間聯營公司現金流入淨額	Net cash inflow from disposal of an associate	43,950	33,381
出售合營企業現金流入淨額	Net cash inflow from disposal of joint ventures	466,940	—
存置受限制銀行存款	Placement of restricted bank deposits	(546)	(6,241)
提取受限制銀行存款	Withdrawal of restricted bank deposits	—	341,715
出售物業、廠房及 設備所得款項	Proceeds from disposal of property, plant and equipment	30,785	8,746
出售投資物業所得款項	Proceeds from disposal of investment properties	800	—
購買按公平值計入損益的 金融資產	Purchase of financial assets at FVTPL	(2,228,840)	(624,476)
出售按公平值計入損益的 金融資產的所得款項	Proceed from disposal of financial assets at FVTPL	668,500	—
出售按公平值計入其他全面收入 的股本工具的所得款項	Proceed from disposal of equity instruments at FVTOCI	30,632	—
向合營企業注資	Capital injection into joint ventures	(2,345,288)	(669,244)
向合營企業收取股息	Dividend received from joint ventures	310,500	34,617
向聯營公司注資	Capital injection into associates	(1,519,607)	(1,692,071)
向聯營公司收取股息	Dividend received from associates	671,100	210,750
就收購物業、廠房及設備支付的 按金	Deposits paid for acquisition of property, plant and equipment	(326)	—
已收利息	Interest received	412,673	244,093
按公平值計入損益的金融資產 所收取股息	Dividend received from financial assets at FVTPL	226,834	52,938
於物業項目的投資回報	Returns of investments in property projects	32,800	61,692
使用權資產付款	Payments for right-of-use assets	—	(140)
<b>投資活動所用現金淨額</b>	<b>NET CASH USED IN INVESTING ACTIVITIES</b>	<b>(10,525,977)</b>	<b>(6,455,994)</b>

# 簡明綜合現金流量表

## CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

截至二零二一年六月三十日止六個月 For the six months ended 30 June 2021

		截至六月三十日止六個月 Six months ended 30 June	
		二零二一年 2021	二零二零年 2020
		人民幣千元 RMB'000	人民幣千元 RMB'000
		(未經審核) (unaudited)	(未經審核) (unaudited)
<b>融資活動</b>	<b>FINANCING ACTIVITIES</b>		
非控股權益的墊款	Advances from non-controlling interests	6,916,000	9,430,380
向非控股權益還款	Repayment to non-controlling interests	(10,724,412)	(8,915,384)
合營企業的墊款	Advances from joint ventures	9,734,424	7,501,237
向合營企業還款	Repayment to joint ventures	(4,371,389)	(7,784,014)
聯營公司的墊款	Advances from associates	6,998,336	1,421,196
向聯營公司還款	Repayment to associates	(2,273,957)	(2,798,971)
關聯方的墊款	Advances from related parties	946,477	—
新增銀行及其他借款	New bank and other borrowings raised	20,320,161	26,629,951
償還銀行及其他借款	Repayment of bank and other borrowings	(17,690,121)	(22,432,761)
發行優先票據及公司債券	Net proceeds from issue of senior notes and corporate bonds	7,258,415	7,110,039
贖回優先票據及公司債券	Redemption of senior notes and corporate bonds	(8,110,365)	(2,134,548)
已付利息	Interest paid	(3,399,622)	(3,181,511)
租賃負債還款	Repayment of lease liabilities	(43,309)	(57,564)
自非控股權益收購附屬公司額外權益	Acquisition of additional interests in subsidiaries from non-controlling interests	(1,202,486)	(21,674)
收購永升服務的額外權益	Acquisition of additional interests in Ever Sunshine	—	(709,432)
非控股權益注資	Capital contributions from non-controlling interests	6,041,434	771,999
發行股份	Issue of shares	—	1,071,686
向非控股股東出售附屬公司部分權益的所得款項	Proceeds from disposal of partial interests in subsidiaries to non-controlling shareholders	35,568	1,438,840
向永升服務的非控股權益發行股份	Issue of shares to non-controlling interest of Ever Sunshine	—	1,428,247
行使購股權所得款項	Proceed from exercise of share options	167,145	93,361
贖回永久資本工具	Redemption of perpetual capital instruments	(1,583,572)	—
根據股份獎勵計劃購買股份	Purchase of shares under share award scheme	(110,986)	(106,717)
向永久資本工具擁有人分派	Distribution to owners of perpetual capital instruments	(95,557)	(114,078)
派付予非控股權益的股息	Dividend paid to non-controlling interests	(1,535,450)	(213,703)
<b>融資活動所得現金淨額</b>	<b>NET CASH FROM FINANCING ACTIVITIES</b>	<b>7,276,734</b>	<b>8,426,579</b>
<b>現金及現金等價物增加淨額</b>	<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>1,231,126</b>	<b>773,713</b>
外匯影響	Effect of foreign exchanges	20,135	(38,356)
<b>期初現金及現金等價物</b>	<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	<b>51,052,696</b>	<b>58,536,676</b>
<b>期末現金及現金等價物</b>	<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>52,303,957</b>	<b>59,272,033</b>
<b>現金及現金等價物結餘分析</b>	<b>ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS</b>		
銀行結餘及現金	Bank balances and cash	52,303,957	59,272,033

# 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至二零二一年六月三十日止六個月 For the six months ended 30 June 2021

### 1. 編製基準

簡明綜合財務報表乃根據國際會計準則委員會(「國際會計準則委員會」)頒佈的國際會計準則第34號「中期財務報告」以及香港聯合交易所有限公司(「聯交所」)證券上市規則附錄十六的適用披露規定編製。

### 2. 主要會計政策

除按公平值計量的投資物業及若干金融工具外，簡明綜合財務報表已按歷史成本基準編製。

除因應用經修訂國際財務報告準則(「國際財務報告準則」)而應用的額外會計政策外，截至二零二一年六月三十日止六個月的簡明綜合財務報表所用會計政策及計算方法與編製本集團截至二零二零年十二月三十一日止年度的年度綜合財務報表所用者一致。

#### 應用經修訂國際財務報告準則

於本中期期間，本集團已首次應用下列由國際會計準則委員會頒佈的經修訂國際財務報告準則，有關準則於二零二一年一月一日或之後開始就編製本集團簡明綜合財務報表的年度期間強制生效：

國際財務報告準則第16號 (修訂本)	新冠相關租金優惠
國際財務報告準則第9號、 國際會計準則第39號、 國際財務報告準則第7號、 國際財務報告準則第4號及 國際財務報告準則第16號 (修訂本)	利率基準改革一 第二階段

除下文所述者外，於本期間應用國際財務報告準則(修訂本)並無對本集團於本期間及過往期間的財務狀況及表現及／或該等簡明綜合財務報表所載的披露構成重大影響。

### 1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with International Accounting Standard 34 “Interim Financial Reporting” issued by the International Accounting Standards Board (the “IASB”) as well as with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

### 2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis, except for investment properties and certain financial instruments which are measured at fair values.

Other than additional accounting policies resulting from application of amendments to International Financial Reporting Standards (“IFRSs”), the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2021 are the same as those followed in the preparation of the Group’s annual consolidated financial statements for the year ended 31 December 2020.

#### Application of amendments to IFRSs

In the current interim period, the Group has applied the following amendments to IFRSs issued by the IASB, for the first time, which are mandatory effective for the annual period beginning on or after 1 January 2021 for the preparation of the Group’s condensed consolidated financial statements:

Amendment to IFRS 16	Covid-19-Related Rent Concessions
Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16	Interest Rate Benchmark Reform – Phase 2

Except as described below, the application of the amendments to IFRSs in the current period has had no material impact on the Group’s financial positions and performance for the current and prior periods and/or on the disclosure set out in these condensed consolidated financial statements.



## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 2. 主要會計政策(續)

- 2.1 應用國際財務報告準則第9號、國際會計準則第39號、國際財務報告準則第7號、國際財務報告準則第4號及國際財務報告準則第16號(修訂本)「利率基準改革－第二階段」的影響及有關會計政策

#### 2.1.1 會計政策

##### 金融工具

##### 利率基準改革導致釐定合約現金流量的基準發生變動

就利率基準改革導致釐定金融資產或金融負債(採用攤銷成本計量)的合約現金流的基準發生的變動而言,本集團採用可行權宜方法,以透過更新實際利率入賬該等變動,有關實際利率變動一般不會對相關金融資產或金融負債的賬面值產生顯著影響。

當且僅當以下各項條件達成時,方須按利率基準改革對釐定合約現金流的基準作出變更:

- 變更必須作為利率基準改革的直接結果;及
- 釐定合約現金流量的新基準在經濟上等同於先前基準(即緊接變更前的基準)。

##### 對沖會計處理

就須按利率基準改革對對沖風險、對沖項目或對沖工具作出的變更而言,本集團修訂對沖關係的正式指定,以反映於作出相關變更的報告期末的變動。有關對對沖關係正式指定的修訂既不構成對沖關係終止,亦不構成對新一項對沖關係的指定。

##### 現金流對沖

當現金流對沖項目獲修訂以反映須按利率基準改革作出的變更時,現金流對沖儲備累計金額被視為根據釐定對沖未來現金流的其他基準利率計算得出。

### 2. PRINCIPAL ACCOUNTING POLICIES (Continued)

- 2.1 Impacts and accounting policies on application of Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 “Interest Rate Benchmark Reform – Phase 2”

#### 2.1.1 Accounting policies

##### Financial instruments

##### Changes in the basis for determining the contractual cash flows as a result of interest rate benchmark reform

For changes in the basis for determining the contractual cash flows of a financial asset or financial liability to which the amortised cost measurement applies as a result of interest rate benchmark reform, the Group applies the practical expedient to account for these changes by updating the effective interest rate, such change in effective interest rate normally has no significant effect on the carrying amount of the relevant financial asset or financial liability.

A change in the basis for determining the contractual cash flows is required by interest rate benchmark reform if and only if, both these conditions are met:

- the change is necessary as a direct consequence of interest rate benchmark reform; and
- the new basis for determining the contractual cash flows is economically equivalent to the previous basis (i.e. the basis immediately preceding the change).

##### Hedge accounting

For changes made to the hedged risk, hedged item or hedging instrument required by interest rate benchmark reform, the Group amends the formal designation of a hedging relationship to reflect the changes by the end of the reporting period during which the relevant changes were made. Such an amendment to the formal designation of the hedging relationship constitutes neither the discontinuation of the hedging relationship nor the designation of a new hedging relationship.

##### Cash flows hedges

When a hedged item in a cash flow hedge is amended to reflect the changes that are required by the interest rate benchmark reform, the amount accumulated in the hedging reserve is deemed to be based on the alternative benchmark rate on which the hedged future cash flows are determined.

## 2. 主要會計政策(續)

2.1 應用國際財務報告準則第9號、國際會計準則第39號、國際財務報告準則第7號、國際財務報告準則第4號及國際財務報告準則第16號(修訂本)「利率基準改革－第二階段」的影響及有關會計政策(續)

### 2.1.2 過渡及影響概要

於二零二一年一月一日，本集團有若干金融負債及衍生工具，該等項目的利息已編入將受或可能受利率基準改革影響的基準利率索引。

下表列示未償還合約總額。金融負債金額按其賬面值列示，而衍生工具按其名義金額列示。

## 2. PRINCIPAL ACCOUNTING POLICIES (Continued)

2.1 Impacts and accounting policies on application of Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 “Interest Rate Benchmark Reform – Phase 2” (Continued)

### 2.1.2 Transition and summary of effects

As at 1 January 2021, the Group has several financial liabilities and derivatives, the interest of which are indexed to benchmark rates that will or may be subject to interest rate benchmark reform.

The following table shows the total amounts of outstanding contracts. The amounts of financial liabilities are shown at their carrying amounts and derivatives are shown at their notional amounts.

		港元香港銀行 同業拆息(「香港 銀行同業拆息」) HKD Hong Kong Interbank Offered Rate (“HIBOR”) 人民幣千元 RMB'000	英鎊倫敦銀行 同業拆息(「倫敦 銀行同業拆息」) GBP London Interbank Offered Rate (“LIBOR”) 人民幣千元 RMB'000
金融負債	Financial liabilities		
銀行借款	Bank borrowings	人民幣5,514,053,000元 RMB5,514,053,000	人民幣7,712,883,000元 RMB7,712,883,000
衍生工具	Derivatives		
利率掉期	Interest rate swaps	港元 Hong Kong dollars (“HK\$”) (「港元」) 815,000,000 (RMB685,904,000) (人民幣685,904,000元)	美元 United States dollars (“US\$”) (「美元」) 330,000,000 (RMB2,153,217,000) (人民幣2,153,217,000元)

本集團擬就利率基準改革導致銀行借款(按攤銷成本計量)的合約現金流的變動應用可行權宜方法。於本中期期間，由於概無上述合約過渡至相關替代利率，故修訂對簡明綜合財務報表並無影響。應用修訂的影響(如有)(包括進一步披露)將於本集團截至二零二一年十二月三十一日止年度的綜合財務報表中反映。

The Group intends to apply the practical expedient in relation to the changes in contractual cash flows resulting from the interest rate benchmark reform for bank borrowings measured at amortised cost. The amendments have had no impact on the condensed consolidated financial statements as none of the above contracts has been transitioned to the relevant replacement rates during the interim period. The impacts on application of the amendments, if any, including additional disclosures, will be reflected in the Group's consolidated financial statements for the year ending 31 December 2021.

### 簡明綜合財務報表附註

### NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

#### 3. 收入

收入指於截至二零二一年六月三十日止六個月物業銷售收入及其他物業相關服務收入、作為出租人的租金收入及提供項目管理及其他物業相關服務所賺取的收入(經扣除所允許折扣)，其分析如下：

#### 3. REVENUE

Revenue represents income from sales of properties and other property related services income, rental income as a lessor and income from provision of project management and other property related services earned during the six months ended 30 June 2021, net of discounts allowed, and is analysed as follows:

		截至六月三十日止六個月	
		Six months ended 30 June	
		二零二一年	二零二零年
		2021	2020
		人民幣千元	人民幣千元
		RMB'000	RMB'000
		(未經審核)	(未經審核)
		(unaudited)	(unaudited)
<b>收入</b>	<b>Revenue</b>		
物業銷售及其他物業相關服務收入	Sales of properties and other property related services income	34,157,805	21,627,820
租賃	Leases	390,737	218,673
物業管理及其他服務收入	Property management and other services income	1,824,807	1,175,857
		36,373,349	23,022,350

### 3A. 客戶合約收入

客戶合約收入分拆

### 3A. REVENUE FROM CONTRACTS WITH CUSTOMERS

Disaggregation of revenue from contracts with customers

		截至二零二一年六月三十日止六個月 For the six months ended 30 June 2021		
		物業銷售及 其他物業 相關服務 Sales of properties and other property related services 人民幣千元 RMB'000	物業管理及 其他服務 Property management and other services 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
<b>貨品或服務類型</b>	<b>Types of goods or services</b>			
物業銷售	Sales of properties			
住宅	Residential	30,544,986	–	30,544,986
辦公樓及商業	Office & Commercial	648,778	–	648,778
停車場	Carpark	745,676	–	745,676
		31,939,440	–	31,939,440
物業管理及其他服務	Property management and other services	–	1,824,807	1,824,807
項目管理及其他物業相關服務	Project management and other property related services	2,218,365	–	2,218,365
總計	Total	34,157,805	1,824,807	35,982,612
<b>確認收入的時間</b>	<b>Timing of revenue recognition</b>			
於某一時間點	A point in time	31,939,440	190,783	32,130,223
一段時間內	Over time	2,218,365	1,634,024	3,852,389
總計	Total	34,157,805	1,824,807	35,982,612

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

3A. 客戶合約收入 (續)

客戶合約收入分拆 (續)

3A. REVENUE FROM CONTRACTS WITH CUSTOMERS

(Continued)

Disaggregation of revenue from contracts with customers (Continued)

		截至二零二零年六月三十日止六個月 For the six months ended 30 June 2020		
		物業銷售及 其他物業 相關服務 Sales of properties and other property related services 人民幣千元 RMB'000	物業管理及 其他服務 Property management and other services 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
<b>貨品或服務類型</b>	<b>Types of goods or services</b>			
物業銷售	Sales of properties			
住宅	Residential	17,145,561	–	17,145,561
辦公樓及商業	Office & Commercial	1,295,616	–	1,295,616
停車場	Carpark	947,194	–	947,194
		19,388,371	–	19,388,371
物業管理及其他服務	Property management and other services	–	1,175,857	1,175,857
項目管理及其他物業相關服務	Project management and other property related services	2,239,449	–	2,239,449
總計	Total	21,627,820	1,175,857	22,803,677
<b>確認收入的時間</b>	<b>Timing of revenue recognition</b>			
於某一時間點	A point in time	19,388,371	72,892	19,461,263
一段時間內	Over time	2,239,449	1,102,965	3,342,414
總計	Total	21,627,820	1,175,857	22,803,677

### 3B. 分部資料

以下為本集團可呈報及經營分部的收入及業績的分析：

#### (a) 分部收入及利潤

		物業銷售 及其他物業 相關服務收入 Sales of properties and other property related services 人民幣千元 RMB'000	物業投資 Property investment 人民幣千元 RMB'000	物業管理 及其他服務 Property management and other services 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
截至二零二一年 六月三十日止六個月	Six months ended 30 June 2021				
來自外部客戶的 可呈報分部收入	Reportable segment revenue from external customers	34,157,805	390,737	1,824,807	36,373,349
可呈報分部利潤	Reportable segment profit	5,600,501	255,083	501,716	6,357,300

		物業銷售 及其他物業 相關服務收入 Sales of properties and other property related services 人民幣千元 RMB'000	物業投資 Property investment 人民幣千元 RMB'000	物業管理 及其他服務 Property management and other services 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
截至二零二零年 六月三十日止六個月	Six months ended 30 June 2020				
來自外部客戶的可 呈報分部收入	Reportable segment revenue from external customers	21,627,820	218,673	1,175,857	23,022,350
可呈報分部利潤	Reportable segment profit	4,875,655	147,731	203,484	5,226,870

#### (b) 分部資產及負債

由於主要經營決策者於計算本集團分部呈報時並無計入資產及負債，因此並無呈列分部資產及負債。

### 3B. SEGMENT INFORMATION

The following is an analysis of the Group's revenue and results by reportable and operating segments:

#### (a) Segment revenue and profit

#### (b) Segment assets and liabilities

No assets and liabilities are included in the measures of the Group's segment reporting that are used by the chief operating decision maker. Accordingly, no segment assets and liabilities are presented.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

3B. 分部資料 (續)

(c) 可呈報分部收入及利潤的對賬

3B. SEGMENT INFORMATION (Continued)

(c) Reconciliations of reportable segment revenue and profit

		截至六月三十日止六個月 Six months ended 30 June	
		二零二一年 2021	二零二零年 2020
		人民幣千元 RMB'000	人民幣千元 RMB'000
		(未經審核) (unaudited)	(未經審核) (unaudited)
<b>收入</b>	<b>Revenue</b>		
可呈報分部及綜合收入	Reportable segment and consolidated revenue	36,373,349	23,022,350
<b>利潤</b>	<b>Profit</b>		
可呈報分部利潤	Reportable segment profit	6,357,300	5,226,870
其他收入、收益及虧損	Other income, gains and losses	1,700,041	1,065,570
投資物業公平值變動	Change in fair value of investment properties	299,246	427,580
融資成本	Finance costs	(225,964)	(291,654)
應佔合營企業業績	Share of results of joint ventures	201,764	951,334
應佔聯營公司業績	Share of results of associates	453,154	291,441
信貸虧損撥備	Allowance for credit losses	(34,304)	(16,337)
物業、廠房及設備折舊	Depreciation of property, plant and equipment	(59,303)	(28,818)
使用權資產折舊	Depreciation of right-of-use assets	(46,502)	(56,233)
無形資產攤銷	Amortisation of intangible assets	(17,200)	(4,509)
未分配總部及企業開支	Unallocated head office and corporate expenses	(1,582,184)	(1,222,693)
除稅前綜合利潤	Consolidated profit before taxation	7,046,048	6,342,551



## 4. 其他收入、收益及虧損

## 4. OTHER INCOME, GAINS AND LOSSES

		截至六月三十日止六個月	
		Six months ended 30 June	
		二零二一年	二零二零年
		2021	2020
		人民幣千元	人民幣千元
		RMB'000	RMB'000
		(未經審核)	(未經審核)
		(unaudited)	(unaudited)
利息收入	Interest income	412,673	244,093
出售附屬公司的收益淨額(附註26)	Gain on disposal of subsidiaries, net (note 26)	36,276	524,833
出售一間聯營公司的收益	Gain on disposal of an associate	10,595	8,771
出售合營企業的收益	Gain on disposal of joint ventures	434,696	—
一間聯營公司的議價購買收益	Gain on bargain purchase of an associate	77,440	—
政府補貼	Government grants	115,744	58,404
沒收買家支付的按金	Forfeited deposits paid by purchasers	21,934	7,782
出售物業、廠房及設備的 收益淨額	Gain on disposal of property, plant and equipment, net	349	4,674
提早贖回優先票據虧損(附註22)	Loss on early redemption of senior notes (note 22)	(74,278)	—
按公平值計入損益的金融資產的 股息收入	Dividend income from financial assets at FVTPL	226,834	52,938
房地產項目投資的股息收入	Dividend income from investments in property projects	13,671	36,107
房地產項目投資的公平值變動	Change in fair value of investments in property projects	40,467	(38,055)
按公平值計入損益的金融資產的 公平值變動	Change in fair value of financial assets at FVTPL	216,291	376,448
衍生金融工具公平值變動	Change in fair value of derivative financial instruments	(26,160)	18,976
匯兌收益淨額(虧損)	Net exchange gain (loss)	139,551	(273,670)
雜項收入	Sundry income	53,958	44,269
		1,700,041	1,065,570

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

5. 融資成本

5. FINANCE COSTS

		截至六月三十日止六個月 Six months ended 30 June	
		二零二一年 2021	二零二零年 2020
		人民幣千元 RMB'000	人民幣千元 RMB'000
		(未經審核) (unaudited)	(未經審核) (unaudited)
銀行及其他借款的利息開支	Interest expense on bank and other borrowings	(2,021,961)	(2,057,922)
優先票據的利息開支	Interest expense on senior notes	(930,062)	(1,056,379)
公司債券的利息開支	Interest expense on corporate bonds	(317,961)	(350,165)
租賃負債的利息	Interest expense on lease liabilities	(6,023)	(4,317)
		(3,276,007)	(3,468,783)
減：擬作出售的開發中物業的 資本化金額	Less: Amount capitalised to properties under development for sale	3,050,043	3,177,129
		(225,964)	(291,654)

6. 所得稅開支

6. INCOME TAX EXPENSE

		截至六月三十日止六個月 Six months ended 30 June	
		二零二一年 2021	二零二零年 2020
		人民幣千元 RMB'000	人民幣千元 RMB'000
		(未經審核) (unaudited)	(未經審核) (unaudited)
於中國的即期稅項	Current tax in the PRC		
中國企業所得稅	PRC Enterprise Income Tax	(1,257,153)	(1,184,529)
土地增值稅(「土地增值稅」)	Land appreciation tax ("LAT")	(89,851)	(506,786)
		(1,347,004)	(1,691,315)
遞延稅項	Deferred taxation		
企業所得稅	Enterprise Income Tax	(335,669)	(43,070)
土地增值稅	LAT	—	128,363
		(1,682,673)	(1,606,022)

## 6. 所得稅開支(續)

根據中國企業所得稅法及企業所得稅法實施條例，中國附屬公司於兩個期間的稅率均為25%。

土地增值稅撥備根據相關中國稅務法律及法規所載規定估計。土地增值稅已按增值價值的累進稅率範圍作出撥備，但允許有若干豁免及減免。

根據英屬處女群島（「英屬處女群島」）及開曼群島的規則及法規，本集團毋須在英屬處女群島及開曼群島繳納任何所得稅。

由於本集團的收入既不產自亦非來自香港，故並無就香港利得稅作出撥備。

## 6. INCOME TAX EXPENSE (Continued)

Under the Law of the PRC on Enterprise Income Tax and Implementation Regulation of the Enterprise Income Tax Law, the tax rate of the PRC subsidiaries is 25% for both periods.

The provision of LAT is estimated according to the requirements set forth in the relevant PRC tax laws and regulations. LAT has been provided at ranges of progressive rates of the appreciation value, with certain allowable exemptions and deductions.

Pursuant to the rules and regulations of the British Virgin Islands (“BVI”) and the Cayman Islands, the Group is not subject to any income tax in the BVI and the Cayman Islands.

No provision for Hong Kong Profits Tax has been made as the Group’s income neither arises in, nor is derived from, Hong Kong.

## 7. 期內利潤

## 7. PROFIT FOR THE PERIOD

		截至六月三十日止六個月 Six months ended 30 June	
		二零二一年 2021	二零二零年 2020
		人民幣千元 RMB'000	人民幣千元 RMB'000
		(未經審核) (unaudited)	(未經審核) (unaudited)
期內利潤經扣除下列各項後得出：	Profit for the period has been arrived at after charging:		
計入銷售及服務成本的 已售物業成本	Cost of properties sold included in cost of sales and services	26,565,723	15,487,155
物業、廠房及設備折舊	Depreciation of property, plant and equipment	59,303	28,818
使用權資產折舊	Depreciation of right-of-use assets	46,502	56,233
無形資產攤銷	Amortisation of intangible assets	17,200	4,509

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

8. 股息

8. DIVIDEND

		截至六月三十日止六個月	
		Six months ended 30 June	
		二零二一年	二零二零年
		2021	2020
		人民幣千元	人民幣千元
		RMB'000	RMB'000
		(未經審核)	(未經審核)
		(unaudited)	(unaudited)
於期內確認為分派的股息：	Dividend recognised as distribution during the period:		
就截至二零二零年十二月三十一日止財政年度確認的末期股息	Final dividend recognised in respect of financial year ended 31 December 2020 of RMB24.3 cents (equivalent to HK29 cents) ((2019:RMB21.93 cents) (equivalent to HK24 cents)) per ordinary share		
每股普通股人民幣24.3分 (相當於29港分) (二零一九年：人民幣21.93分 (相當於24港分))		1,995,910	1,769,222
就截至二零一九年十二月三十一日止財政年度確認的特別股息	Special dividend recognised in respect of financial year ended 31 December 2019 of RMB3.66 cents (equivalent to HK4 cents) per ordinary share		
每股普通股人民幣3.66分 (相當於4港分)		—	294,871
		1,995,910	2,064,093
宣派為分派的中期股息：	Interim dividends declared as distribution:		
現金	Cash	836,461	805,396

董事會宣派截至二零二一年六月三十日止六個月的中期股息每股普通股人民幣10分 (相當於12港分) (截至二零二零年六月三十日止六個月：人民幣9.8分 (相當於11港分))。

The Board declared the payment of an interim dividend of RMB10 cents (equivalent to HK12 cents) (six months ended 30 June 2020: RMB9.8 cents (equivalent to HK11 cents)) per ordinary share for the six months ended 30 June 2021.

## 9. 每股盈利

本公司股東權益應佔每股基本及攤薄盈利根據下列數據計算：

## 9. EARNINGS PER SHARE

The calculation of the basic and diluted earnings per share attributable to the equity owners of the Company is based on the following data:

		截至六月三十日止六個月 Six months ended 30 June	
		二零二一年 2021	二零二零年 2020
		人民幣千元 RMB'000	人民幣千元 RMB'000
		(未經審核) (unaudited)	(未經審核) (unaudited)
<b>盈利</b>	<b>Earnings</b>		
計算每股基本及攤薄盈利的盈利 (本公司股東權益應佔期內利潤)	Earnings for the purpose of basic and diluted earnings per share (profit for the period attributable to equity owners of the Company)	3,602,520	3,368,806
		截至六月三十日止六個月 Six months ended 30 June	
		二零二一年 2021	二零二零年 2020
		(未經審核) (unaudited)	(未經審核) (unaudited)
<b>股份數目</b>	<b>Number of shares</b>		
就計算每股基本盈利的 普通股加權平均數	Weighted average number of ordinary shares for the purpose of basic earnings per share	8,174,808,771	7,880,063,510
具攤薄效應的潛在普通股攤薄對 以下各項的影響：	Effect of dilutive potential ordinary shares on:		
— 購股權	— share options	69,615,436	73,104,296
就計算每股攤薄盈利的 普通股加權平均數	Weighted average number of ordinary shares for the purpose of diluted earnings per share	8,244,424,207	7,953,167,806

上文所示的普通股加權平均數乃經扣除附註30所載的股份獎勵計劃受託人所持有的股份後得出。

The weighted average number of ordinary shares shown above has been arrived at after deducting the shares held by the trustee of the share award scheme as set out in note 30.

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NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

10. 投資物業

10. INVESTMENT PROPERTIES

		在建 投資物業 Investment properties under construction 人民幣千元 RMB'000	已竣工 投資物業 Completed investment properties 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
於二零二一年一月一日(經審核)	At 1 January 2021 (audited)	1,744,200	20,954,769	22,698,969
添置	Additions	701,407	39,302	740,709
收購一間附屬公司(附註25)	Acquisition of a subsidiary (note 25)	4,038,619	7,171,630	11,210,249
出售附屬公司(附註26)	Disposal of subsidiaries (note 26)	—	(1,190,000)	(1,190,000)
出售	Disposal	—	(800)	(800)
在損益中確認的公平值 增加(減少)	Increase (decrease) in fair value recognised in profit or loss	346,874	(47,628)	299,246
於二零二一年六月三十日 (未經審核)	At 30 June 2021 (unaudited)	6,831,100	26,927,273	33,758,373

已竣工投資物業及在建投資物業均位於中國。所有本集團所持租賃物業權益以賺取租金或作資本增值均按公平值模式計量。

The completed investment properties and investment properties under construction are all situated in the PRC. All of the Group's leasehold property interests held to earn rentals or for capital appreciation purposes are measured using the fair value model.

## 10. 投資物業(續)

本集團於二零二一年六月三十日抵押人民幣23,291,020,000元(二零二零年十二月三十一日：人民幣15,215,150,000元)的投資物業，以取得本集團的銀行及其他借款。

本集團已竣工投資物業及在建投資物業於二零二一年六月三十日及二零二零年十二月三十一日的公平值乃基於與本集團並無關連的獨立合資格專業估值師行第一太平戴維斯估值及專業顧問有限公司於該等日期進行的估值而得出。第一太平戴維斯估值及專業顧問有限公司擁有合適資格，且近期於評估相關地點的類似物業方面擁有經驗。

已竣工投資物業的估值採用收入法透過資本化來自現有租約的淨租金收入及就已竣工投資物業的相關物業復歸收入潛力作出適當撥備為基準計算。

在建投資物業的估值採用餘值法(以收入法透過資本化來自市場上可觀察的已竣工物業交易的淨租金收入為基準計算)，按該等物業將根據最新開發方案開發及竣工的基準，計及完成開發所耗用的建造成本而得出，以反映已竣工開發項目的質素及發展商利潤。

估值方法與上一年度所用者相比並無變動。

於估計物業的公平值時，物業的最高及最佳用途為其當前用途。

## 10. INVESTMENT PROPERTIES (Continued)

The Group has pledged investment properties of RMB23,291,020,000 (31 December 2020: RMB15,215,150,000) as at 30 June 2021 to secure bank and other borrowings of the Group.

The fair values of the Group's completed investment properties and investment properties under construction at 30 June 2021 and 31 December 2020 have been arrived at on the basis of valuations on those dates carried out by Savills Valuation and Professional Services Limited, a firm of independent qualified professional valuer which is not connected with the Group, who has appropriate qualifications and recent experiences in the valuation of similar properties in the relevant locations.

The valuations of completed investment properties are based on income method by capitalising the net rental income derived from the existing tenancies with due allowance for reversionary income potential of the respective properties on completed investment properties.

The valuations of investment properties under construction were arrived at with adoption of the residual approach, which is based on income method by capitalising the net rental income derived from market observable transactions of completed properties with the basis that they will be developed and completed in accordance with the latest development proposals and taken into account the construction costs that will be expended to complete the development to reflect the quality of the completed development and developer's profit.

There has been no change from the valuation technique used in prior year.

In estimating the fair value of the properties, the highest and best use of the properties is their current use.



# 11. 物業、廠房及設備及使用權 資產變動

於截至二零二一年六月三十日止六個月，本集團出售賬面總值人民幣30,436,000元（截至二零二零年六月三十日止六個月：人民幣4,072,000元）的若干設備及傢俬，所得款項為人民幣30,785,000元（截至二零二零年六月三十日止六個月：人民幣8,746,000元），產生出售事項收益人民幣349,000元（截至二零二零年六月三十日止六個月：出售事項收益人民幣4,674,000元）。添置物業、廠房及設備（包括透過收購附屬公司所收購的物業、廠房及設備）為數人民幣230,171,000元（截至二零二零年六月三十日止六個月：人民幣56,356,000元），包括汽車、設備及傢俬以及在建工程。

於截至二零二一年六月三十日止六個月，本集團就土地、樓宇及辦公設備的使用訂立新租賃協議。於租賃開始日期，本集團確認人民幣158,004,000元（截至二零二零年六月三十日止六個月：人民幣44,598,000元）的使用權資產及人民幣158,004,000元（截至二零二零年六月三十日止六個月：人民幣44,458,000元）的租賃負債。

# 11. MOVEMENTS IN PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS

During the six months ended 30 June 2021, the Group disposed of certain equipment and furniture with an aggregate carrying amount of RMB30,436,000 (six months ended 30 June 2020: RMB4,072,000) for proceeds of RMB30,785,000 (six months ended 30 June 2020: RMB8,746,000) resulting in a gain on disposal of RMB349,000 (six months ended 30 June 2020: gain on disposal of RMB4,674,000). Additions to property, plant and equipment, including those acquired through acquisition of subsidiaries, amounted to RMB230,171,000 (six months ended 30 June 2020: RMB56,356,000), consisting of motor vehicles and equipment and furniture.

During the six months ended 30 June 2021, the Group entered into new lease agreements for the use of land and buildings and office equipment. On the lease commencement date, the Group recognised right-of-use assets of RMB158,004,000 (six months ended 30 June 2020: RMB44,598,000) and lease liabilities of RMB158,004,000 (six months ended 30 June 2020: RMB44,458,000).

## 12. 於聯營公司的權益

## 12. INTERESTS IN ASSOCIATES

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
本集團於聯營公司的權益詳情如下：	Details of the Group's interests in associates are as follows:		
於聯營公司的非上市投資成本	Cost of unlisted investments in associates	15,044,878	13,643,272
應佔收購後業績及其他全面收益， 扣除已收股息	Share of post-acquisition results and other comprehensive income, net of dividend received	3,030,101	3,218,589
		18,074,979	16,861,861

## 13. 於合營企業的權益

## 13. INTERESTS IN JOINT VENTURES

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
本集團於合營企業的權益 詳情如下：	Details of the Group's interests in joint ventures are as follows:		
於合營企業的非上市投資成本	Cost of unlisted investments in joint ventures	15,233,400	14,681,826
應佔收購後業績及其他全面收入， 扣除已收股息	Share of post-acquisition results and other comprehensive income, net of dividend received	2,704,926	3,143,770
		17,938,326	17,825,596

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NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

14. 於物業項目的投資

14. INVESTMENTS IN PROPERTY PROJECTS

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
按公平值計入損益的金融資產：	Financial assets at FVTPL:		
於物業項目的投資	Investments in property projects	306,873	286,531

上述餘額指本集團於蘇州、宜興、長沙及南京物業項目的權益，而將予收取的金額乃根據與交易對手方訂立的各項安排所訂明相關物業單位的銷售額及成本釐定，且將於報告期末按公平值列賬。於二零二一年六月三十日及二零二零年十二月三十一日的公平值乃基於與本集團並無關連的獨立合資格專業估值師行第一太平戴維斯估值及專業顧問有限公司進行的估值而得出。第一太平戴維斯估值及專業顧問有限公司擁有合適資格，且近期於評估相關地點的類似物業方面擁有經驗。有關公平值計量的詳情載於附註32。

The above balance represents the Group's interests in the property projects located in Suzhou, Yixing, Changsha and Nanjing of which the amounts to be receivable are determined based on the sales and costs of the relevant property units specified in the respective arrangement with the counterparts and it is carried at fair value at the end of the reporting period. The fair value at 30 June 2021 and 31 December 2020 has been arrived at on the basis of valuation carried out by Savills Valuation and Professional Services Limited, a firm of independent qualified professional valuers which is not connected with the Group, who has appropriate qualifications and recent experiences in the valuation of similar properties in the relevant locations. Details of the fair value measurements are set out in note 32.

# 15. 應收賬款及其他應收款項、按金及預付款項

應收賬款主要來自出售物業。有關已售物業的代價乃根據相關買賣協議的條款且通常自協議日期起計介乎60至180日內支付。

# 15. ACCOUNTS AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

Accounts receivables mainly arise from sales of properties. Considerations in respect of properties sold are paid in accordance with the terms of the related sales and purchase agreements, normally with a range of 60 days to 180 days from the date of agreement.

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
應收賬款－客戶合約	Accounts receivables – contracts with customers	4,613,708	3,515,164
減：信貸虧損撥備	Less: Allowance for credit losses	(92,455)	(56,582)
		4,521,253	3,458,582
其他應收款項(附註)	Other receivables (note)	29,091,876	20,559,466
減：信貸虧損撥備	Less: Allowance for credit losses	(16,087)	(17,656)
		29,075,789	20,541,810
預付稅項	Prepaid tax	1,233,992	3,962,056
按金及預付款項	Deposits and prepayments	4,670,141	2,434,186
		39,501,175	30,396,634
減：非流動資產項下所示金額	Less: Amount shown under non-current assets	(587)	(12,448)
流動資產項下所示金額	Amounts shown under current assets	39,500,588	30,384,186

附註：有關金額主要包括就潛在物業發展項目的臨時付款及於完成開發項目後可返還的項目相關按金。其他應收款項並無固定還款期，董事認為此等款項須按的要求償還。

Note: The amount mainly includes temporary payments paid for potential property development projects and project-related deposits which would be refundable upon completion of the development projects. There is no fixed repayment term for other receivables and the directors consider they are repayable on demand.

以下為於報告期末按協議日期編製的應收賬款款項(經扣除撥備)賬齡分析：

The following is an ageing analysis of accounts receivables, based on the date of agreement and net of allowance, at the end of the reporting period:

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
於60日內	Within 60 days	2,762,158	1,615,155
61至180日	61–180 days	969,032	367,697
181至365日	181–365 days	513,896	990,132
1年以上	Over 1 year	276,167	485,598
		4,521,253	3,458,582

於接納任何企業客戶前，本集團使用內部信貸評估制度評估潛在客戶的信貸質素。

Before accepting any corporate customer, the Group uses an internal credit assessment system to assess the potential customers' credit quality.

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## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 16. 應收／應付非控股權益款項

應收／應付非控股權益款項為非貿易相關、無抵押、免息及須按要求償還。本公司董事預期有關款項將於報告期末起計12個月內或於一般營運週期結算。

### 17. 應收／應付合營企業及聯營公司款項

應收／應付合營企業及聯營公司款項為非貿易相關、無抵押、免息及須按要求償還。本公司董事預期有關款項將於報告期末起計12個月內或於一般營運週期結算。

### 18. 受限制銀行存款

於二零二一年六月三十日，根據若干銀行貸款協議，計入受限制銀行存款及現金的人民幣95,000,000元(二零二零年十二月三十一日：人民幣95,000,000元)須作為銀行及其他借款的抵押。該等受限制存款將僅於有關借款悉數償還後解除。截至報告期末，由於有關借款須於一年內償還，受限制銀行存款分類為流動資產。

於二零二一年六月三十日，計入綜合財務狀況表的銀行結餘及現金乃受銀行監管的用於特殊目的的資金，約為人民幣15,026,645,000元(二零二零年十二月三十一日：人民幣11,927,841,000元)，其僅可用於指定物業開發項目。

### 16. AMOUNTS DUE FROM/TO NON-CONTROLLING INTERESTS

The amounts due from/to non-controlling interests are non-trade related, unsecured, interest-free and are repayable on demand. The directors of the Company expect the amounts will be settled within 12 months from the end of the reporting period or in the normal operating cycle.

### 17. AMOUNTS DUE FROM/TO JOINT VENTURES AND ASSOCIATES

The amounts due from/to joint ventures and associates are non-trade related, unsecured, interest-free and are repayable on demand. The directors of the Company expect the amounts will be settled within 12 months from the end of the reporting period or in the normal operating cycle.

### 18. RESTRICTED BANK DEPOSITS

Included in restricted bank deposits and cash, RMB95,000,000 (31 December 2020: RMB95,000,000) is required to place as securities for bank and other borrowings pursuant to certain bank loan agreements as at 30 June 2021. Such restricted deposits will only be released after full repayment of relevant borrowings. The restricted bank deposits are classified as current assets, as the relevant borrowings are repayable within one year as at the end of the reporting period.

Included in bank balances and cash in the consolidated statement of financial position are funds under supervision by banks for special use with an amount of approximately RMB15,026,645,000 (31 December 2020: RMB11,927,841,000) at 30 June 2021, which can only be applied in the designated property development projects.

19. 應付賬款及其他應付款項以及應計開支

19. ACCOUNTS AND OTHER PAYABLES AND ACCRUED CHARGES

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
應付賬款	Accounts payables	33,736,215	28,053,575
其他應付款項及應計開支(附註)	Other payables and accrued charges (note)	35,477,782	29,195,986
其他應付稅項	Other tax payable	2,840,623	1,089,297
應付股息	Dividend payable	1,995,910	—
		74,050,530	58,338,858
減：非流動負債項下所示金額	Less: Amounts shown under non-current liabilities	(5,289)	(6,849)
流動負債項下所示金額	Amounts shown under current liabilities	74,045,241	58,332,009

附註：其他應付款項及應計開支主要指就潛在物業開發項目所收取的臨時付款以及就競投及執行建築合約而向承建商收取的多筆按金。

Note: Other payables and accrued charges mainly represent temporary payments received for potential property development projects and various deposits received from contractors in relation to tendering and execution of construction contracts.

以下為於報告期末按發票日期編製的應付賬款賬齡分析：

The following is an ageing analysis of accounts payables, based on the invoice date, at the end of the reporting period:

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
於60日內	Within 60 days	8,501,898	9,340,576
61至180日	61–180 days	8,146,601	7,714,065
181至365日	181–365 days	12,312,328	6,900,879
1年以上	Over 1 year	4,775,388	4,098,055
		33,736,215	28,053,575

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20. 銀行及其他借款

20. BANK AND OTHER BORROWINGS

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
有抵押銀行貸款	Bank loans, secured	49,826,065	42,958,149
雙邊貸款	Bilateral loans	4,964,800	4,913,170
銀團貸款	Syndicated loans	11,299,744	9,872,078
資產擔保證券	Asset-backed-securities	—	1,317,980
商業抵押擔保證券	Commercial-mortgage-backed-securities	2,500,892	2,499,787
		68,591,501	61,561,164

借款須按以下時間償還：

The borrowings are repayable:

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
一年內	Within one year	8,170,819	7,300,715
一年以上，但不超過兩年	More than one year, but not exceeding two years	25,759,764	19,290,463
兩年以上，但不超過三年	More than two years, but not exceeding three years	26,366,777	29,138,994
三年以上，但不超過五年	More than three years, but not exceeding five years	4,026,006	1,449,925
五年以上	More than five years	4,268,135	4,381,067
		68,591,501	61,561,164
減：流動負債項下所示一年內 到期金額	Less: Amounts due within one year shown under current liabilities	(8,170,819)	(7,300,715)
一年後到期金額	Amounts due after one year	60,420,682	54,260,449



## 20. 銀行及其他借款(續)

於本期間，本集團獲得新銀行及其他借款人民幣20,320,161,000元(截至二零二零年六月三十日止六個月：人民幣26,629,951,000元)，償還銀行及其他借款人民幣17,690,121,000元(截至二零二零年六月三十日止六個月：人民幣22,432,761,000元)。

於二零二一年六月三十日，約人民幣12,954,067,000元(二零二零年十二月三十一日：人民幣17,567,109,000元)的定息借款按介乎1.48厘至10.50厘(二零二零年十二月三十一日：1.48厘至10.50厘)的年利率計息。於二零二一年六月三十日，餘下借款按浮動利率安排，實際年利率介乎1.10厘至8.50厘(二零二零年十二月三十一日：1.50厘至8.50厘)。

於各報告期末，誠如附註27所載，若干銀行及其他借款以抵押資產及若干附屬公司的股權作擔保。

## 21. 衍生金融工具

## 20. BANK AND OTHER BORROWINGS (Continued)

During the current period, the Group obtained new bank and other borrowings amounting to RMB20,320,161,000 (six months ended 30 June 2020: RMB26,629,951,000) and repaid bank and other borrowings of RMB17,690,121,000 (six months ended 30 June 2020: RMB22,432,761,000).

The fixed rate borrowings amounted to approximately RMB12,954,067,000 (31 December 2020: RMB17,567,109,000) carry interest ranging from 1.48% to 10.50% (31 December 2020: 1.48% to 10.50%) per annum at 30 June 2021. The remaining borrowings are arranged at variable rate with effective interest rates ranging from 1.10% to 8.50% (31 December 2020: 1.50% to 8.50%) per annum at 30 June 2021.

Certain bank and other borrowings at the end of each reporting period were secured by the pledge of assets as set out in note 27 and equity interests in certain subsidiaries.

## 21. DERIVATIVE FINANCIAL INSTRUMENTS

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
衍生金融負債：	Derivative financial liabilities:		
指定為有效的對沖工具的 利率掉期(附註a)	Interest rate swaps that are designated and effective as hedging instruments (note a)	(37,972)	(57,054)
外幣遠期合約(附註b)	Foreign currency forward contracts (note b)	—	(266,362)
		(37,972)	(323,416)
就報告目的分析如下：	Analysis for reporting purpose as:		
流動負債	Current liabilities	(2,884)	(266,362)
非流動負債	Non-current liabilities	(35,088)	(57,054)
		(37,972)	(323,416)

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 21. 衍生金融工具(續)

附註：

- (a) 於二零二一年六月三十日，本集團已將利率掉期指定為有效對沖工具，以於借款到期日將美元(「美元」)及港元(「港元」)銀行借款浮息付款轉為定息付款所承擔的現金流量利率風險減至最低。

利率掉期條款經磋商釐定，以符合各指定對沖項目的條款，董事認為利率掉期為有效對沖工具。該等掉期於二零二一年六月三十日的主要條款如下：

#### 倫敦銀行同業拆息

名義金額	330,000,000美元
到期日	二零二三年二月二十七日 至二零二三年十月十六日
行使利率(固定利率)	0.85厘至1.33厘

#### 香港銀行同業拆息

名義金額	815,000,000港元
到期日	二零二一年九月二十九日
行使利率(固定利率)	1.75厘

上述所有利率掉期均指定為現金流量對沖。於二零二一年六月三十日，上述利率掉期的公平值收益為人民幣1,821,000元(截至二零二零年六月三十日止六個月：公平值虧損人民幣90,491,000元)，於其他全面開支中確認，並於對沖儲備中累計。利率掉期人民幣17,261,000元(截至二零二零年六月三十日止六個月：人民幣505,000元)於借款到期日由股本重新分類至損益。

- (b) 本期內，名義總金額為550,000,000美元的遠期合約以人民幣287,983,000元獲提前結算。

### 21. DERIVATIVE FINANCIAL INSTRUMENTS (Continued)

Notes:

- (a) As at 30 June 2021, the Group had interest rate swaps designated as effective hedging instruments in order to minimise its exposures to cash flow interest rate risk on its floating-rate interest payments to fixed rate interest payments on its United States dollars ("USD") and Hong Kong dollars ("HKD") bank borrowings at the borrowings maturity dates.

The terms of the interest rate swaps have been negotiated to match the terms of the respective designated hedging items and the directors consider that the interest rate swaps are effective hedging instruments. The major terms of these swaps as at 30 June 2021 are as follows:

#### London inter-bank offered rate

Notional amount	US\$330,000,000
Maturity date	27 February 2023-16 October 2023
Strike rate (fixed rate range)	0.85% – 1.33%

#### Hong Kong inter-bank offered rate

Notional amount	HK\$815,000,000
Maturity date	29 September 2021
Strike rate (fixed rate range)	1.75%

All of the above interest rate swaps are designated as cash flow hedges. The fair value gain of the above interest rate swaps amounting to RMB1,821,000 (six months ended 30 June 2020: fair value losses of RMB90,491,000) are recognised in other comprehensive expense and accumulated under the hedging reserve at 30 June 2021. The interest rate swaps amounting to RMB17,261,000 (six months ended 30 June 2020: RMB505,000) have reclassified from equity to profit or loss at the borrowings maturity dates.

- (b) During the current period, forward contracts with total notional amount of USD550,000,000 was early settled at RMB287,983,000.

## 22. 優先票據

## 22. SENIOR NOTES

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
以美元計值的優先票據：	Senior notes denominated in USD:		
二零二一年三月到期優先票據(附註d)	Senior notes due in March 2021 (note d)	–	1,653,152
二零二一年四月到期優先票據(附註c)	Senior notes due in April 2021 (note c)	–	1,983,962
二零二二年一月到期優先票據(附註a)	Senior notes due in January 2022 (note a)	3,860,681	3,837,404
二零二三年一月到期優先票據(附註b)	Senior notes due in January 2023 (note b)	1,978,935	1,983,703
二零二三年二月到期優先票據(附註e)	Senior notes due in February 2023 (note e)	–	2,003,240
二零二四年三月到期優先票據(附註f)	Senior notes due in March 2024 (note f)	3,649,623	3,653,168
二零二四年十一月到期優先票據 (附註g)	Senior notes due in November 2024 (note g)	3,284,314	3,288,786
二零二五年七月到期優先票據(附註i)	Senior notes due in July 2025 (note i)	3,754,729	3,767,438
二零二五年十月到期優先票據(附註j)	Senior notes due in October 2025 (note j)	3,267,240	3,327,887
二零二六年五月到期優先票據(附註l)	Senior notes due in May 2026 (note l)	2,270,061	2,273,945
二零二六年八月到期優先票據(附註n)	Senior notes due in August 2026 (note n)	2,261,428	–
二零二七年四月到期優先票據(附註m)	Senior notes due in April 2027 (note m)	2,753,445	–
二零二八年五月到期優先票據(附註o)	Senior notes due in May 2028 (note o)	970,312	–
以人民幣計值的優先票據：	Senior notes denominated in RMB:		
二零二二年四月到期優先票據(附註h)	Senior notes due in April 2022 (note h)	1,640,787	1,629,524
二零二三年八月到期優先票據(附註k)	Senior notes due in August 2023 (note k)	1,218,215	1,214,644
		30,909,770	30,616,853
減：計入流動負債內的一年內 到期金額	Less: amounts due within one year included in current liabilities	(5,501,468)	(3,637,114)
計入非流動負債內的一年後 到期金額	Amounts due after one year included in non-current liabilities	25,408,302	26,979,739

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 22. 優先票據 (續)

附註：

- (a) 於二零一七年一月二十四日，本公司發行面值總額達285,000,000美元的有擔保定息優先票據（「二零二二年一月到期原票據」），以年利率5.5厘的定息計息（須每半年支付一次利息），並將於二零二二年一月二十三日按面值完全償還。

於二零一八年十月八日，本公司發行面值總額達300,000,000美元的額外有擔保定息優先票據，該等優先票據與二零二二年一月到期原票據（統稱「二零二二年一月到期票據」）合併並組成單一。二零二二年一月到期票據按固定年利率5.5厘計息（須每半年支付一次利息），並將於二零二二年一月二十三日按面值完全償還。

倘於下文所示任何年度一月二十三日開始的十二個月期間贖回，則本公司可於二零二一年一月二十三日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二二年一月到期票據：

	期間 Period	贖回價 Redemption price
二零二零年	2020	102.750%
二零二一年	2021	101.375%

- (b) 於二零一八年一月二十三日，本公司發行面值總額達300,000,000美元有擔保定息優先票據（「二零二三年一月到期票據」），按固定年利率5.5厘計息（須每半年支付一次利息），並將於二零二三年一月二十三日按面值完全償還。

就二零二三年一月到期票據而言，本公司可於二零二一年一月二十三日隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二三年一月到期票據本金額105.5%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二三年一月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二一年一月二十三日隨時及不時按二零二三年一月到期票據本金額100%的贖回價，另加截至贖回日期的二零二三年一月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二三年一月到期票據。

「二零二三年一月適用溢價」指於任何贖回日期，就二零二三年一月到期票據而言，(1)有關二零二三年一月到期票據本金額的1.00%與(2)(A)(i)有關二零二三年一月到期票據於二零二一年一月二十三日之贖回價(ii)直至二零二一年一月二十三日有關二零二三年一月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按相當於經調整國債利率加100個基點的貼現率計算）超出(B)於有關贖回日期有關二零二三年一月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度一月二十三日開始的十二個月期間贖回，則本公司可於二零二一年一月二十三日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二三年一月到期票據：

	期間 Period	贖回價 Redemption price
二零二一年	2021	102.750%
二零二二年	2022	101.375%

### 22. SENIOR NOTES (Continued)

Notes:

- (a) On 24 January 2017, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD285,000,000 (the "Original January 2022 due Notes") which carry fixed interest of 5.5% per annum (interest payable semi-annually in arrears) and will be fully repayable on 23 January 2022 at par value.

On 8 October 2018, the Company issued additional guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000, which is consolidated and formed a single class with the Original January 2022 due Notes (collectively referred to as the "January 2022 due Notes"). The January 2022 due Notes carry fixed interest of 5.5% per annum (interest payable semi-annually in arrears) and will be fully repayable on 23 January 2022 at par value.

At any time and from time to time on or after 23 January 2020, the Company may redeem the January 2022 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 23 January of any year set forth below:

- (b) On 23 January 2018, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000 (the "January 2023 due Notes") which carry fixed interest of 5.5% per annum (interest payable semi-annually in arrears) and will be fully repayable on 23 January 2023 at par value.

For the January 2023 due Notes, at any time and from time to time prior to 23 January 2021, the Company may redeem up to 35% of the aggregate principal amount of the January 2023 due Notes at a redemption price of 105.5% of the principal amount of the January 2023 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 23 January 2021, the Company may at its option redeem the January 2023 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the January 2023 due Notes plus the January 2023 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"January 2023 Applicable Premium" means with respect to the January 2023 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such January 2023 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such January 2023 due Notes on 23 January 2021 plus (ii) all required remaining scheduled interest payments due on such January 2023 due Notes through 23 January 2021 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such January 2023 due Notes on such redemption date.

At any time and from time to time on or after 23 January 2021, the Company may redeem the January 2023 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 23 January of any year set forth below:

## 22. 優先票據 (續)

附註：(續)

- (c) 於二零一八年四月二十三日，本公司發行面值總額達500,000,000美元的有擔保定息優先票據(「二零二一年四月到期票據」)，按固定年利率6.875厘計息(須每半年支付一次利息)，並將於二零二一年四月二十三日按面值完全償還。

本公司可於二零二一年四月二十三日或之後隨時及不時按相等於二零二一年四月到期票據本金額102%的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回全部或部分二零二一年四月到期票據。

於二零二零年十一月，本公司按相等於本金額101.8%的價格，另加公開市場應計及未付利息，購回本金總額207,303,000美元的二零二一年四月到期票據並於其後註銷。有關購回已付溢價人民幣24,332,000元於二零二零年內損益確認為提早贖回優先票據虧損。

於二零二一年四月，餘下二零二一年四月到期票據於到期後贖回餘下本金額292,697,000美元(相當於約人民幣1,902,911,000元)。概無因贖回二零二一年四月到期票據而產生收益或虧損。

- (d) 於二零一九年一月二日，本公司發行面值總額達400,000,000美元的有擔保定息優先票據(「二零二一年三月到期票據」)，按固定年利率7.625厘計息(須每半年支付一次利息)，並將於二零二一年三月二日按面值完全償還。

就二零二一年三月到期票據而言，本公司可於二零二一年三月二日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二一年三月到期票據本金額107.625%的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回二零二一年三月到期票據本金總額的最多35%(須受若干條件限制)。此外，本公司可於二零二一年三月二日前隨時及不時按二零二一年三月到期票據本金額100%的贖回價，另加截至贖回日期的二零二一年三月適用溢價以及計至(惟不包括)贖回日期的應計及未付利息(如有)，選擇贖回全部而非部分二零二一年三月到期票據。

「二零二一年三月適用溢價」指於任何贖回日期，就二零二一年三月到期票據而言，(1)有關二零二一年三月到期票據本金額的1.00%與(2)(A)(i)有關二零二一年三月到期票據於二零二一年三月二日的贖回價加(ii)直至二零二一年三月二日有關二零二一年三月到期票據所有規定餘下到期擬定利息付款(惟不包括直至贖回日期的應計及未付利息)的金額於有關贖回日期的現值(按相當於經調整國債利率加100個基點的貼現率計算)超出(B)於有關贖回日期有關二零二一年三月到期票據本金額的款額兩者之間的較高者。

於二零二零年十一月，本公司按相等於本金額101.75%的價格，另加公開市場應計及未付利息，購回本金總額159,600,000美元的二零二一年三月到期票據並於其後註銷。有關購回已付溢價人民幣18,213,000元於二零二零年內損益確認為提早贖回優先票據虧損。

於二零二一年三月，餘下二零二一年三月到期票據於到期後贖回餘下本金額240,400,000美元(相當於約人民幣1,562,913,000元)。概無因贖回二零二一年三月到期票據而產生收益或虧損。

## 22. SENIOR NOTES (Continued)

Notes: (Continued)

- (c) On 23 April 2018, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD500,000,000 (the "April 2021 due Notes") which carry fixed interest of 6.875% per annum (interest payable semi-annually in arrears) and will be fully repayable on 23 April 2021 at par value.

At any time and from time to time on or after 23 April 2021, the Company may redeem the April 2021 due Notes, in whole or in part, at a redemption price equal to 102% of principal amount of the April 2021 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date.

In November 2020, the Company repurchased and subsequently cancelled an aggregate principal amount of USD207,303,000 of the April 2021 due Notes at a price equal to 101.8% of the principal amount plus the accrued and unpaid interest from the open market. The premium paid of RMB24,332,000 on the repurchase are recognised as loss on early redemption of senior notes in profit or loss during the year of 2020.

In April 2021, the remaining April 2021 due Notes were redeemed the remaining upon maturity for the principal amount of USD292,697,000(equivalent to approximately RMB1,902,911,000). No gain or loss was resulted from the redemption of the April 2021 due Notes.

- (d) On 2 January 2019, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD400,000,000 (the "March 2021 due Notes") which carry fixed interest of 7.625% per annum (interest payable semi-annually in arrears) and will be fully repayable on 2 March 2021 at par value.

For the March 2021 due Notes, at any time and from time to time prior to 2 March 2021, the Company may redeem up to 35% of the aggregate principal amount of the March 2021 due Notes at a redemption price of 107.625% of the principal amount of the March 2021 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 2 March 2021, the Company may at its option redeem the March 2021 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the March 2021 due Notes plus the March 2021 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"March 2021 Applicable Premium" means with respect to the March 2021 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such March 2021 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such March 2021 due Notes on 2 March 2021 plus (ii) all required remaining scheduled interest payments due on such March 2021 due Notes through 2 March 2021 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such March 2021 due Notes on such redemption date.

In November 2020, the Company repurchased and subsequently cancelled an aggregate principal amount of USD159,600,000 of the March 2021 due Notes at a price equal to 101.75% of the principal amount plus the accrued and unpaid interest from the open market. The premium paid of RMB18,213,000 on the repurchase are recognised as loss on early redemption of senior notes in profit or loss during the year of 2020.

In March 2021, the remaining March 2021 due Notes were redeemed the remaining upon maturity for the principal amount of USD240,400,000(equivalent to approximately RMB1,562,913,000). No gain or loss was resulted from the redemption of the March 2021 due Notes.



## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 22. 優先票據 (續)

附註：(續)

- (e) 於二零一九年二月二十八日，本公司發行面值總額達300,000,000美元的有擔保定息優先票據（「二零二三年二月到期票據」），按固定年利率7.625厘計息（須每半年支付一次利息），並將於二零二三年二月二十八日按面值完全償還。

就二零二三年二月到期票據而言，本公司可於二零二一年二月二十八日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二三年二月到期票據本金額107.625%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二三年二月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二一年二月二十八日前隨時及不時按二零二三年二月到期票據本金額100%的贖回價，另加截至贖回日期的二零二三年二月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二三年二月到期票據。

「二零二三年二月適用溢價」指於任何贖回日期，就二零二三年二月到期票據而言，(1)有關二零二三年二月到期票據本金額的1.00%與(2)(A)(i)有關二零二三年二月到期票據於二零二一年二月二十八日的贖回價加(ii)直至二零二一年二月二十八日有關二零二三年二月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按相當於經調整國債利率加100個基點的貼現率計算）超出(B)於有關贖回日期有關二零二三年二月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度二月二十八日開始的十二個月期間贖回，則本公司可於二零二一年二月二十八日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二三年二月到期票據：

	期間 Period	贖回價 Redemption price
二零二一年	2021	103.8125%
二零二二年	2022	101.0000%

於二零二一年六月，本公司按相當於本金額103.8125%另加應計及未付利息的贖回價格悉數贖回二零二三年二月到期票據。有關贖回已付溢價人民幣74,278,000元於期內損益確認為提早贖回優先票據虧損。

- (f) 於二零一九年三月二十八日，本公司發行面值總額達255,000,000美元的有擔保定息優先票據（「二零二四年三月到期票據」），按固定年利率6.55厘計息（須每半年支付一次利息），並將於二零二四年三月二十八日按面值完全償還。

於二零一九年七月八日，本公司發行面值總額達300,000,000美元的額外有擔保定息優先票據，該等優先票據與二零二四年三月到期票據（統稱「二零二四年三月到期票據」）合併組成單一類。二零二四年三月到期票據按固定年利率6.55厘計息（須每半年支付一次利息），並將於二零二四年三月二十八日按面值完全償還。

### 22. SENIOR NOTES (Continued)

Notes: (Continued)

- (e) On 28 February 2019, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000 (the "February 2023 due Notes") which carry fixed interest of 7.625% per annum (interest payable semi-annually in arrears) and will be fully repayable on 28 February 2023 at par value.

For the February 2023 due Notes, at any time and from time to time prior to 28 February 2021, the Company may redeem up to 35% of the aggregate principal amount of the February 2023 due Notes at a redemption price of 107.625% of the principal amount of the February 2023 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 28 February 2021, the Company may at its option redeem the February 2023 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the February 2023 due Notes plus the February 2023 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"February 2023 Applicable Premium" means with respect to the February 2023 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such February 2023 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such February 2023 due Notes on 28 February 2021 plus (ii) all required remaining scheduled interest payments due on such February 2023 due Notes through 28 February 2021 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such February 2023 due Notes on such redemption date.

At any time and from time to time on or after 28 February 2021, the Company may redeem the February 2023 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 28 February of any year set forth below:

In June 2021, the company fully redeemed the February 2023 due Notes at a redemption price equal to 103.8125% of the principal amount plus the accrued and unpaid interest. The premium paid of RMB74,278,000 on the redemption are recognised as loss on early redemption of senior notes in profit or loss during the period.

- (f) On 28 March 2019, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD255,000,000 (the "Original March 2024 due Notes") which carry fixed interest of 6.55% per annum (interest payable semi-annually in arrears) and will be fully repayable on 28 March 2024 at par value.

On 8 July 2019, the Company issued additional guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000, which is consolidated and formed a single class with the Original March 2024 due Notes (collectively referred to as the "March 2024 due Notes"). The March 2024 due Notes carry fixed interest of 6.55% per annum (interest payable semi-annually in arrears) and will be fully repayable on 28 March 2024 at par value.

## 22. 優先票據 (續)

附註：(續)

(f) (續)

就二零二四年三月到期票據而言，本公司可於二零二二年三月二十八日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二四年三月到期票據本金額106.55%的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回二零二四年三月到期票據本金總額的最多35%(須受若干條件限制)。此外，本公司可於二零二二年三月二十八日前隨時及不時按二零二四年三月到期票據本金額100%的贖回價，另加截至贖回日期的二零二四年三月適用溢價以及計至(惟不包括)贖回日期的應計及未付利息(如有)，選擇贖回全部而非部分二零二四年三月到期票據。

「二零二四年三月適用溢價」指於任何贖回日期，就二零二四年三月到期票據而言，(1)有關二零二四年三月到期票據本金額的1.00%與(2)(A)(i)有關二零二四年三月到期票據於二零二二年三月二十八日的贖回價加(ii)直至二零二二年三月二十八日有關二零二四年三月到期票據所有規定餘下到期擬定利息付款(惟不包括直至贖回日期的應計及未付利息)的金額於有關贖回日期的現值(按相當於經調整國債利率加100個基點的貼現率計算)超出(B)於有關贖回日期有關二零二四年三月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度三月二十八日開始的十二個月期間贖回，則本公司可於二零二二年三月二十八日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回全部或部分二零二四年三月到期票據：

	期間 Period	贖回價 Redemption price
二零二二年	2022	103.275%
二零二三年	2023	101.000%

## 22. SENIOR NOTES (Continued)

Notes: (Continued)

(f) (Continued)

For the March 2024 due Notes, at any time and from time to time prior to 28 March 2022, the Company may redeem up to 35% of the aggregate principal amount of the March 2024 due Notes at a redemption price of 106.55% of the principal amount of the March 2024 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 28 March 2022, the Company may at its option redeem the March 2024 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the March 2024 due Notes plus the March 2024 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

“March 2024 Applicable Premium” means with respect to the March 2024 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such March 2024 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such March 2024 due Notes on 28 March 2022 plus (ii) all required remaining scheduled interest payments due on such March 2024 due Notes through 28 March 2022 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such March 2024 due Notes on such redemption date.

At any time and from time to time on or after 28 March 2022, the Company may redeem the March 2024 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 28 March of any year set forth below:



## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 22. 優先票據 (續)

附註：(續)

- (g) 於二零一九年十月二十九日，本公司發行面值總額達400,000,000美元的有擔保定息優先票據（「二零二四年十一月到期原票據」），按固定年利率6.45厘計息（須每半年支付一次利息），並將於二零二四年十一月七日按面值完全償還。

於二零一九年十一月六日，本公司發行面值總額達100,000,000美元的額外有擔保定息優先票據，該等優先票據與二零二四年十一月到期原票據（統稱「二零二四年十一月到期票據」）合併並組成單一系列。二零二四年十一月到期票據按固定年利率6.45厘計息（須每半年支付一次利息），並將於二零二四年十一月七日前按面值完全償還。

就二零二四年十一月到期票據而言，本公司可於二零二二年十一月七日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二四年十一月到期票據本金額106.45%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二四年十一月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二二年十一月七日前隨時及不時按二零二四年十一月到期票據本金額100%的贖回價，另加截至贖回日期的二零二四年十一月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二四年十一月到期票據。

「二零二四年十一月適用溢價」指於任何贖回日期，就二零二四年十一月到期票據而言，(1)有關二零二四年十一月到期票據本金額的1.00%與(2)(A)(i)有關二零二四年十一月到期票據於二零二二年十一月七日的贖回價加(ii)直至二零二二年十一月七日有關二零二四年十一月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按相當於經調整國債利率加100個基點的貼現率計算）超出(B)於有關贖回日期有關二零二四年十一月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度十一月七日開始的十二個月期間贖回，則本公司可於二零二二年十一月七日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二四年十一月到期票據：

	期間 Period	贖回價 Redemption price
二零二二年	2022	103.2250%
二零二三年	2023	101.0000%

### 22. SENIOR NOTES (Continued)

Notes: (Continued)

- (g) On 29 October 2019, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD400,000,000 (the "Original November 2024 due Notes") which carry fixed interest of 6.45% per annum (interest payable semi-annually in arrears) and will be fully repayable on 7 November 2024 at par value.

On 6 November 2019, the Company issued additional guaranteed fixed rate senior notes with aggregate nominal value of USD100,000,000, which is consolidated and formed a single class with the Original November 2024 due Notes (collectively referred to as the "November 2024 due Notes"). The November 2024 due Notes carry fixed interest of 6.45% per annum (interest payable semi-annually in arrears) and will be fully repayable by 7 November 2024 at par value.

For the November 2024 due Notes, at any time and from time to time prior to 7 November 2022, the Company may redeem up to 35% of the aggregate principal amount of the November 2024 due Notes at a redemption price of 106.45% of the principal amount of the November 2024 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 7 November 2022, the Company may at its option redeem the November 2024 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the November 2024 due Notes plus the November 2024 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"November 2024 Applicable Premium" means with respect to the November 2024 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such November 2024 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such November 2024 due Notes on 7 November 2022 plus (ii) all required remaining scheduled interest payments due on such November 2024 due Notes through 7 November 2022 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such November 2024 due Notes on such redemption date.

At any time and from time to time on or after 7 November 2022, the Company may redeem the November 2024 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 7 November of any year set forth below:

## 22. 優先票據 (續)

附註：(續)

- (h) 於二零一九年七月十六日，本公司發行面值總額達人民幣1,600,000,000元的有擔保定息優先票據（「二零二二年四月到期票據」），按固定年利率6.70厘計息（須每半年支付一次利息），並將於二零二二年四月二十三日按面值完全償還。

就二零二二年四月到期票據而言，本公司可於二零二一年七月二十三日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二二年四月到期票據本金額106.70%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二二年四月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二一年七月二十三日前隨時及不時按二零二二年四月到期票據本金額100%的贖回價，另加截至贖回日期的二零二二年四月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二二年四月到期票據。

「二零二二年四月適用溢價」指於任何贖回日期，就二零二二年四月到期票據而言，(1)有關二零二二年四月到期票據本金額的1.00%與(2)(A)(i)有關二零二二年四月到期票據於二零二一年七月二十三日的贖回價加(ii)直至二零二一年七月二十三日有關二零二二年四月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按年貼現率2.50%計算）超出(B)於有關贖回日期有關二零二二年四月到期票據本金額的款額兩者之間的較高者。

本公司可於二零二一年七月二十三日或之後隨時及不時按相等於二零二二年四月到期票據本金額103.35%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二二年四月到期票據。

- (i) 於二零二零年一月七日，本公司發行面值總額達400,000,000美元的有擔保定息優先票據（「二零二五年七月到期原先票據」），按固定年利率6.0厘計息（須每半年支付一次利息），並將於二零二五年七月十六日按面值完全償還。

於二零二零年一月九日，本公司發行面值總額達167,000,000美元的額外有擔保定息優先票據，該等優先票據與二零二五年七月到期原先票據（統稱「二零二五年七月到期票據」）合併並組成單一系列。二零二五年七月到期票據按固定年利率6.0厘計息（須每半年支付一次利息），並將於二零二五年七月十六日按面值完全償還。

就二零二五年七月到期票據而言，本公司可於二零二三年一月十六日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二五年七月到期票據本金額106.0%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二五年七月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二三年一月十六日前隨時及不時按二零二五年七月到期票據本金額100%的贖回價，另加截至贖回日期的二零二五年七月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二五年七月到期票據。

## 22. SENIOR NOTES (Continued)

Notes: (Continued)

- (h) On 16 July 2019, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of RMB1,600,000,000 (the “April 2022 due Notes”) which carry fixed interest of 6.70% per annum (interest payable semi-annually in arrears) and will be fully repayable on 23 April 2022 at par value.

For the April 2022 due Notes, at any time and from time to time prior to 23 July 2021, the Company may redeem up to 35% of the aggregate principal amount of the April 2022 due Notes at a redemption price of 106.70% of the principal amount of the April 2022 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 23 July 2021, the Company may at its option redeem the April 2022 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the April 2022 due Notes plus the April 2022 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

“April 2022 Applicable Premium” means with respect to the April 2022 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such April 2022 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such April 2022 due Notes on 23 July 2021 plus (ii) all required remaining scheduled interest payments due on such April 2022 due Notes through 23 July 2021 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate of 2.50% per annum, over (B) the principal amount of such April 2022 due Notes on such redemption date.

At any time and from time to time on or after 23 July 2021, the Company may redeem the April 2022 due Notes, in whole or in part, at a redemption price equal to 103.35% of principal amount of the April 2022 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date.

- (i) On 7 January 2020, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD400,000,000 (the “Original July 2025 due Notes”) which carry fixed interest of 6.0% per annum (interest payable semi-annually in arrears) and will be fully repayable on 16 July 2025 at par value.

On 9 January 2020, the Company issued additional guaranteed fixed rate senior notes with aggregate nominal value of USD167,000,000, which is consolidated and formed a single class with the Original July 2025 due Notes (collectively referred to as the “July 2025 due Notes”). The July 2025 due Notes carry fixed interest of 6.0% per annum (interest payable semi-annually in arrears) and will be fully repayable on 16 July 2025 at par value.

For the July 2025 due Notes, at any time and from time to time prior to 16 January 2023, the Company may redeem up to 35% of the aggregate principal amount of the July 2025 due Notes at a redemption price of 106.0% of the principal amount of the July 2025 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 16 January 2023, the Company may at its option redeem the July 2025 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the July 2025 due Notes plus the July 2025 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 22. 優先票據 (續)

附註：(續)

(i) (續)

「二零二五年七月適用溢價」指於任何贖回日期，就二零二五年七月到期票據而言，(1)有關二零二五年七月到期票據本金額的1.00%與(2)(A)(i)有關二零二五年七月到期票據於二零二三年一月十六日的贖回價加(ii)直至二零二三年一月十六日的有關二零二五年七月到期票據所有規定餘下到期擬定利息付款(惟不包括直至贖回日期的應計及未付利息)的金額於有關贖回日期的現值(按相當於經調整國債利率加100個基點的貼現率計算)超出(B)於有關贖回日期的二零二五年七月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度一月十六日開始的十二個月期間贖回，則本公司可於二零二三年一月十六日或之後隨時及不時按相等於下文載列的本金額百分比的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回全部或部分二零二五年七月到期票據：

	期間 Period	贖回價 Redemption price
二零二三年	2023	103.0%
二零二四年	2024	101.0%
二零二五年	2025	100.0%

(j) 於二零二零年七月十三日，本公司發行面值總額達300,000,000美元的有擔保定息優先票據(「二零二五年十月到期票據」)，以固定年利率5.95厘計息(須每半年支付一次利息)，並將於二零二五年十月二十日按面值完全償還。

於二零二零年七月二十九日，本公司發行面值總額達200,000,000美元的額外有擔保定息優先票據，該等優先票據與二零二五年十月到期票據(統稱「二零二五年十月到期票據」)合併並組成單一系列。二零二五年十月到期票據按固定年利率5.95厘計息(須每半年支付一次利息)，並將於二零二五年十月二十日按面值完全償還。

就二零二五年十月到期票據而言，本公司可於二零二三年七月二十日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二五年十月到期票據本金額105.95%的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回二零二五年十月到期票據本金總額的最多35%(須受若干條件限制)。此外，本公司可於二零二三年七月二十日前隨時及不時按二零二五年十月到期票據本金額100%的贖回價，另加截至贖回日期的二零二五年十月適用溢價以及計至(惟不包括)贖回日期的應計及未付利息(如有)，選擇贖回全部而非部分二零二五年十月到期票據。

### 22. SENIOR NOTES (Continued)

Notes: (Continued)

(i) (Continued)

“July 2025 Applicable Premium” means, with respect to the July 2025 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of the July 2025 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of the July 2025 due Notes at 16 January 2023, plus (ii) all required remaining scheduled interest payments due on the July 2025 due Notes through 16 January 2023 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of the July 2025 due Notes on such redemption date.

At any time and from time to time on or after 16 January 2023, the Company may redeem the July 2025 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 16 January of any year set forth below:

(j) On 13 July 2020, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000 (the “Original October 2025 due Notes”) which carry fixed interest of 5.95% per annum (interest payable semi-annually in arrears) and will be fully repayable on 20 October 2025 at par value.

On 29 July 2020, the Company issued additional guaranteed fixed rate senior notes with aggregate nominal value of USD200,000,000, which is consolidated and formed a single class with the Original October 2025 due Notes (collectively referred to as the “October 2025 due Notes”). The October 2025 due Notes carry fixed interest of 5.95% per annum (interest payable semi-annually in arrears) and will be fully repayable on 20 October 2025 at par value.

For the October 2025 due Notes, at any time and from time to time prior to 20 July 2023, the Company may redeem up to 35% of the aggregate principal amount of the October 2025 due Notes at a redemption price of 105.95% of the principal amount of the October 2025 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 20 July 2023, the Company may at its option redeem the October 2025 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the October 2025 due Notes plus the October 2025 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

## 22. 優先票據 (續)

附註：(續)

(j) (續)

「二零二五年十月適用溢價」指於任何贖回日期，就二零二五年十月到期票據而言，(1)有關二零二五年十月到期票據本金額的1.00%與(2)(A)(i)有關二零二五年十月到期票據於二零二三年七月二十日的贖回價加(ii)直至二零二三年七月二十日有關二零二五年十月到期票據所有規定餘下到期擬定利息付款(惟不包括直至贖回日期的應計及未付利息)的金額於有關贖回日期的現值(按相當於經調整國債利率加100個基點的貼現率計算)超出(B)於有關贖回日期有關二零二五年十月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度七月二十日開始的十二個月期間贖回，則本公司可於二零二三年七月二十日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回全部或部分二零二五年十月到期票據：

	期間 Period	贖回價 Redemption price
二零二三年	2023	102.975%
二零二四年	2024	101.000%
二零二五年	2025	100.000%

(k) 於二零二零年八月十二日，本公司發行面值總額達人民幣1,200,000,000元的有擔保定息優先票據(「二零二三年八月到期票據」)，以固定年利率5.85厘計息(須每半年支付一次利息)，並將於二零二三年八月十九日按面值完全償還。

就二零二三年八月到期票據而言，本公司可於二零二二年八月十九日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二三年八月到期票據本金額105.85%的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回二零二三年八月到期票據本金總額的最多35%(須受若干條件限制)。此外，本公司可於二零二二年八月十九日前隨時及不時按二零二三年八月到期票據本金額100%的贖回價，另加計至贖回日期的二零二三年八月適用溢價以及計至(惟不包括)贖回日期的應計及未付利息(如有)，選擇贖回全部而非部分二零二三年八月到期票據。

「二零二三年八月適用溢價」指於任何贖回日期，就二零二三年八月到期票據而言，(1)有關二零二三年八月到期票據本金額的1.00%與(2)(A)(i)有關二零二三年八月到期票據於二零二二年八月十九日的贖回價加(ii)直至二零二二年八月十九日有關二零二三年八月到期票據所有規定餘下到期擬定利息付款(惟不包括直至贖回日期的應計及未付利息)的金額於有關贖回日期的現值(按年貼現率2.50%計算)超出(B)於有關贖回日期有關二零二三年八月到期票據本金額的款額兩者之間的較高者。

本公司可於二零二二年八月十九日或之後隨時及不時按相等於二零二三年八月到期票據本金額102.925%的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回全部或部分二零二三年八月到期票據。

## 22. SENIOR NOTES (Continued)

Notes: (Continued)

(j) (Continued)

“October 2025 Applicable Premium” means with respect to the October 2025 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such October 2025 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such October 2025 due Notes on 20 July 2023 plus (ii) all required remaining scheduled interest payments due on such October 2025 due Notes through 20 July 2023 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such October 2025 due Notes on such redemption date.

At any time and from time to time on or after 20 July 2023, the Company may redeem the October 2025 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 20 July of any year set forth below:

(k) On 12 August 2020, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of RMB1,200,000,000 (the “August 2023 due Notes”) which carry fixed interest of 5.85% per annum (interest payable semi-annually in arrears) and will be fully repayable on 19 August 2023 at par value.

For the August 2023 due Notes, at any time and from time to time prior to 19 August 2022, the Company may redeem up to 35% of the aggregate principal amount of the August 2023 due Notes at a redemption price of 105.85% of the principal amount of the August 2023 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 19 August 2022, the Company may at its option redeem the August 2023 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the August 2023 due Notes plus the August 2023 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

“August 2023 Applicable Premium” means with respect to the August 2023 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such August 2023 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such August 2023 due Notes on 19 August 2022 plus (ii) all required remaining scheduled interest payments due on such August 2023 due Notes through 19 August 2022 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate of 2.50% per annum, over (B) the principal amount of such August 2023 due Notes on such redemption date.

At any time and from time to time on or after 19 August 2022, the Company may redeem the August 2023 due Notes, in whole or in part, at a redemption price equal to 102.925% of principal amount of the August 2023 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date.

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 22. 優先票據 (續)

附註：(續)

- (i) 於二零二零年十一月六日，本公司發行面值總額達350,000,000美元的有擔保定息優先票據（「二零二六年五月到期票據」），以固定年利率5.25厘計息（須每半年支付一次利息），並將於二零二六年五月十三日按面值完全償還。

就二零二六年五月到期票據而言，本公司可於二零二三年十一月十三日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二六年五月到期票據本金額105.25%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二六年五月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二三年十一月十三日前隨時及不時按二零二六年五月到期票據本金額100%的贖回價，另加截至贖回日期的二零二六年五月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二六年五月到期票據。

「二零二六年五月適用溢價」指於任何贖回日期，就二零二六年五月到期票據而言，(1)有關二零二六年五月到期票據本金額的1.00%與(2)(A)(i)有關二零二六年五月到期票據於二零二三年十一月十三日的贖回價加(ii)直至二零二三年十一月十三日有關二零二六年五月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按相當於經調整國債利率加100個基點的貼現率計算）超出(B)於有關贖回日期有關二零二六年五月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度十一月十三日開始的十二個月期間贖回，則本公司可於二零二三年十一月十三日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二六年五月到期票據：

	期間 Period	贖回價 Redemption price
二零二三年	2023	102.625%
二零二四年	2024	101.000%
二零二五年	2025	100.000%

### 22. SENIOR NOTES (Continued)

Notes: (Continued)

- (i) On 6 November 2020, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD350,000,000 (the "May 2026 due Notes") which carry fixed interest of 5.25% per annum (interest payable semi-annually in arrears) and will be fully repayable on 13 May 2026 at par value.

For the May 2026 due Notes, at any time and from time to time prior to 13 November 2023, the Company may redeem up to 35% of the aggregate principal amount of the May 2026 due Notes at a redemption price of 105.25% of the principal amount of the May 2026 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 13 November 2023, the Company may at its option redeem the May 2026 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the May 2026 due Notes plus the May 2026 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"May 2026 Applicable Premium" means with respect to the May 2026 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such May 2026 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such May 2026 due Notes on 13 November 2023 plus (ii) all required remaining scheduled interest payments due on such May 2026 due Notes through 13 November 2023 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such May 2026 due Notes on such redemption date.

At any time and from time to time on or after 13 November 2023, the Company may redeem the May 2026 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 13 November of any year set forth below:



## 22. 優先票據 (續)

附註：(續)

- (m) 於二零二一年一月十二日，本公司發行面值總額達419,000,000美元的有擔保定息優先票據(「二零二七年四月到期票據」)，按固定年利率4.375厘計息(須每半年支付一次利息)，並將於二零二七年四月十二日按面值完全償還。

就二零二七年四月到期票據而言，本公司可於二零二五年一月十二日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二七年四月到期票據本金額104.375%的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回二零二七年四月到期票據本金總額的最多35%(須受若干條件限制)。此外，本公司可於二零二五年一月十二日前隨時及不時按二零二七年四月到期票據本金額100%的贖回價，另加截至贖回日期的二零二七年四月適用溢價以及計至(惟不包括)贖回日期的應計及未付利息(如有)，選擇贖回全部而非部分二零二七年四月到期票據。

「二零二七年四月適用溢價」指於任何贖回日期，就二零二七年四月到期票據而言，(1)有關二零二七年四月到期票據本金額的1.00%與(2)(A)(i)有關二零二七年四月到期票據於二零二五年一月十二日的贖回價加(ii)直至二零二五年一月十二日有關二零二七年四月到期票據所有規定餘下到期擬定利息付款(惟不包括直至贖回日期的應計及未付利息)的金額於有關贖回日期的現值(按相當於經調整國債利率加100個基點的貼現率計算)超出(B)於有關贖回日期有關二零二七年四月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度一月十二日開始的十二個月期間贖回，則本公司可於二零二五年一月十二日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回全部或部分二零二七年四月到期票據：

	期間 Period	贖回價 Redemption price
二零二五年	2025	102.1875%
二零二六年	2026	101.0000%
二零二七年	2027	100.0000%

## 22. SENIOR NOTES (Continued)

Notes: (Continued)

- (m) On 12 January 2021, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD419,000,000 (the "April 2027 due Notes") which carry fixed interest of 4.375% per annum (interest payable semi-annually in arrears) and will be fully repayable on 12 April 2027 at par value.

For the April 2027 due Notes, at any time and from time to time prior to 12 January 2025, the Company may redeem up to 35% of the aggregate principal amount of the April 2027 due Notes at a redemption price of 104.375% of the principal amount of the April 2027 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 12 January 2025, the Company may at its option redeem the April 2027 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the April 2027 due Notes plus the April 2027 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"April 2027 Applicable Premium" means with respect to the April 2027 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such April 2027 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such April 2027 due Notes on 12 January 2025 plus (ii) all required remaining scheduled interest payments due on such April 2027 due Notes through 12 January 2025 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such April 2027 due Notes on such redemption date.

At any time and from time to time on or after 12 January 2025, the Company may redeem the April 2027 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 12 January of any year set forth below:

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 22. 優先票據 (續)

附註：(續)

- (n) 於二零二一年五月十七日，本公司發行面值總額達350,000,000美元的有擔保息優先票據(「二零二六年八月到期票據」)，以固定年利率4.45厘計息(須每半年支付一次利息)，並將於二零二六年八月十七日按面值完全償還。

就二零二六年八月到期票據而言，本公司可於二零二四年五月十七日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二六年八月到期票據本金額104.45%的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回二零二六年八月到期票據本金總額的最多35%(須受若干條件限制)。此外，本公司可於二零二四年五月十七日前隨時及不時按二零二六年八月到期票據本金額100%的贖回價，另加截至贖回日期的二零二六年八月適用溢價以及計至(惟不包括)贖回日期的應計及未付利息(如有)，選擇贖回全部而非部分二零二六年八月到期票據。

「二零二六年八月適用溢價」指於任何贖回日期，就二零二六年八月到期票據而言，(1)有關二零二六年八月到期票據本金額的1.00%與(2)(A)(i)有關二零二六年八月到期票據於二零二四年五月十七日的贖回價加(ii)直至二零二四年五月十七日有關二零二六年八月到期票據所有規定餘下期擬定利息付款(惟不包括直至贖回日期的應計及未付利息)的金額於有關贖回日期的現值(按相當於經調整國債利率加100個基點的貼現率計算)超出(B)於有關贖回日期有關二零二六年八月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度五月十七日開始的十二個月期間贖回，則本公司可於二零二四年五月十七日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回全部或部分二零二六年八月到期票據：

	期間 Period	贖回價 Redemption price
二零二四年	2024	102.225%
二零二五年	2025	101.000%
二零二六年	2026	100.000%

### 22. SENIOR NOTES (Continued)

Notes: (Continued)

- (n) On 17 May 2021, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD350,000,000 (the "August 2026 due Notes") which carry fixed interest of 4.45% per annum (interest payable semi-annually in arrears) and will be fully repayable on 17 August 2026 at par value.

For the August 2026 due Notes, at any time and from time to time prior to 17 May 2024, the Company may redeem up to 35% of the aggregate principal amount of the August 2026 due Notes at a redemption price of 104.45% of the principal amount of the August 2026 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 17 May 2024, the Company may at its option redeem the August 2026 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the August 2026 due Notes plus the August 2026 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"August 2026 Applicable Premium" means with respect to the August 2026 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such August 2026 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such August 2026 due Notes on 17 May 2024 plus (ii) all required remaining scheduled interest payments due on such August 2026 due Notes through 17 May 2024 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such August 2026 due Notes on such redemption date.

At any time and from time to time on or after 17 May 2024, the Company may redeem the August 2026 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 17 May of any year set forth below:



## 22. 優先票據 (續)

附註：(續)

- (o) 於二零二一年五月十七日，本公司發行面值總額達150,000,000美元的有擔保定息優先票據（「二零二八年五月到期票據」），以固定年利率4.8厘計息（須每半年支付一次利息），並將於二零二八年五月十七日按面值完全償還。

就二零二八年五月到期票據而言，本公司可於二零二五年五月十七日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二八年五月到期票據本金額104.8%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二八年五月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二五年五月十七日前隨時及不時按二零二八年五月到期票據本金額100%的贖回價，另加截至贖回日期的二零二八年五月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二八年五月到期票據。

「二零二八年五月適用溢價」指於任何贖回日期，就二零二八年五月到期票據而言，(1)有關二零二八年五月到期票據本金額的1.00%與(2)(A)(i)有關二零二八年五月到期票據於二零二五年五月十七日的贖回價加(ii)直至二零二五年五月十七日有關二零二八年五月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按相當於經調整國債利率加100個基點的貼現率計算）超出(B)於有關贖回日期有關二零二八年五月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度五月十七日開始的十二個月期間贖回，則本公司可於二零二五年五月十七日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二八年五月到期票據：

	期間 Period	贖回價 Redemption price
二零二五年	2025	102.400%
二零二六年	2026	101.000%
二零二七年	2027	100.000%

## 22. SENIOR NOTES (Continued)

Notes: (Continued)

- (o) On 17 May 2021, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD150,000,000 (the "May 2028 due Notes") which carry fixed interest of 4.8% per annum (interest payable semi-annually in arrears) and will be fully repayable on 17 May 2028 at par value.

For the May 2028 due Notes, at any time and from time to time prior to 17 May 2025, the Company may redeem up to 35% of the aggregate principal amount of the May 2028 due Notes at a redemption price of 104.8% of the principal amount of the May 2028 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 17 May 2025, the Company may at its option redeem the May 2028 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the May 2028 due Notes plus the May 2028 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"May 2028 Applicable Premium" means with respect to the May 2028 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such May 2028 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such May 2028 due Notes on 17 May 2025 plus (ii) all required remaining scheduled interest payments due on such May 2028 due Notes through 17 May 2025 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such May 2028 due Notes on such redemption date.

At any time and from time to time on or after 17 May 2025, the Company may redeem the May 2028 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 17 May of any year set forth below:

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## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 22. 優先票據 (續)

優先票據的實際年利率載列如下：

二零二一年三月到期優先票據
二零二一年四月到期優先票據
二零二二年一月到期優先票據
二零二三年一月到期優先票據
二零二三年二月到期優先票據
二零二四年三月到期優先票據
二零二四年十一月到期優先票據
二零二五年七月到期優先票據
二零二五年十月到期優先票據
二零二六年五月到期優先票據
二零二六年八月到期優先票據
二零二七年四月到期優先票據
二零二八年五月到期優先票據
二零二二年四月到期優先票據
二零二三年八月到期優先票據

董事認為，於初步確認時及於報告期末，有關優先票據的提早贖回權的公平值並不重大。

經參考聯交所所報市價，優先票據於二零二一年六月三十日的公平值總額達約人民幣31,605,930,000元(二零二零年十二月三十一日：人民幣34,025,298,000元)。

### 22. SENIOR NOTES (Continued)

The effective interest rate per annum of the senior notes are set out below:

Senior notes due in March 2021	8.85%
Senior notes due in April 2021	8.14%
Senior notes due in January 2022	6.28%
Senior notes due in January 2023	5.87%
Senior notes due in February 2023	8.22%
Senior notes due in March 2024	7.14%
Senior notes due in November 2024	7.07%
Senior notes due in July 2025	6.15%
Senior notes due in October 2025	6.09%
Senior notes due in May 2026	5.83%
Senior notes due in August 2026	4.72%
Senior notes due in April 2027	4.71%
Senior notes due in May 2028	5.21%
Senior notes due in April 2022	8.11%
Senior notes due in August 2023	6.48%

In the opinion of the directors, the fair values of the early redemption options related to the senior notes are insignificant at initial recognition and at the end of the reporting period.

The aggregated fair value of all the senior notes at 30 June 2021 with reference to the quoted market price available on the Stock Exchange amounted to approximately RMB31,605,930,000 (31 December 2020: RMB34,025,298,000).

## 23. 公司債券

## 23. CORPORATE BONDS

		二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
以人民幣計值的公司債券：	Corporate bonds denominated in RMB:		
二零二一年九月到期的公司債券 (附註a)	Corporate bonds due in September 2021 (note a)	4,157,933	4,033,984
二零二二年三月及二零二三年三月到期的 公司債券(附註b)	Corporate bonds due in March 2022 & March 2023 (note b)	818,588	3,677,675
二零二二年九月到期的公司債券 (附註c)	Corporate bonds due in September 2022 (note c)	917,488	889,328
二零二五年五月及十月到期的公司債券 (附註d)	Corporate bonds due in May & October 2025 (note d)	3,889,968	3,936,109
二零二六年三月到期的公司債券 (附註e)	Corporate bonds due in March 2026 (note e)	1,461,728	—
		11,245,705	12,537,096
減：計入流動負債內的一年內 到期金額	Less: amounts due within one year included in current liabilities	(5,894,009)	(7,761,443)
計入非流動負債內的一年後到期金額	Amounts due after one year included in non-current liabilities	5,351,696	4,775,653

附註：

Notes:

(a) 於二零一六年九月二十六日，旭輝中國發行人民幣4,000,000,000元的非公開發行公司債券(於上海證券交易所(「上交所」)上市)其中包括：(i) 本金額人民幣3,500,000,000元(「首期二零二一年九月到期人民幣債券」)及(ii)本金額人民幣500,000,000元(第二期二零二一年九月到期人民幣債券)。首期二零二一年九月到期人民幣債券以年利率4.30厘計息及利息每年支付一次。首期二零二一年九月到期人民幣債券將於二零二一年九月二十六日按面值完全償還。第二期二零二一年九月到期人民幣債券以年利率5.50厘計息及利息每年支付一次。第二期二零二一年九月到期人民幣債券將於二零二一年九月二十六日按面值完全償還。

於起始日期後的第三年年末，旭輝中國(作為發行人)有權調整利率，而首期二零二一年九月到期人民幣債券的持有人可選擇於利率調整後的三個交易日內按其本金額向旭輝中國售回全部或部分債券。

於二零一九年八月二十三日，旭輝中國將首期二零二一年九月到期人民幣債券的年利率由4.30厘調整至6.00厘。有關調整自二零一九年九月二十六日起生效。

於二零一九年九月二十六日，持有人按贖回價人民幣830,000,000元贖回首期二零二一年九月到期人民幣債券本金額人民幣830,000,000元。所贖回首期二零二一年九月到期人民幣債券的本金額為人民幣827,000,000元，於上交所上市並以人民幣809,500,000元的價格出售。

(a) On 26 September 2016, CIFI PRC issued non-public corporate bonds of RMB4,000,000,000 which are listed on the Shanghai Stock Exchange ("SSE") and comprise: (i) a principal amount of RMB3,500,000,000 ("First Tranche September 2021 due RMB Bond") and (ii) a principal amount of RMB500,000,000 ("Second Tranche September 2021 due RMB Bond"). First Tranche September 2021 due RMB Bond carry interest at rate of 4.30% per annum and interest is payable annually. First Tranche September 2021 due RMB Bond will be fully repayable on 26 September 2021 at par value. Second Tranche September 2021 due RMB Bond carry interest at rate of 5.50% per annum and interest is payable annually. Second Tranche September 2021 due RMB Bond will be fully repayable on 26 September 2021 at par value.

At the end of the third year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of First Tranche September 2021 due RMB Bond may at their options to sell back the bonds to CIFI PRC in whole or in part at their principal amount within three days of trading upon the interest adjustment.

On 23 August 2019, CIFI PRC adjusted the interest rate of the First Tranche September 2021 due RMB Bond from 4.30% per annum to 6.00% per annum. Such adjustment has become effective from 26 September 2019.

On 26 September 2019, the holders redeemed RMB830,000,000 principal amount of the First Tranche September 2021 due RMB Bond at a redemption price of RMB830,000,000 and the redeemed First Tranche September 2021 due RMB Bond with a principal amount of RMB827,000,000 was put on the SSE and sold at a price of RMB809,500,000.

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### 23. 公司債券 (續)

附註：(續)

- (b) 於二零一八年三月二十二日，旭輝中國發行人民幣800,000,000元的非公開發行公司債券（「首期二零二二年三月到期人民幣債券」，於上交所上市）。首期二零二二年三月到期人民幣債券以年利率6.50厘計息及利息每年支付一次。首期二零二二年三月到期人民幣債券將於二零二二年三月二十二日按面值完全償還。

於二零一八年三月二十二日，旭輝中國發行人民幣2,700,000,000元的非公開發行公司債券（「第二期二零二三年三月到期人民幣債券」，於上交所上市）。第二期二零二三年三月到期人民幣債券以年利率6.80厘計息及利息每年支付一次。第二期二零二三年三月到期人民幣債券將於二零二三年三月二十二日按面值完全償還。

於起始日期後的第二年年末，旭輝中國（作為發行人）有權調整利率，而首期二零二二年三月到期人民幣債券的持有人可選擇於利率調整後的十六個交易日內按其本金額向旭輝中國售回全部或部分債券。

於起始日期後的第三年年末，旭輝中國（作為發行人）有權調整利率，而第二期二零二三年三月到期人民幣債券的持有人可選擇於利率調整後的十六個交易日內按其本金額向旭輝中國售回全部或部分債券。

於二零二零年三月三十一日，旭輝中國將首期二零二二年三月到期人民幣債券的年利率由6.50厘調整至5.30厘。有關調整自二零二零年三月三十一日起生效。有關利率調整的收益對本集團而言並不重大。

於二零二一年三月三十一日，旭輝中國將第二期二零二三年三月到期人民幣債券的年利率由6.80厘調整至4.10厘。有關調整自二零二一年三月三十一日起生效。持有人按贖回價人民幣2,700,000,000元贖回第二期二零二三年三月到期人民幣債券。概無贖回公司債券的收益或虧損於損益中確認。

- (c) 於二零一八年九月十九日，旭輝中國發行人民幣875,000,000元的公開發行公司債券（「二零二二年九月到期人民幣債券」，於上交所上市）。二零二二年九月到期人民幣債券以年利率6.39厘計息及利息每年支付一次。二零二二年九月到期人民幣債券將於二零二二年九月十九日按面值完全償還。

於起始日期後的第三年年末，旭輝中國（作為發行人）有權調整利率，而二零二二年九月到期人民幣債券的持有人可選擇於利率調整後的三個交易日內按其本金額向旭輝中國售回全部或部分債券。

### 23. CORPORATE BONDS (Continued)

Notes: (Continued)

- (b) On 22 March 2018, CIFI PRC issued non-public corporate bonds of RMB800,000,000 ("First Tranche March 2022 due RMB Bond") which are listed on the SSE. First Tranche March 2022 due RMB Bond carry interest at rate of 6.50% per annum and interest is payable annually. First Tranche March 2022 due RMB Bond will be fully repayable on 22 March 2022 at par value.

On 22 March 2018, CIFI PRC issued non-public corporate bonds of RMB2,700,000,000 ("Second Tranche March 2023 due RMB Bond") which are listed on the SSE. Second Tranche March 2023 due RMB Bond carry interest at rate of 6.80% per annum and interest is payable annually. Second Tranche March 2023 due RMB Bond will be fully repayable on 22 March 2023 at par value.

At the end of the second year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of First Tranche March 2022 due RMB Bond may at their options to sell back the bonds to CIFI PRC in whole or in part at their principal amount within sixteen days of trading upon the interest adjustment.

At the end of the third year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of Second Tranche March 2023 due RMB Bond may at their options to sell back the bonds to CIFI PRC in whole or in part at their principal amount within sixteen days of trading upon the interest adjustment.

On 21 March 2020, CIFI PRC adjusted the interest rate of First Tranche March 2022 due RMB Bond from 6.50% per annum to 5.30% per annum. Such adjustment became effective from 21 March 2020. The gain on the interest rate adjustment is immaterial to the Group.

On 21 March 2021, CIFI PRC adjusted the interest rate of Second Tranche March 2023 due RMB Bond from 6.80% per annum to 4.10% per annum. Such adjustment became effective from 21 March 2021. The holders redeemed Second Tranche March 2023 due RMB Bond at a redemption price of RMB2,700,000,000. No gain or loss on redemption of corporate bonds is recognised in profit or loss.

- (c) On 19 September 2018, CIFI PRC issued public corporate bonds of RMB875,000,000 ("September 2022 due RMB Bond") which are listed on the SSE. September 2022 due RMB Bond carry interest at rate of 6.39% per annum and interest is payable annually. September 2022 due RMB Bond will be fully repayable on 19 September 2022 at par value.

At the end of the third year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of September 2022 due RMB Bond may at their options to sell back the bonds to CIFI PRC in whole or in part at their principal amount within three days of trading upon the interest adjustment.

## 23. 公司債券 (續)

附註：(續)

- (d) 於二零二零年五月二十九日，旭輝中國發行人民幣3,120,000,000元的公開發行公司債券（於上交所上市），其中包括：(i)本金額人民幣2,120,000,000元（「首期二零二五年五月到期人民幣債券」）及(ii)本金額人民幣1,000,000,000元（「第二期二零二五年五月到期人民幣債券」）。首期二零二五年五月到期人民幣債券以年利率3.80厘計息及利息每年支付一次。首期二零二五年五月到期人民幣債券將於二零二五年五月二十八日按面值完全償還。第二期二零二五年五月到期人民幣債券以年利率4.50厘計息及利息每年支付一次。第二期二零二五年五月到期人民幣債券將於二零二五年五月二十八日按面值完全償還。

於二零二零年十月二十五日，旭輝中國發行人民幣750,000,000元的公開發行公司債券（「第三期二零二五年十月到期人民幣債券」，於上交所上市）。第三期二零二五年十月到期人民幣債券以年利率4.23厘計息及利息每年支付一次。第三期二零二五年十月到期人民幣債券將於二零二五年十月二十五日按面值完全償還。

於起始日期後的第三年年末，旭輝中國（作為發行人）有權調整利率，而首期二零二五年五月到期人民幣債券及第三期二零二五年十月到期人民幣債券的持有人可選擇於利率調整後在五個交易日內按其本金額向旭輝中國售回全部或部分債券或持有至到期。

- (e) 於二零二一年三月十二日，旭輝中國發行人民幣1,448,000,000元的公開發行公司債券（「二零二六年三月到期人民幣債券」，於上交所上市）。二零二六年三月到期人民幣債券以年利率4.40厘計息及利息每年支付一次。二零二六年三月到期人民幣債券將於二零二六年三月十二日按面值完全償還。

於起始日期後的第三年年末，旭輝中國（作為發行人）有權調整利率，而二零二六年三月到期人民幣債券的持有人可選擇於利率調整後在五個交易日內按其本金額向旭輝中國售回全部或部分債券或持有至到期。

公司債券的實際年利率載列如下：

首期二零二一年九月到期人民幣債券	4.41%
第二期二零二一年九月到期人民幣債券	5.61%
首期二零二二年三月到期人民幣債券	6.62%
第二期二零二二年三月到期人民幣債券	6.90%
二零二二年九月到期人民幣債券	6.51%
首期二零二五年五月到期人民幣債券	3.89%
第二期二零二五年五月到期人民幣債券	4.59%
第三期二零二五年十月到期人民幣債券	4.32%
二零二六年三月到期人民幣債券	4.49%

董事認為，於初步確認時及於報告期末，有關利率調整期權及公司債券的提早贖回權的公平值並不重大。

經參考上交所所報市價，所有公司債券於二零二一年六月三十日的公平值總額達約人民幣10,747,574,000元（二零二零年十二月三十一日：人民幣12,011,419,000元）。

## 23. CORPORATE BONDS (Continued)

Notes: (Continued)

- (d) On 29 May 2020, CIFI PRC issued public corporate bonds of RMB3,120,000,000, which are listed on the SSE and comprise: (i) a principal amount of RMB2,120,000,000 ("First Tranche May 2025 due RMB Bond") and (ii) a principal amount of RMB1,000,000,000 ("Second Tranche May 2025 due RMB Bond"). First Tranche May 2025 due RMB Bond carry interest at rate of 3.80% per annum and interest is payable annually. First Tranche May 2025 due RMB will be fully repayable on 28 May 2025 at par value. Second Tranche May 2025 due RMB Bond carry interest at rate of 4.50% per annum and interest is payable annually. Second Tranche May 2025 due RMB Bond will be fully repayable on 28 May 2025 at par value.

On 25 October 2020, CIFI PRC issued public corporate bonds of RMB750,000,000 ("Third Tranche October 2025 due RMB Bond") which are listed on the SSE. Third Tranche October 2025 due RMB Bond carry interest at rate of 4.23% per annum and interest is payable annually. Third Tranche October 2025 due RMB Bond will be fully repayable on 25 October 2025.

At the end of the third year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of First Tranche May 2025 due RMB Bond and Third Tranche October 2025 due RMB Bond may at their options to sell back the bonds to CIFI PRC in whole or in part at their principal amount or hold to the maturity within five days of trading upon the interest adjustment.

- (e) On 12 March 2021, CIFI PRC issued public corporate bonds of RMB1,448,000,000 ("March 2026 due RMB Bond") which are listed on the SSE. March 2026 due RMB Bond carry interest at rate of 4.40% per annum and interest is payable annually. March 2026 due RMB Bond will be fully repayable on 12 March 2026.

At the end of the third year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of March 2026 due RMB Bond may at their options to sell back the bonds to CIFI PRC in whole or in part at their principal amount or hold to the maturity within five days of trading upon the interest adjustment.

The effective interest rate per annum of the corporate bonds are set out below:

First Tranche September 2021 due RMB Bond	4.41%
Second Tranche September 2021 due RMB Bond	5.61%
First Tranche March 2022 due RMB Bond	6.62%
Second Tranche March 2023 due RMB Bond	6.90%
September 2022 due RMB Bond	6.51%
First Tranche May 2025 due RMB Bond	3.89%
Second Tranche May 2025 due RMB Bond	4.59%
Third Tranche October 2025 due RMB Bond	4.32%
March 2026 due RMB Bond	4.49%

In the opinion of the directors, the fair values of the interest rate adjustment options and the early redemption options related to the corporate bonds in combination are insignificant at initial recognition and at the end of the reporting period.

The aggregated fair values of all the corporate bonds at 30 June 2021 with reference to the quoted market price available on the SSE amounted to approximately RMB10,747,574,000 (31 December 2020: RMB12,011,419,000).

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

24. 股本

24. SHARE CAPITAL

		股份數目 Number of Shares 千股 '000	股本 Share capital 千港元 HK\$'000
<b>法定股本：</b>	<b>Authorised:</b>		
於二零二零年一月一日、 二零二零年六月三十日、 二零二零年十二月三十一日及 二零二一年六月三十日 — 每股0.10港元的普通股	At 1 January 2020, 30 June 2020, 31 December 2020 and 30 June 2021 – Ordinary shares of HK\$0.10 each		
		10,000,000	1,000,000
<b>已發行及繳足：</b>	<b>Issued and fully paid:</b>		
於二零二零年一月一日	At 1 January 2020	7,897,172	789,717
行使購股權時發行	Issued upon exercise of share options	52,705	5,271
發行新股份	Issue of new shares	185,000	18,500
於二零二零年六月三十日	At 30 June 2020	8,134,877	813,488
行使購股權時發行	Issued upon exercise of share options	3,310	331
以股代息發行	Issued as scrip dividend	82,279	8,228
於二零二零年十二月三十一日	At 31 December 2020	8,220,466	822,047
行使購股權時發行(附註)	Issued upon exercise of share options (note)	46,207	4,621
於二零二一年六月三十日	At 30 June 2021	8,266,673	826,668
於簡明綜合財務報表呈列為：	Shown in the condensed consolidated financial statements as:		
於二零二一年六月三十日	At 30 June 2021	等值人民幣千元 RMB'000 equivalent	672,332
於二零二零年十二月三十一日	At 31 December 2020	等值人民幣千元 RMB'000 equivalent	668,481

附註：截至二零二一年六月三十日止六個月，本公司於行使購股權時發行約46,207,000股每股0.10港元的普通股。期內，購股權的行使價為4.34港元。新普通股與當時現有股份於各方面享有同等地位。

Note: During the six months ended 30 June 2021, the Company issued approximately 46,207,000 ordinary shares of HK\$0.10 each upon exercise of share options. The exercise price of the share option during the period is HK\$4.34. The new ordinary shares rank pari passu with the then existing shares in all respects.



## 25. 收購附屬公司

(a) 透過收購附屬公司收購資產及負債

截至二零二一年六月三十日止六個月

## 25. ACQUISITION OF SUBSIDIARIES

(a) Acquisitions of assets and liabilities through acquisitions of subsidiaries

For the six months ended 30 June 2021

附屬公司名稱	Name of subsidiary	註冊成立/ 成立地點 Place of incorporation/ establishment	本集團於收購 事項前持有的 股本權益 Equity interest held by the Group before acquisition	本集團於收購 事項後持有的 股本權益 Equity interest held by the Group after acquisition	總代價 Total consideration 人民幣千元 RMB'000
北京五棵松文化體育中心有限公司 (「北京五棵松」)	Beijing Wukesong Culture & Sports Centre Co., Ltd (“Beijing Wukesong”)	中國 PRC	零 Nil	50% (附註i) (Note i)	3,428,000
天津和新房地產資訊諮詢有限公司	Tianjin Hexin Real Estate Information Consulting Co., Ltd..	中國 PRC	50%	51%	18,448
昆明和坤房地產開發有限公司	Kunming Hekun Property Development Co., Ltd.	中國 PRC	15.20%	63.72%	20,000
淄博盛創房地產有限公司	Zibo Shengchuang Property Co., Ltd	中國 PRC	49.6%	46% (附註iii) (Note iii)	Nil
如皋市鴻璟房地產有限公司 (「如皋鴻璟」)	Rugao Hongjing Property Co., Ltd (“Rugao Hongjing”)	中國 PRC	35%	40% (附註ii) (Note ii)	5,000
深圳市新威尚達投資有限公司	Shenzhen Xinweishangda Investment Co., Ltd	中國 PRC	50%	100%	26,007



# 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 25. 收購附屬公司 (續)

(a) 透過收購附屬公司收購資產及負債  
(續)

截至二零二一年六月三十日止六個月 (續)

### 25. ACQUISITION OF SUBSIDIARIES (Continued)

(a) Acquisitions of assets and liabilities through acquisitions of subsidiaries (Continued)

For the six months ended 30 June 2021 (Continued)

附屬公司名稱	Name of subsidiary	註冊成立/ 成立地點 Place of incorporation/ establishment	本集團於收購 事項前持有的 股本權益 Equity interest held by the Group before acquisition	本集團於收購 事項後持有的 股本權益 Equity interest held by the Group after acquisition	總代價 Total consideration 人民幣千元 RMB'000
惠州興浩置業有限公司	Huizhou Xinghao Property Co., Ltd.	中國 PRC	50%	51% (附註ii) (Note ii)	Nil
惠州興匯房地產開發有限公司	Huizhou Xinghui Property Development Co., Ltd	中國 PRC	50%	51% (附註ii) (Note ii)	Nil
淄博旭泰鑫置業有限公司	Zibo Xutaixin Properties Co., Ltd	中國 PRC	30%	27.6% (附註iii) (Note iii)	Nil
長沙和諾商務諮詢有限公司	Changsha Henuo Management Co., Ltd	中國 PRC	20%	100%	4,000
廈門和際商務諮詢有限公司	Xiamen Heji Management Co., Ltd	中國 PRC	45%	45% (附註i) (Note i)	Nil

## 25. 收購附屬公司 (續)

(a) 透過收購附屬公司收購資產及負債  
(續)

截至二零二一年六月三十日止六個月 (續)

## 25. ACQUISITION OF SUBSIDIARIES (Continued)

(a) Acquisitions of assets and liabilities through acquisitions of subsidiaries (Continued)

For the six months ended 30 June 2021 (Continued)

附屬公司名稱	Name of subsidiary	註冊成立/ 成立地點 Place of incorporation/ establishment	本集團於收購 事項前持有的 股本權益 Equity interest held by the Group before acquisition	本集團於收購 事項後持有的 股本權益 Equity interest held by the Group after acquisition	總代價 Total consideration 人民幣千元 RMB'000
福州融興藍房地產開發有限公司	Fuzhou Rongxing Lan Properties Development Co., Ltd	中國 PRC	33%	50.10% (附註ii) (Note ii)	Nil
河南錦金貝置業有限公司	Henan JinJinbei Properties Co., Ltd	中國 PRC	49%	51% (附註ii) (Note ii)	Nil
成都和飛企業管理有限公司	Chengdou Hefei Management Co., Ltd	中國 PRC	30%	51% (附註ii) (Note ii)	Ni
烏魯木齊新城鴻祺房地產開發有限公司	Wulumuqi Xincheng Hongqi Properties Development Co., Ltd	中國 PRC	50%	51% (附註ii) (Note ii)	Nil
成都悅湖利鑫置業有限公司	Chengdou Yuehu Lixin Properties Co., Ltd	中國 PRC	34%	34% (附註i) (Note i)	Nil
					3,501,455

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 25. 收購附屬公司 (續)

#### (a) 透過收購附屬公司收購資產及負債 (續)

截至二零二一年六月三十日止六個月 (續)  
附註：

- (i) 截至二零二一年六月三十日止六個月，該實體的全體股東訂立一項補充協議。透過簽立補充協議，本集團可行使51%的投票權且策略性財務及經營決策等所有相關活動須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及其他股東提名或當中五名董事及三名董事分別由本集團及其他股東提名。由於本集團已取得投票權的實際控制權以規管該實體的相關活動，故其被視為本集團的附屬公司。
- (ii) 截至二零二一年六月三十日止六個月，本集團認購若干實體的若干額外股權，導致本集團持有40%或超過50%的實際權益。該等實體的組織章程大綱及細則已經修訂，隨後本集團可行使超過50%的投票權。根據經修訂組織章程大綱，策略性財務及經營決策等所有相關活動須經董事會簡單大多數批准，所有新附屬公司擁有由五名董事組成的董事會，其中超過一半董事由本集團提名。由於本集團已取得投票權的實際控制權以規管該等實體的相關活動，故其被視為本集團的附屬公司。
- (iii) 截至二零二一年六月三十日止六個月，本集團及其他股東將於若干實體持有的股本權益轉讓予本集團的若干非全資附屬公司，導致本集團於該等實體的股本權益比例略有下降，本集團可行使超過50%的投票權且策略性財務及經營決策等所有相關活動須經董事會簡單大多數批准。由於本集團已取得投票權的實際控制權以規管該等實體的相關活動，故其被視為本集團的附屬公司。

由於該等公司僅持有投資物業、多幅用作房地產開發的地塊或物業，但並無執行適用於該等物業的重大程序，故上述交易作為透過收購附屬公司收購資產及負債入賬。

### 25. ACQUISITION OF SUBSIDIARIES (Continued)

#### (a) Acquisitions of assets and liabilities through acquisitions of subsidiaries (Continued)

For the six months ended 30 June 2021 (Continued)  
Notes:

- (i) During the six months ended 30 June 2021, all shareholders of the entity entered into a supplementary agreement. By execution of the supplementary agreement, the Group can exercise 51% voting power and all of the relevant activities including the strategic financial and operating decisions required approval by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholder or of which five directors and three directors are nominated by the Group and the other shareholder, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of the entity, it is regarded as a subsidiary of the Group.
- (ii) During the six months ended 30 June 2021, the Group subscribed certain additional equity shares of several entities, resulting in 40% or more than 50% effective interest held by the Group. For Memorandum and Articles of Association of these entities were amended, after which the Group can exercise more than 50% voting power. Pursuant to the amended Memorandum of Association, all of the relevant activities including the strategic financial and operating decisions required approval by simple majority of the board of directors, all new subsidiaries have board mix of five directors, in which more than half of the board directors are nominated by the Group. Since the Group obtained effective control of voting power to govern the relevant activities of the entity, these entities are regarded as subsidiaries of the Group.
- (iii) During the six months ended 30 June 2021, the Group and other shareholder transferred the held equity interest in certain entities to certain non-wholly owned subsidiaries of the Group, resulting in equity interest portion in these entities held by the Group slightly decreased, and the Group can exercise more than 50% voting power and all of the relevant activities including the strategic financial and operating decisions required approval by simple majority of the board of directors. Since the Group obtained effective control of voting power to govern the relevant activities of the entity, these entities are regarded as subsidiaries of the Group.

The above transactions are accounted for as acquisition of assets and liabilities through acquisition of subsidiaries because these companies only hold investment properties, pieces of land for property development or properties without significant processes applied to the properties.

## 25. 收購附屬公司 (續)

### (a) 透過收購附屬公司收購資產及負債 (續)

截至二零二零年六月三十日止六個月

## 25. ACQUISITION OF SUBSIDIARIES (Continued)

### (a) Acquisitions of assets and liabilities through acquisitions of subsidiaries (Continued)

For the six months ended 30 June 2020

附屬公司名稱	Name of subsidiary	註冊成立/ 成立地點 Place of incorporation/ establishment	本集團於收購 事項前持有的 股本權益 Equity interest held by the Group before acquisition	本集團於收購 事項後持有的 股本權益 Equity interest held by the Group after acquisition	總代價 Total consideration 人民幣千元 RMB'000
上海濤峽企業管理有限公司 (「上海濤峽」)	Shanghai Taoxia Enterprise Management Co., Ltd. ("Shanghai Taoxia")	中國 PRC	零 Nil	50% (附註i) (Note i)	150,000
上海平拓商務諮詢有限公司	Shanghai Pingtuo Enterprise Management Co., Ltd.	中國 PRC	1%	100%	1,000
杭州聚厲企業管理有限公司	Hangzhou Juli Enterprise Management Co., Ltd.	中國 PRC	34%	34% (附註ii) (Note ii)	零 Nil
					151,000

附註：

- (i) 截至二零二零年六月三十日止期間，本集團以總代價人民幣150,000,000元收購上海濤峽的50%股本權益。本次收購完成後，本集團持有上海濤峽50%股本權益。根據上海濤峽的管理細則，本集團可行使上海濤峽的51%投票權且策略性財務及經營決策等所有相關活動須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及其他股東提名。因此，本集團已取得上海濤峽的控制權，而後者入賬列為本集團的附屬公司。
- (ii) 截至二零二零年六月三十日止年度，該實體的全體股東訂立一項補充協議。透過簽立補充協議，策略性財務及經營決策等所有相關活動須經董事會簡單大多數批准，當中四名董事及三名董事分別由本集團及其他股東提名。由於本集團已取得投票權的實際控制權以規管該實體的相關活動，故其被視為本集團的附屬公司。

Notes:

- (i) During the period ended 30 June 2020, the Group acquired 50% equity interests of Shanghai Taoxia at a total consideration of RMB150,000,000. Upon the completion of this acquisition, the Group held 50% equity interests of Shanghai Taoxia. Pursuant to the management article, the Group can exercise 51% voting power of Shanghai Taoxia and all of the relevant activities including the strategic financial and operating decisions required approval by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholder, respectively. Accordingly, the Group has control over Shanghai Taoxia and the latter is accounted for as a subsidiary of the Group.
- (ii) During the year ended 30 June 2020, all shareholders of the entity entered into a supplementary agreement. By execution of the supplementary agreement, all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which four directors and three directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of the entity, it is regarded as a subsidiary of the Group.

由於該等公司僅持有投資物業、多幅用作房地產開發的地塊或物業，但並無執行適用於該等物業的重大程序，故上述交易作為透過收購附屬公司收購資產及負債入賬。

The above transactions are accounted for as acquisition of assets and liabilities through acquisition of subsidiaries because these companies only hold investment properties, pieces of land for property development or properties without significant processes applied to the properties.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

25. 收購附屬公司 (續)

(a) 透過收購附屬公司收購資產及負債  
(續)

有關所收購資產及所承擔負債的詳情如下：

25. ACQUISITION OF SUBSIDIARIES (Continued)

(a) Acquisitions of assets and liabilities through acquisitions of subsidiaries (Continued)

Details of the assets acquired and liabilities assumed are as below:

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000	於二零二零年 六月三十日 At 30 June 2020 人民幣千元 RMB'000
投資物業	Investment properties	11,210,249	364,947
物業、廠房及設備	Property, plant and equipment	81,012	136
持作出售物業土地使用權按金	Deposit for land use rights for properties held for sale	865,056	—
擬作出售的開發中物業	Properties under development for sale	16,857,982	2,671,217
其他應收款項、按金以及預付款項	Other receivables, deposits and prepayments	4,296,401	43,527
應收本集團款項	Amount due from the Group	1,054,230	278,645
應收非控股權益款項	Amounts due from non-controlling interests	316,122	—
銀行結餘及現金	Bank balances and cash	1,095,917	455,836
應付本集團款項	Amounts due to the Group	(10,653,705)	(1,048,472)
應付非控股權益款項	Amounts due to non-controlling interests	(1,887,646)	(1,106,187)
應付賬款及其他應付款項以及應計開支	Accounts and other payables and accrued charges	(2,369,535)	(649,614)
應付聯營公司款項	Amounts due to associate	(441,288)	—
合約負債	Contract liabilities	(698,842)	(5,634)
遞延稅項負債	Deferred taxation liabilities	(1,644,166)	—
銀行及其他借款	Bank and other borrowings	(4,400,297)	(708,710)
		13,681,490	295,691
已轉撥代價支付方式：	Consideration transferred, satisfied by:		
其他應付款項	Other payables	654,000	—
現金	Cash	2,847,455	151,000
於合營企業的權益	Interests in joint ventures	2,083,292	(1,365)
於聯營公司的權益	Interests in associates	33,801	—
非控股權益分佔資產淨值(附註)	Net assets shared by non-controlling interests (note)	8,062,942	146,056
		13,681,490	295,691
現金(流出)流入淨額：	Net cash (outflow) inflow:		
已付現金代價	Cash consideration paid	(2,847,455)	(151,000)
所收購的銀行結餘及現金	Bank balances and cash acquired	1,095,917	455,836
		(1,751,538)	304,836

附註：非控股權益乃按照資產淨值份額計量。

Note: The non-controlling interests were measured in accordance with share of net assets.

## 25. 收購附屬公司 (續)

### (b) 收購業務

截至二零二一年六月三十日止六個月

## 25. ACQUISITION OF SUBSIDIARIES (Continued)

### (b) Acquisition of businesses

For the six months ended 30 June 2021

附屬公司名稱	Name of subsidiary	註冊成立/ 成立地點 Place of incorporation/ establishment	本集團於收購 事項前持有的 股本權益 Equity interest held by the Group before acquisition	本集團於收購 事項後持有的 股本權益 Equity interest held by the Group after acquisition	總代價 Total consideration 人民幣千元 RMB'000
華熙鑫安(北京)物業管理有限公司 (「華熙鑫安」)	Huaxi Xin'an Beijing Property Management Co., Ltd ("Huaxi Xin'an")	中國 PRC	零 Nil	50% (附註) (Note)	780
上海星悅物業服務有限公司 (「上海星悅」)	Shanghai Xingyue Property Management Service Co., Ltd ("Shanghai Xingyue")	中國 PRC	零 Nil	90.10%	297,330
					298,110

附註：透過簽立買賣協議，所有策略性財務及經營決策須經股東簡單大多數批准，其中，本集團透過本集團的附屬公司擁有51%的投票權。由於本集團已取得投票權的實際控制權以規管華熙鑫安的相關活動，故華熙鑫安被視為本集團的附屬公司。

Note: By execution of the sales and purchase agreement, all of the strategic financial and operating decisions required approval by simple majority of the shareholders, for which the Group has 51% voting right through the Group's subsidiary. Since the Group obtained effective control of voting power to govern the relevant activities of Huaxi Xin'an, Huaxi Xin'an is regarded as a subsidiary of the Group.

本公司董事認為上述交易構成業務合併。有關交易已相應使用收購法入賬。所收購附屬公司主要從事物業管理服務，而收購該等公司旨在繼續擴大本集團的物業管理業務。

The directors of the Company are of the view that the above transactions constitute business combinations. The transactions have been accounted for using acquisition method accordingly. The principal activities of the acquired subsidiaries are engaged in the property management services and they were acquired so as to continue the expansion of the Group's property management business.

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 25. 收購附屬公司 (續)

#### (b) 收購業務 (續)

截至二零二零年六月三十日止六個月 (續)

### 25. ACQUISITION OF SUBSIDIARIES (Continued)

#### (b) Acquisition of businesses (Continued)

For the six months ended 30 June 2020 (Continued)

附屬公司名稱	Name of subsidiary	註冊成立/ 成立地點 Place of incorporation/ establishment	本集團於收購 事項前持有的 股本權益 Equity interest held by the Group before acquisition	本集團於收購 事項後持有的 股本權益 Equity interest held by the Group after acquisition	總代價 Total consideration 人民幣千元 RMB'000
江蘇香江物業發展有限公司 (「江蘇香江」)	Jiangsu Xiangjiang Property Management Co., Ltd. ("Jiangsu Xiangjiang")	中國 PRC	零 Nil	51%	45,652
青島銀盛泰物業服務有限公司 (「青島銀盛泰」)	Qingdao Yinshengtai Management Co., Ltd ("Qingdao Yinshengtai")	中國 PRC	零 Nil	50% (附註) (Note)	8,644
					54,296

附註：根據青島銀盛泰的組織章程大綱及細則，所有相關活動(包括策略性財務及經營決策)須經董事會簡單大多數批准，當中五名董事及三名董事分別由本集團及其他股東提名。由於本集團已取得青島銀盛泰的實際控制權，故青島銀盛泰已成為本集團的附屬公司。

Note: According to the memorandum and articles of association of Qingdao Yinshengtai, all of the relevant activities including the strategic financial and operating decisions must be approved by simple majority of the board of directors, of which five directors and three directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control over Qingdao Yinshengtai, Qingdao Yinshengtai became a subsidiary of the Group.

本公司董事認為上述交易構成業務合併。有關交易已相應使用收購法入賬。所收購附屬公司主要從事物業管理服務，而收購該等公司旨在繼續擴大本集團的物業管理業務。

The directors of the Company are of the view that the above transactions constitute business combinations. The transactions have been accounted for using acquisition method accordingly. The principal activities of the acquired subsidiaries are engaged in the property management services and they were acquired so as to continue the expansion of the Group's property management business.



## 25. 收購附屬公司 (續)

### (b) 收購業務 (續)

有關所收購資產及所承擔負債的詳情如下：

## 25. ACQUISITION OF SUBSIDIARIES (Continued)

### (b) Acquisition of businesses (Continued)

Details of the assets acquired and liabilities assumed are as below:

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (附註i) (Note i)	於二零二零年 六月三十日 At 30 June 2020 人民幣千元 RMB'000 (附註ii) (Note ii)
所收購資產及所承擔負債的公平值：	Fair value of assets acquired and liabilities assumed:		
物業、廠房及設備	Property, plant and equipment	622	3,374
遞延稅項資產	Deferred taxation assets	2,811	527
無形資產	Intangible assets	98,400	25,763
應收賬款及其他應收款項、按金及預付款項	Accounts and other receivables, deposits and prepayments	29,040	43,082
銀行結餘及現金	Bank balances and cash	8,892	16,874
應付賬款及其他應付款項以及應計開支	Accounts and other payables and accrued charges	(44,149)	(36,060)
合約負債	Contract liabilities	(5,779)	(11,802)
應付稅項	Taxation payable	(477)	(3,388)
遞延稅項負債	Deferred taxation liabilities	(24,646)	(6,840)
銀行及其他借款	Bank and other borrowings	—	(3,005)
		64,714	28,525
收購產生的商譽：	Goodwill arising on acquisition:		
已轉撥代價支付方式：	Consideration transferred, satisfied by:		
現金	Cash	298,110	54,296
加：非控股權益分佔資產淨值	Add: Net assets shared by non-controlling interests	2,311	14,053
減：本集團所收購資產淨值	Less: Net assets acquired by the Group	(64,714)	(28,525)
		235,707	39,824
現金流出淨額：	Net cash outflow:		
已付現金代價	Cash consideration paid	(298,110)	(54,296)
所收購的銀行結餘及現金	Bank balances and cash acquired	8,892	16,874
		(289,218)	(37,422)

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 25. 收購附屬公司 (續)

#### (b) 收購業務 (續)

附註：

- (i) 收購提供物業管理服務附屬公司的無形資產人民幣98,400,000元與物業管理合同及客戶關係有關。在業務合併過程中收購的無形資產的公平值由獨立估值師透過應用收入法進行估計。該方法估計物業管理合同及被收購方客戶關係應佔未來經濟利益及成本。經考慮顧客流失率、增長率及折現率後，經濟利益及有關成本轉而按包括預期合同續約等預期合同期間預測。

期內，由於合併成本包括控制權溢價，故收購附屬公司產生商譽。此外，就合併所支付代價實際包括與預期協同效益的利益、收入增長、未來市場發展及業務整體勞動力有關的金額。

預期概無產生自收購事項的商譽將作扣稅用途。產生自收購有關附屬公司的非控股權益經參考於有關收購日期按比例分佔被收購方可識別資產淨值的公平值後進行計量。

計入期內利潤及收入的人民幣31,097,000元及人民幣4,489,000元歸屬於華熙鑫安及上海星悅所產生的額外業務。

假設收購事項於期初生效，則本集團截至二零二一年六月三十日止六個月的收入總額應為人民幣36,393,403,000元，而中期期間利潤金額應為人民幣5,354,294,000元。備考資料僅供說明之用，不可作為假設收購事項已於年初完成時本集團實際所達致的收入及經營業績的指標，亦不擬作為未來業績的預測。

- (ii) 自收購日期起，江蘇香江及青島銀盛泰於截至二零二零年六月三十日止六個月為本集團貢獻收入及利潤人民幣56,113,000元及人民幣7,392,000元。倘收購事項於二零二零年一月一日發生，本集團的收入及利潤將分別為人民幣23,077,509,000元及人民幣4,743,751,000元。備考資料僅供說明之用，不可作為假設收購事項已於二零二零年一月一日完成時本集團實際所達致的收入及經營業績的指標，亦不擬作為未來表現的預測。

### 25. ACQUISITION OF SUBSIDIARIES (Continued)

#### (b) Acquisition of businesses (Continued)

Notes:

- (i) Intangible assets of RMB98,400,000 in relation to the acquisition of subsidiaries providing property management services relate to property management contracts and customer relationships. The fair value of intangible assets acquired in business combination is estimated by an independent valuer through application of income approach. This approach estimates the future economic benefits and costs attributed to the property management contracts and the customer relationship of the acquirees. The economic benefits and related costs are in turn projected over the expected contractual periods including expected contract renewals, taking into consideration of the customer attrition rate, the growth rate and the discount rate.

Goodwill was arisen on the acquisitions of subsidiaries during the period, because the cost of the combination included a control premium. In addition, the consideration paid for the combination effectively included amounts in relation to the benefits of expected synergies, revenue growth, future market development and the assembled workforce of the businesses.

None of the goodwill arising on the acquisitions is expected to be deductible for tax purposes. The non-controlling interests arising from the acquisition of respective subsidiaries were measured by reference to the proportionate share of the fair value of the acquiree's net identifiable assets at the respective acquisition dates.

Included in the profit and revenue for the period is RMB31,097,000 and RMB4,489,000 attributable to the additional businesses generated by Huaxi Xin'an and Shanghai Xingyue.

Had the acquisition been effected at the beginning of the period, the total amount of revenue of the Group for the six months ended 30 June 2021 would have been RMB36,393,403,000 and the amount of the profit for the interim period would have been RMB5,354,294,000. The pro forma information is for illustrative purpose only and is not necessarily an indication of revenue and results of operations of the Group that actually would have been achieved had the acquisition been completed at the beginning of the year, nor is it intended to be a projection of future results.

- (ii) Since the acquisition date, Jiangsu Xiangjiang and Qingdao Yinshengtai has contributed RMB56,113,000 and RMB7,392,000 to the Group's revenue and profit for the six months ended 30 June 2020. If the acquisition had occurred on 1 January 2020, the Group's revenue and profit would have been RMB23,077,509,000 and RMB4,743,751,000 respectively. This pro forma information is for illustrative purposes only and is not necessarily an indication of revenue and results of operations of the Group that actually would have been achieved had the acquisition been completed on 1 January 2020, nor is it intended to be a projection of future performance.

## 26. 出售附屬公司

出售附屬公司權益導致失去控制權  
截至二零二一年六月三十日止六個月

## 26. DISPOSAL OF SUBSIDIARIES

Disposal of interest in subsidiaries resulting in loss of control  
For the six months ended 30 June 2021

附屬公司名稱	Name of subsidiary	註冊成立/ 成立地點 Place of incorporation/ establishment	本集團於出售 事項前持有的 股本權益 Equity interest held by the Group before disposal	本集團於出售 事項後持有的 股本權益 Equity interest held by the Group after disposal	總代價 Total consideration 人民幣千元 RMB'000
上海旭梭實業有限公司(「上海旭梭」)	Shanghai Xusuo Industry Co., Ltd. ("Shanghai Xusuo")	中國 PRC	34%	零 Nil	64,192
蘇州凱合投資諮詢有限公司	Suzhou Kaihe Investment Consultancy Co., Ltd.	中國 PRC	34%	零 Nil	64,192
徐州昌拓商務諮詢有限公司	Xuzhou Changtuo Consultancy Co., Ltd.	中國 PRC	100%	50% (附註) (Note)	零 Nil
北京昌清科技發展有限公司	Beijing Changqing Technology Development Co., Ltd.	中國 PRC	100%	30% (附註) (Note)	零 Nil
北京盛智房地產有限公司	Beijing Shengzhi Property Co., Ltd.	中國 PRC	100%	49% (附註) (Note)	零 Nil
					128,384

附註：截至二零二一年六月三十日止六個月，獨立第三方認購本集團數間附屬公司的若干股本權益，此舉攤薄了本集團於該等實體持有的股本權益並因此修訂組織章程大綱及細則。根據該組織章程大綱，策略性財務及經營決策等所有相關活動須獲其全體股東一致同意批准，因此該等實體作為合營企業入賬。

Note: During the six months ended 30 June 2021, independent third parties subscribed certain equity interest of several subsidiaries of the Group which diluted the equity interests held by the Group in these entities and accordingly the Memorandum and Articles of Association was amended. Pursuant to this Memorandum of Association, all of the relevant activities including the strategic financial and operating decisions require approval by unanimous consent of all of its shareholders and thus the entities are accounted for as joint ventures.

# 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 26. 出售附屬公司 (續)

出售附屬公司權益導致失去控制權 (續)

截至二零二零年六月三十日止六個月

### 26. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of interest in subsidiaries resulting in loss of control (Continued)

For the six months ended 30 June 2020

附屬公司名稱	Name of subsidiary	註冊成立/ 成立地點 Place of incorporation/ establishment	本集團於出售 事項前持有 的股本權益 Equity interest held by the Group before disposal	本集團於出售 事項後持有 的股本權益 Equity interest held by the Group after disposal	總代價 Total consideration 人民幣千元 RMB'000
濟南輝明房地產開發有限公司	Jinan Huiming Real Estate Property Co., Ltd.	中國 PRC	100%	20%	20,000
石獅昌拓房地產開發有限公司	Shishi Changtuo Real Estate Property Co., Ltd.	中國 PRC	100%	20%	10,000
河北和湖企業管理有限公司 (「河北和湖」)	Hebei Hehu Management Co., Ltd. (「Hebei Hehu」)	中國 PRC	66%	16% (附註i) (Note i)	499,202
天津新城悅茂房地產開發有限公司	Tianjin Xincheng Yuemao Property Development Co., Ltd.	中國 PRC	50%	50% (附註ii) (Note ii)	零 Nil
重慶金奕輝房地產開發有限公司	Chongqing Jinyihui Property Development Co., Ltd.	中國 PRC	50%	50% (附註ii) (Note ii)	零 Nil
					529,202

附註：

Notes:

- (i) 截至二零二零年六月三十日止六個月，本集團以總代價人民幣499,202,000元向一名獨立第三方出售於河北和湖的50%股本權益。於出售事項後，本集團持有16%股本權益。由於河北和湖的相關活動須獲全體股東一致同意，河北和湖根據股東協議成為本集團的合營企業。
- (ii) 截至二零二零年六月三十日止六個月，有關實體的股東訂立一項補充協議。透過簽立補充協議，策略性財務及經營決策等所有相關活動須獲其全體股東一致同意批准，因此該等實體作為合營企業入賬。

- (i) During the six months ended 30 June 2020, the Group disposed of 50% equity interest in Hebei Hehu to an independent third party at a total consideration of RMB499,202,000. Subsequent to the disposal, the Group held 16% equity interests. Hebei Hehu became a joint venture of the Group in accordance with the shareholders' agreement, as relevant activities of Hebei Hehu require unanimous consent of all shareholders.
- (ii) During the six months ended 30 June 2020, the shareholders of the respective entity entered into a supplemental agreement. By execution of the supplemental agreement, all of the relevant activities including the strategic financial and operating decisions required approval by unanimous consent of all of its shareholders and thus the entities are accounted for as joint ventures.

## 26. 出售附屬公司 (續)

出售附屬公司權益導致失去控制權 (續)

上述交易按出售附屬公司權益導致失去控制權入賬。有關就上述交易出售的資產淨值詳情概述如下：

## 26. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of interest in subsidiaries resulting in loss of control (Continued)

The above transactions are accounted for as disposal of interest in subsidiaries resulting in loss of control. Details of the net assets disposed of in respect of the above transactions are summarised below:

		二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000	二零二零年 六月三十日 At 30 June 2020 人民幣千元 RMB'000
就失去控制權的資產及負債分析：	Analysis of assets and liabilities over which control was lost:		
物業、廠房及設備	Property, plant and equipment	—	818
於聯營公司的權益	Interests in associates	245,174	23,162
投資物業	Investment properties	1,190,000	—
擬作出售的開發中物業	Properties under development for sale	1,041,125	8,745,950
持作出售物業	Properties held for sale	264,456	—
應收本集團款項	Amounts due from the Group	—	1,689,624
應收一間聯營公司款項	Amount due from an associate	554,601	—
應收合營企業款項	Amount due from a joint venture	—	2,217,902
持作出售物業土地使用權按金	Deposits for land use rights for properties held for sale	211,541	551,114
其他應收款項	Other receivables	275,291	5,041,838
銀行結餘及現金	Bank balances and cash	78,442	328,080
其他應付款項及應計開支	Accounts payable and accrued charges	(359,068)	(1,362,488)
應付非控股權益款項	Amounts due to non-controlling interests	(1,770,506)	(2,437,038)
應付一間聯營公司款項	Amount due to an associate	—	(17,104)
應付本集團款項	Amounts due to the Group	(1,277,475)	(4,599,815)
合約負債	Contract liabilities	(84)	(813,425)
應付稅項	Taxation payable	(8,889)	—
銀行及其他借款	Bank and other borrowings	—	(8,867,676)
遞延稅項負債	Deferred tax liabilities	(84,860)	—
出售的資產淨值	Net assets disposed of	359,748	500,942

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26. 出售附屬公司 (續)

出售附屬公司權益導致失去控制權 (續)

26. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of interest in subsidiaries resulting in loss of control (Continued)

		二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000	二零二零年 六月三十日 At 30 June 2020 人民幣千元 RMB'000
出售附屬公司的收益：	Gain on disposal of subsidiaries:		
現金代價	Cash consideration	64,192	532,202
其他應收款項	Other receivable	64,192	–
本集團分佔於合營企業所 保留股本權益的資產淨值	The Group's share of net assets of the retained equity interests in joint ventures	84,494	246,101
非控股權益	Non-controlling interests	183,146	247,472
出售的資產淨值	Net assets disposed of	(359,748)	(500,942)
		36,276	524,833
現金(流出)流入淨額：	Net cash (outflow) inflow:		
現金代價	Cash consideration	64,192	532,202
出售的銀行結餘及現金	Bank balances and cash disposed of	(78,442)	(328,080)
		(14,250)	204,122

## 27. 抵押資產

下列資產於報告期末予以抵押以擔保本集團獲授若干銀行及其他融資：

## 27. PLEDGE OF ASSETS

The following assets were pledged to secure certain banking and other facilities granted to the Group at the end of the reporting period:

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
投資物業	Investment properties	27,288,920	15,215,150
擬作出售的開發中物業	Properties under development for sale	88,211,748	88,939,631
持作出售物業	Properties held for sale	3,063,199	4,336,747
受限制銀行存款	Restricted bank deposits	102,419	101,873
物業、廠房及設備	Property, plant and equipment	19,287	20,549
		118,685,573	108,613,950

本集團於持有上述若干已抵押的擬作出售的開發中物業的若干附屬公司的股本權益已予以抵押，以擔保本集團獲授若干銀行融資。

The Group's equity interests in certain subsidiaries, which hold certain pledged properties under development for sale included above, have been pledged to secure certain banking facilities granted to the Group.



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## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 28. 承擔

於報告期末，本集團擁有下列承擔：

### 28. COMMITMENTS

At the end of the reporting period, the Group had the following commitments:

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
已訂約但未於簡明綜合財務報表內 撥備的有關收購土地使用權的開支	Expenditure in respect of acquisition of land use rights contracted for but not provided for in the condensed consolidated financial statements	8,023,187	2,558,378

本集團分佔與其他投資者就其合營企業  
共同作出的承擔如下：

The Group's share of commitments made jointly with other investors relating to  
its joint ventures are as follows:

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
已訂約但未於簡明綜合財務報表內 撥備的有關收購土地使用權的開支	Expenditure in respect of acquisition of land use rights contracted for but not provided for in the condensed consolidated financial statements	635,383	4,356,740

## 29. 財務擔保

- (i) 本集團於二零二一年六月三十日就授予本集團已開發物業買家的按揭銀行貸款提供約人民幣25,499,277,000元(二零二零年十二月三十一日：人民幣23,414,713,000元)的擔保。
- (ii) 本集團對開發其項目的合營企業及聯營公司所產生的境外及境內銀行貸款項下尚未履行的責任按本集團各自應佔權益股份個別提供擔保。於二零二一年六月三十日，本集團就該等合營公司及聯營公司所借貸款提供的應佔擔保分別合共約人民幣13,744,205,000元(二零二零年十二月三十一日：人民幣11,693,691,000元)及約人民幣3,267,732,000元(二零二零年十二月三十一日：人民幣2,084,666,000元)。

本公司董事認為該等擔保的虧損率甚低。

本公司董事認為，本集團該等財務擔保合約的公平值於初步確認時以及於二零二一年六月三十日及二零二零年十二月三十一日並不重大，故概無於訂立擔保合約時以及於二零二一年六月三十日及二零二零年十二月三十一日的簡明綜合財務狀況內確認價值。

## 29. FINANCIAL GUARANTEES

- (i) The Group provided guarantees amounting to approximately RMB25,499,277,000 (31 December 2020: RMB23,414,713,000) as at 30 June 2021 in respect of mortgage bank loans granted to purchasers of the Group's developed properties.
- (ii) The Group provided guarantees to several basis covering its respective equity shares of outstanding obligations under the offshore and onshore bank loan incurred by the joint venture and associate companies developing their projects. As at 30 June 2021, the Group's aggregate shares of such guarantees provided in respective of loans borrowed by these joint venture companies amounted to approximately RMB13,744,205,000 (31 December 2020: RMB11,693,691,000) and associate amounted to approximately RMB3,267,732,000 (31 December 2020: RMB2,084,666,000).

The directors of the Company consider that the loss rate of these guarantees are low.

In the opinion of the directors of the Company, the fair values of these financial guarantee contracts of the Group are insignificant at initial recognition and at 30 June 2021 and 31 December 2020, accordingly, no value has been recognised at the inception of the guarantee contracts and on the condensed consolidated financial position as at 30 June 2021 and 31 December 2020.

### 30. 以股份支付的交易

#### (a) 股份獎勵計劃

於二零一七年十二月十八日，董事會採納股份獎勵計劃（「二零一七年股份獎勵計劃」），據此，Prosperity Fountain (PTC) Limited（作為受託人（「受託人」）），即於受託人所訂立日期為二零一七年十二月十八日的信託契據（經不時重列、補充及修訂）（「信託契據」）中宣佈為信託的受託人，將以本集團付出的現金於公開市場購買或向本公司認購新股份以作為獎勵股份，並代由董事會所挑選參與二零一七年股份獎勵計劃的合資格人士以信託形式持有，直至有關股份根據二零一七年股份獎勵計劃的條文歸屬於相關參與者為止。二零一七年股份獎勵計劃旨在肯定若干(i)主要管理人員，包括本集團董事會及高級管理層；及(ii)本集團任何成員公司的僱員的貢獻，並向彼等提供獎勵，以留聘彼等為本集團的持續營運及發展提供服務。二零一七年股份獎勵計劃將由董事會及受託人根據股份獎勵計劃及信託契據的規則進行管理。

除非董事會可能決定提早終止，否則二零一七年股份獎勵計劃自二零一七年十二月十八日起計十年期內有效及生效。

董事會不得進一步獎勵任何二零一七年獎勵股份，以致股份總數將超過不時已發行股份數目的5%。於任何12個月期間內根據二零一七年股份獎勵計劃可向參與者授出的股份最高數目不得超過已發行股份數目的1%。

二零一七年股份獎勵計劃的主要條款及條件概要載於本公司日期為二零一七年十二月十八日及二零一七年十二月二十九日的公告內。

### 30. SHARE-BASED PAYMENT TRANSACTION

#### (a) Share award scheme

On 18 December 2017, the board of directors adopted a share award scheme (the “2017 Share Award Scheme”), pursuant to which the shares to be awarded will be purchased by Prosperity Fountain (PTC) Limited as trustee (the “Trustee”) of the trust declared in the trust deed dated 18 December 2017 entered into by the Trustee (as restated, supplemented and amended from time to time) (the “Trust Deed”) from the open market or subscribed from the Company as new shares out of cash contributed by the Group and held on trust for the eligible persons selected by the board of directors for participation in the 2017 Share Award Scheme until such shares are vested with the relevant participants in accordance with the provisions of the 2017 Share Award Scheme. The purpose of the 2017 Share Award Scheme is to recognise the contributions by certain (i) key management personnel including the board of directors and senior management of the Group; and (ii) employee of any member of the Group to provide them with incentives in order to retain them for the continual operation and development of the Group. The 2017 Share Award Scheme shall be subject to administration of the board of directors and the Trustee in accordance with the rules of the 2017 Share Award Scheme and the Trust Deed.

Subject to any early termination as may be determined by the board of directors, the 2017 Share Award Scheme shall be valid and effective for a term of 10 years commencing on 18 December 2017.

The board of directors shall not make any further award of 2017 awarded shares which will result in the total number of shares exceeding 5% of the number of issued shares from time to time. The maximum number of shares which may be awarded to a participant under the 2017 Share Award Scheme in any 12-month period shall not exceed 1% of the number of the shares in issue.

The summary of the principal terms and conditions of the 2017 Share Award Scheme were set out in the Company’s announcements dated 18 December 2017 and 29 December 2017.

### 30. 以股份支付的交易 (續)

#### (a) 股份獎勵計劃 (續)

期內，受託人以總成本約135,350,000港元(相當於約人民幣110,986,000元)(截至二零二零年六月三十日止六個月：約117,480,000港元(相當於人民幣106,717,000元))已收購約20,955,000股本公司普通股(截至二零二零年六月三十日止六個月：21,904,000股普通股)。於二零二一年六月三十日，二零一七年股份獎勵計劃受託人持有合共70,489,000股本公司普通股(二零二零年十二月三十一日：49,534,000股普通股)。受託人須於歸屬日期將相關股份轉讓予該等合資格人士。期內，概無向僱員授出任何股份。

#### (b) 購股權計劃

已根據於二零一六年四月二十七日通過的決議案採納本公司購股權計劃，其主要目的為向董事及合資格僱員提供獎勵，而該計劃將於二零二六年四月二十六日屆滿。

### 30. SHARE-BASED PAYMENT TRANSACTION (Continued)

#### (a) Share award scheme (Continued)

During the period, approximately 20,955,000 ordinary shares (six months ended 30 June 2020: 21,904,000 ordinary shares) of the Company have been acquired by the Trustee at an aggregate cost of approximately HK\$135,350,000 (equivalent to approximately RMB110,986,000) (six months ended 30 June 2020: approximately HK\$117,480,000 (equivalent to approximately RMB106,717,000)). A total of 70,489,000 ordinary shares of the Company were held by the trustee of the 2017 Share Award Scheme at 30 June 2021 (31 December 2020: 49,534,000 ordinary shares). The Trustee shall transfer the relevant shares to those eligible persons on vesting date. During the period, no shares were granted to employees.

#### (b) Share option scheme

The Company's share option scheme adopted pursuant to a resolution passed on 27 April 2016 for the primary purpose of providing incentives to directors and eligible employees, and will expire on 26 April 2026.

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## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 30. 以股份支付的交易 (續)

#### (b) 購股權計劃 (續)

下表披露本集團僱員所持本公司購股權的變動：

### 30. SHARE-BASED PAYMENT TRANSACTION (Continued)

#### (b) Share option scheme (Continued)

The table below discloses movements of the Company's share options held by the Group's employees:

		購股權計劃 項下的購股權 數目 Number of share options under share option scheme
於二零二一年一月一日尚未行使	Outstanding as at 1 January 2021	203,240,750
於期內行使	Exercised during the period	(46,206,250)
於二零二一年六月三十日尚未行使	Outstanding as at 30 June 2021	157,034,500

就於期內行使的購股權而言，行使當日的加權平均股價為6.91港元。

In respect of the share options exercised during the period, the weighted average share price at the dates of exercise is HK\$6.91.

本集團於截至二零二一年六月三十日止六個月就本公司向本集團僱員授出的購股權確認總開支人民幣14,785,000元(截至二零二零年六月三十日止六個月：人民幣22,848,000元)。

The Group recognised total expenses of RMB14,785,000 for the six months ended 30 June 2021 (six months ended 30 June 2020: RMB22,848,000) in relation to share options granted to the Group's employees by the Company.

### 31. 關聯方披露

除於該等綜合財務報表其他部分所披露者外，本集團與關聯方的交易及結餘如下：

#### (a) 與關聯方交易

### 31. RELATED PARTY DISCLOSURES

Other than as disclosed elsewhere in these consolidated financial statements, the Group has following transactions and balances with related parties:

#### (a) Transactions with related parties

關聯方 Related party	交易性質 Nature of transaction	截至六月三十日止六個月 Six months ended 30 June	
		二零二一年 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	二零二零年 2020 人民幣千元 RMB'000 (未經審核) (unaudited)
林中先生、林偉先生及林峰先生 控制的關聯公司 Related companies controlled by Mr. Lin Zhong, Mr. Lin Wei & Mr. Lin Feng	租金收入 Rental income	498	—
	設計及裝修服務收入 Design and renovation services income	730	513
	建築材料供應收入 Construction material supply income	—	260
	物業管理服務收入 Property management service income	—	6
	銷售物業 Sales of properties	—	1,618,768
	公寓租賃及裝修服務收入 Apartment leasing and renovation services income	4,579	4,501
	物業管理及其他服務收入 Property management and other services income	70,260	39,474
聯營公司 Associates	預製建築材料供應及相關安裝與技術服務開支 Prefabricated construction materials supply and related installation and technical services expense	6,199	3,410
	項目管理費用收入 Project management fee income	709,830	517,426
	銷售物業 Sales of properties	—	201,732
	項目管理費用收入 Project management fee income	869,339	1,019,358
合營企業 Joint ventures	物業管理及其他服務收入 Property management and other services income	56,368	59,509
	薪酬 Remuneration	11,832	21,442

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## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 31. 關聯方披露 (續)

除於該等綜合財務報表其他部分所披露者外，本集團與關聯方的交易及結餘如下：(續)

### 31. RELATED PARTY DISCLOSURES (Continued)

Other than as disclosed elsewhere in these consolidated financial statements, the Group has following transactions and balances with related parties: (Continued)

#### (b) 應收(付)合營企業及聯營公司款項

#### (b) Amounts due from (to) joint ventures and associates

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
應收合營企業款項	Amounts due from joint ventures	29,918,077	39,198,680
應收聯營公司款項	Amounts due from associates	16,138,403	18,316,768
		46,056,480	57,515,448
應付合營企業款項	Amounts due to joint ventures	(26,780,593)	(21,417,558)
應付聯營公司款項	Amounts due to associates	(16,173,130)	(11,007,464)
		(42,953,723)	(32,425,022)

#### (c) 應收(付)關聯方款項

#### (c) Amounts due from (to) related parties

		於二零二一年 六月三十日 At 30 June 2021 人民幣千元 RMB'000 (未經審核) (unaudited)	於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000 (經審核) (audited)
其他應收款項	Other receivables	2,553	505
其他應付款項	Other payables	(1,732,545)	(785,125)



## 32. 金融工具的公平值計量

按經常性基準以公平值計量的本集團金融資產及負債的公平值

本集團的部分金融資產及負債按於各報告期末的公平值計量。下表提供有關如何釐定該等金融資產及負債公平值的資料(特別是所用的估值方法及輸入數據)，以及根據公平值計量輸入數據的可觀察程度而將公平值計量分類到所屬公平值架構級別(第一級至第三級)。

- 第一級公平值計量乃根據相同資產或負債於活躍市場中所報價格(未經調整)得出；
- 第二級公平值計量乃除第一級計入的報價外，根據資產或負債可直接(即價格)或間接(即自價格衍生)觀察的輸入數據得出；及
- 第三級公平值計量乃指由包含並非依據可觀察的市場數據的資產或負債的輸入數據(不可觀察輸入數據)的估值方法得出的公平值計量。

## 32. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

Fair value of the Group's financial assets and liabilities that are measured at fair value on a recurring basis

Some of the Group's financial assets and liabilities are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets and liabilities are determined (in particular, the valuation technique(s) and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

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## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 32. 金融工具的公平值計量 (續)

按經常性基準以公平值計量的本集團金融資產及負債的公平值 (續)

### 32. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

Fair value of the Group's financial assets and liabilities that are measured at fair value on a recurring basis (Continued)

		於以下日期的公平值		公平值 等級	估值技術及 主要輸入數據
		二零二一年 六月三十日 30 June 2021 人民幣千元 RMB'000	二零二零年 十二月 三十一日 31 December 2020 人民幣千元 RMB'000		
金融資產	Financial assets			Fair value hierarchy	Valuation techniques and key inputs
分類為按公平值計入損益的 金融資產的無報價股本權益 — 非上市私人基金	Unquoted equity interests classified as financial assets at FVTPL — unlisted private funds	資產 Assets 2,502,520	資產 Assets 905,388	第三級 Level 3	資產分析法—基金資產淨值 Asset approach – Fund net assets value
— 非上市私人基金	— unlisted private funds	150,000	—	第三級 Level 3	收入法—貼現現金流量 Income approach – Discounted cash flow
		2,652,520	905,388		
分類為按公平值計入損益的 金融資產的股本工具 — 在香港上市	Equity instruments classified as financial assets at FVTPL — listed in HK	資產 Assets 76,480	資產 Assets 86,841	第一級 Level 1	活躍市場所報買入價 Quoted bid prices in an active market
— 在中國上市	— listed in the PRC	320,478	287,420	第一級 Level 1	活躍市場所報買入價 Quoted bid prices in an active market
		396,958	374,261		
按公平值計入其他全面收入的 股本工具 — 在美國上市	Equity instruments at FVTOCI — listed in United States	資產 Assets 559,762	資產 Assets 499,446	第一級 Level 1	活躍市場所報買入價 Quoted bid prices in an active market
— 非上市股本投資	— unlisted equity investment	35,189	240,239	第三級 Level 3	經就交易後變動調整的股本融資過往 交易價格 Prior transaction price on equity financing with adjustments for changes after transaction
		594,951	739,685		
分類為按公平值計入損益的 金融資產的物業項目投資	Investments in property projects classified as financial assets at FVTPL	資產 Assets 306,873	資產 Assets 286,531	第三級 Level 3	貼現現金流量—未來現金流量根 據預期回報及合約投資成本進行 估計，並以反映各物業項目的內部 回報率的利率貼現 Discounted cash flow – Future cash flows are estimated based on expected return, and the contracted investment costs, discounted at a rate that reflects the internal rate of return of varies property projects

### 32. 金融工具的公平值計量 (續)

按經常性基準以公平值計量的本集團金融資產及負債的公平值 (續)

### 32. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

Fair value of the Group's financial assets and liabilities that are measured at fair value on a recurring basis (Continued)

		於以下日期的公平值		公平值 等級	估值技術及 主要輸入數據
		二零二一年 六月三十日 30 June 2021 人民幣千元 RMB'000	二零二零年 十二月 三十一日 31 December 2020 人民幣千元 RMB'000		
金融資產	Financial assets			Fair value hierarchy	Valuation techniques and key inputs
衍生金融工具－外幣遠期合約	Derivative financial instruments – foreign currency forward contracts	負債 Liabilities –	負債 Liabilities (266,362)	第二級 Level 2	貼現現金流量－未來現金流量根據 遠期匯率(得自報告期末可觀察的 遠期匯率)及合約匯率進行估計。 Discounted cash flow – Future cash flows are estimated based on forward exchange rates (from observable forward exchange rates at the end of the reporting period) and the contracted exchange rates
衍生金融工具－利率掉期	Derivative financial instruments – interest rate swap	負債 (指定用 於對沖) Liabilities (designated for hedging) (37,972)	負債 (指定用 於對沖) Liabilities (designated for hedging) (57,054)	第二級 Level 2	貼現現金流量－未來現金流量根據 遠期利率(得自報告期末可觀察的 遠期利率)及合約利率進行估計。 Discounted cash flow – Future cash flows are estimated based on forward interest rates (from observable forward interest rates at the end of the reporting period) and the contracted interest rates

除分別於附註22及23所披露具有公平值的優先票據及公司債券外，本集團管理層認為，簡明綜合財務報表中以攤銷成本入賬的其他金融資產及金融負債的賬面值與其於報告期末的公平值相若。

本集團以攤銷成本入賬的金融資產及金融負債的公平值根據按照貼現現金流量分析建立的公認定價模式而釐定。

Except for the senior notes and corporate bonds with fair value as disclosed in notes 22 and 23, respectively, the management of the Group consider that the carrying amounts of the other financial assets and financial liabilities recorded at amortised cost in the condensed consolidated financial statements approximate their fair values at the end of the reporting period.

The fair value of financial assets and financial liabilities of the Group recorded at amortised cost is determined in accordance with generally accepted pricing models based on discounted cash flow analysis.

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 33. 報告期末後事項

於二零二一年七月，旭輝中國發行人民幣30億元的公開發行公司債券（「二零二六年七月到期人民幣債券」），於上交所上市。二零二六年七月到期人民幣債券以年利率4.20厘計息及利息每年支付一次。

於起始日期後的第三年年末，旭輝中國（作為發行人）有權調整利率，而二零二六年七月到期人民幣債券的持有人可選擇按面值向旭輝中國售回全部或部分債券。

### 33. EVENTS AFTER THE END OF THE REPORTING PERIOD

In July 2021, CIFI PRC issued public corporate bonds of RMB3 billion (“July 2026 due RMB Bond”) which are listed on the SSE. July 2026 due RMB Bond carry interest at rate of 4.20% per annum and interest is payable annually.

At the end of the third year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of July 2026 due RMB Bond may at their options to sell back the bonds to CIFI PRC in whole or in part at par value.

## 獨立核數師報告 INDEPENDENT AUDITOR'S REPORT

# Deloitte.

# 德勤

致旭輝控股（集團）有限公司各股東  
（於開曼群島註冊成立的有限公司）

TO THE MEMBERS OF CIFI HOLDINGS (GROUP) CO. LTD.  
(incorporated in the Cayman Islands with limited liability)

### 意見

本核數師（以下簡稱「吾等」）已審核載列於第174至410頁旭輝控股（集團）有限公司（「貴公司」）及其附屬公司（統稱「貴集團」）的綜合財務報表，此綜合財務報表包括於二零二零年十二月三十一日的綜合財務狀況表、截至該日止年度的綜合損益及其他全面收益表、綜合股本權益變動表、綜合現金流量表以及綜合財務報表附註，包括主要會計政策概要。

吾等認為，該等綜合財務報表均已按照國際會計準則理事會頒布的國際財務報告準則（「國際財務報告準則」）的規定真實而中肯地反映 貴集團於二零二零年十二月三十一日的綜合財務狀況及其截至該日止年度的綜合財務表現和綜合現金流量，並已按照香港公司條例的披露規定妥為編製。

### 意見的基礎

吾等已根據香港會計師公會（「香港會計師公會」）頒布的香港審計準則（「香港審計準則」）進行審核。吾等於該等準則下承擔的責任已在本報告「核數師就審核綜合財務報表須承擔的責任」部分中作進一步闡述。根據香港會計師公會頒布的專業會計師道德守則（以下簡稱「守則」），吾等獨立於 貴集團，並已履行守則中的其他專業道德責任。吾等相信，吾等所獲得的審核憑證屬充足及適當，可為吾等的審核意見提供基礎。

### OPINION

We have audited the consolidated financial statements of CIFI Holdings (Group) Co. Ltd. (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 174 to 410, which comprise the consolidated statement of financial position as at 31 December 2020, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2020, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards ("IFRSs") issued by the International Accounting Standards Board and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

### BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSA") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants (the "Code"), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## 獨立核數師報告 INDEPENDENT AUDITOR'S REPORT

### 關鍵審計事項

關鍵審計事項是根據吾等的專業判斷，認為對吾等審核本期綜合財務報表最為重要的事項。這些事項是在吾等審核整體綜合財務報表及出具意見時進行處理的。吾等不會對這些事項提供單獨的意見。

### KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

關鍵審計事項 Key audit matter	吾等於審核中處理關鍵審計事項的方法 How our audit addressed the key audit matter
<b>投資物業估值</b> <b>Valuation of investment properties</b> <p>由於管理層釐定公平值時須作出判斷及估計，吾等將投資物業估值釐定為關鍵審計事項。</p> <p>貴集團的投資物業指位於中華人民共和國（「中國」）的購物商場、住宅及辦公室單位，於二零二零年十二月三十一日的賬面值為人民幣22,699,000,000元，佔 貴集團總資產的6.0%。投資物業公平值變動人民幣941,000,000元已於截至該日止年度的綜合損益及其他全面收益表內確認。</p> <p>貴集團所有投資物業均根據與 貴集團並無關連的獨立合資格專業估值師（「估值師」）進行的估值按公平值列賬。估值所使用估值方法及重大不可觀察輸入數據的詳情於綜合財務報表附註14內披露。已竣工投資物業及在建投資物業估值依賴若干涉及管理層判斷的重大無法觀察輸入數據，包括租期收益率、復歸收益率、市場單位租金、開發總值及開發商的利潤。</p> <p>We identified the valuation of investment properties as a key audit matter due to the management's judgements and estimations associated with determining the fair value.</p> <p>The investment properties of the Group represented shopping malls, residential and office units located in the People's Republic of China (the "PRC") and carried at RMB22,699 million as at 31 December 2020, which represented 6.0% of the Group's total assets. Change in fair value of investment properties of RMB941 million was recognised in the consolidated statement of profit or loss and other comprehensive income for the year then ended.</p> <p>All of the Group's investment properties are stated at fair value based on valuations performed by independent qualified professional valuers which are not connected with the Group (the "Valuers"). Details of the valuation techniques and significant unobservable inputs used in the valuations are disclosed in note 14 to the consolidated financial statements. The valuations of the completed investment properties and investment properties under construction are dependent on certain significant unobservable inputs which involve the management's judgements, including term yield, reversionary yield, market unit rental, gross development value and developer's profit.</p>	<p>吾等就投資物業估值的程序包括：</p> <ul style="list-style-type: none"> <li>• 評估估值師的資歷、能力和客觀性；</li> <li>• 透過比較 貴集團及市場的特定資料，向管理層及估值師瞭解估值技術，並質疑估值師所用的估值技術及重大不可觀察輸入數據的合理性；</li> <li>• 透過按抽樣形式將租金細節與相應現有租賃協議比較，評估管理層向估值師所提供資料的可信性；及</li> <li>• 對輸入數據進行分析以評估估值結果。</li> </ul> <p>Our procedures in relation to the valuation of investment properties included:</p> <ul style="list-style-type: none"> <li>• Evaluating the Valuers' competence, capabilities and objectivity;</li> <li>• Obtaining an understanding from the management and the Valuers about the valuation techniques and challenging the valuation techniques and reasonableness of the significant unobservable inputs used by the Valuers by comparing to specific information of the Group and the market;</li> <li>• Assessing the integrity of information provided by the management to the Valuers by comparing details of rentals on a sample basis to the respective underlying existing lease agreements; and</li> <li>• Performing analysis on the inputs to evaluate the results on the valuations.</li> </ul>

<b>關鍵審計事項</b> <b>Key audit matter</b>	<b>吾等於審核中處理關鍵審計事項的方法</b> <b>How our audit addressed the key audit matter</b>
<p><b>擬作出售的開發中物業及持作出售物業的估值</b>  <b>Valuation of properties under development for sale and properties held for sale</b></p> <p>由於可變現淨值（「可變現淨值」）以及評估擬作出售的開發中物業（「擬作出售的開發中物業」）未來的完工成本及進行銷售所需的成本涉及重大判斷，故吾等將 貴集團及合營企業擬作出售的開發中物業及持作出售物業（「持作出售物業」）（統稱「物業」）的估值釐定為關鍵審計事項。</p> <p>誠如綜合財務狀況表所披露， 貴集團於二零二零年十二月三十一日擁有擬作出售的開發中物業及持作出售物業，分別為人民幣129,018,000,000元及人民幣12,904,000,000元，其大部分位於中國。此外，如綜合財務報表附註19所披露，合營企業於二零二零年十二月三十一日擁有擬作出售的開發中物業及持作出售物業分別為人民幣150,905,000,000元及人民幣8,077,000,000元，其大部分位於中國及香港。</p> <p>誠如綜合財務報表附註4所披露， 貴集團管理層藉參考物業估計市價釐定其可變現淨值，其中考慮多項因素，包括同一項目中同類物業或類似物業所達致的近期價格以及中國及香港房地產的當前及預測市況、經參考實際開發成本得出的擬作出售的開發中物業預期未來完工成本，以及按當時市況銷售物業將產生的成本。</p> <p>倘物業可變現淨值低於其賬面值，則將物業賬面值減至其可變現淨值。</p> <p>根據管理層對物業可變現淨值的分析，概無撇減需要。</p> <p>We identified the valuation of the Group's and the joint ventures' properties under development for sale (the "PUD") and properties held for sale (the "PFS") (collectively referred to as the "Properties") as a key audit matter due to the significant judgements involved in the net realisable value ("NRV") and the estimation of future costs to completion of the PUD and costs necessary to make the sales.</p> <p>As disclosed in the consolidated statement of financial position, the Group had PUD of RMB129,018 million and PFS of RMB12,904 million as at 31 December 2020, of which substantially are situated in the PRC. In addition, as disclosed in note 19 to the consolidated financial statements, the joint ventures had PUD of RMB150,905 million and PFS of RMB8,077 million as at 31 December 2020, which are mainly situated in the PRC and Hong Kong.</p> <p>As disclosed in note 4 to the consolidated financial statements, the management of the Group determined the NRV of the Properties by reference to the estimated market prices of the Properties, which takes into account a number of factors including recent prices achieved for similar property types in the same project or by similar properties, and the prevailing and forecasted real estate market conditions in the PRC and Hong Kong and the estimate future costs to completion of the PUD by reference to the actual development cost and the costs to be incurred in selling the properties based on prevailing market conditions.</p> <p>If the NRV of the Properties are found to be lower than their carrying amounts, the carrying amounts of the Properties are reduced to their NRV.</p> <p>Based on the management's analysis of the NRV of the Properties, no write-downs were considered to be necessary.</p>	<p>吾等評估擬作出售的開發中物業及持作出售物業估值適當性的程序包括：</p> <ul style="list-style-type: none"> <li>• 根據吾等對 貴集團及合營企業業務以及中國及香港房地產行業的瞭解，透過將可變現淨值與相同項目或可比較物業所達致最近期市價比較，評估管理層按抽樣形式釐定物業可變現淨值的合理性；及</li> <li>• 參考 貴集團其他類似已竣工項目的實際開發成本，評估物業可變現淨值及竣工所需未來成本的估算的合理性。</li> </ul> <p>Our procedures in relation to assessing the appropriateness of the valuation of the PUD and PFS included:</p> <ul style="list-style-type: none"> <li>• Assessing the reasonableness of the NRV of the Properties that determined by the management on a sample basis, by comparing the NRV to the latest market prices achieved in the same projects or by comparable properties, in accordance with our understanding of the Group's and joint ventures' business and the real estate industry in the PRC and Hong Kong; and</li> <li>• Assessing the reasonableness of the estimation of the NRV and future costs to completion of the Properties by reference to the actual development cost of other similar completed projects of the Group.</li> </ul>



## 獨立核數師報告

## INDEPENDENT AUDITOR'S REPORT

關鍵審計事項 Key audit matter	吾等於審核中處理關鍵審計事項的方法 How our audit addressed the key audit matter
<b>銷售物業已確認收入</b> Revenue recognised from sales of properties	
<p>由於銷售物業已確認收入於數量上對綜合損益及其他全面收益表而言屬重大且於釐定銷售物業收入的適當確認點時涉及判斷，因此吾等將其釐定為關鍵審計事項。</p>	<p>吾等有關銷售物業已確認收入的程序包括：</p> <ul style="list-style-type: none"> <li>瞭解並測試管理層對向買家交付物業程序的控制；</li> </ul>
<p>於中國銷售物業的收入於已竣工物業的控制權轉讓予客戶(即向買家交付物業時)及達成綜合財務報表附註3「來自客戶合約的收入」所披露的準則時確認。誠如綜合財務報表附註5所披露，截至二零二零年十二月三十一日止年度，貴集團確認銷售物業收入人民幣64,320,000,000元。</p>	<ul style="list-style-type: none"> <li>以抽樣形式評估買賣協議中列明的條款，並取得貴集團向買家發出的交付通知以評估物業控制權是否已轉移至買家；及</li> <li>以抽樣形式審查於二零二零年十二月三十一日前與交付予買家的項目相關的支持文件以評估收入是否於適當的時期內確認。</li> </ul>
<p>We identified revenue recognised from sales of properties as a key audit matter as it is quantitatively significant to the consolidated statement of profit or loss and other comprehensive income and there is judgement involved in determining the appropriate point at which to recognise revenue from sales of properties.</p>	<p>Our procedures in relation to revenue recognised from sales of properties included:</p> <ul style="list-style-type: none"> <li>Obtaining an understanding of and testing the management's control over the process of properties delivery to buyers;</li> </ul>
<p>Revenue from sales of properties in the PRC is recognised when control of the completed property is transferred to the customer, i.e. at the point of delivering of the properties to buyers and when the criteria as disclosed in note 3 "Revenue from contracts with customers" to the consolidated financial statements are satisfied. The Group recognised revenue of RMB64,320 million from sales of properties for the year ended 31 December 2020 as disclosed in note 5 to the consolidated financial statements.</p>	<ul style="list-style-type: none"> <li>Assessing the terms stated in the sales and purchase agreements, on a sample basis, and obtaining the delivery notices issued by the Group to the buyers to assess whether the control of the properties are transferred to the buyers; and</li> <li>Reviewing the relevant supporting documents in relation to the projects delivered to buyers prior to 31 December 2020, on a sample basis, to assess whether the revenue are recognised in an appropriate period.</li> </ul>

<b>關鍵審計事項</b> <b>Key audit matter</b>	<b>吾等於審核中處理關鍵審計事項的方法</b> <b>How our audit addressed the key audit matter</b>
<p><b>土地增值稅計算的準確性</b>  <b>Accuracy of land appreciation tax calculations</b></p> <p>由於估計 貴集團就各物業開發項目應付土地增值稅金額時須作出主要判斷，因此吾等將中國土地增值稅（「土地增值稅」）計算的準確性釐定為關鍵審計事項。</p> <p>當物業交付予買家且確認收入時將產生中國土地增值稅。誠如綜合財務報表附註9所披露，截至二零二零年十二月三十一日止年度，於綜合損益及其他全面收益表確認土地增值稅人民幣1,836,000,000元。誠如綜合財務報表附註4所披露，土地增值稅的計算與所使用根據土地增值金額釐定的比率的適當性高度相關。土地增值金額由估計銷售收入所得減去相關可扣除支出（包括土地成本及估計建造成本）釐定。</p> <p>We identified the accuracy of land appreciation tax ("LAT") calculations in the PRC as a key audit matter since significant judgement is required in estimating the amount of LAT to be paid by the Group within each of the property development projects.</p> <p>LAT arises in the PRC when properties are delivered to the buyers and revenue is recognised. As disclosed in note 9 to the consolidated financial statements, LAT amounted to RMB1,836 million is recognised in the consolidated statement of profit or loss and other comprehensive income for the year ended 31 December 2020. As disclosed in note 4 to the consolidated financial statements, the LAT calculations are highly dependent on the appropriateness of the rates used, which are determined by the amount of the land appreciation. The amount of the land appreciation is determined by subtracting the related deductible expenditures, including the cost of land and estimated construction costs, from the estimates of sales revenue.</p>	<p>吾等有關土地增值稅計算準確性的程序包括：</p> <ul style="list-style-type: none"> <li>• 比較相關可扣除支出及最近期項目產生的預算成本，評估土地增值稅計算所使用輸入數據的合理性；</li> <li>• 透過比較管理層於過往期間所作出的判斷與實際結果，評估彼等於估計土地增值金額及土地增值稅徵收率時所採用的判斷；及</li> <li>• 委任本所稅務專家按抽樣形式評估物業開發項目的土地增值金額的準確性，並與中國國家稅務總局所公布土地增值稅徵收率進行比較，以評估各物業開發項目所使用土地增值稅徵收率的合理性。</li> </ul> <p>Our procedures in relation to the accuracy of LAT calculations included:</p> <ul style="list-style-type: none"> <li>• Assessing the reasonableness of the input used in the LAT calculation by comparing the related deductible expenditure with the latest budgeted cost incurred for the projects;</li> <li>• Assessing the judgements adopted by the management in estimating the land appreciation amount and the LAT charge rate by comparing their judgements made in previous periods to actual results; and</li> <li>• Involving our tax experts to assess the accuracy of the land appreciation amount of property development projects on a sample basis, and to assess the reasonableness of the LAT charge rate used for each of the property development projects by comparing it to the LAT charge rate announced by the State Administration of Taxation in the PRC.</li> </ul>

## 獨立核數師報告 INDEPENDENT AUDITOR'S REPORT

### 其他信息

貴公司董事須對其他信息負責。其他信息包括年度報告內的信息，但不包括綜合財務報表及吾等就此發出的核數師報告。

吾等對綜合財務報表的意見並不涵蓋其他信息，吾等亦不對其他信息發表任何形式的鑒證結論。

就吾等對綜合財務報表的審核而言，吾等的責任是閱讀其他信息，從而考慮其他信息是否與綜合財務報表或吾等在審核過程中所瞭解的情況存在重大不符，或似存在重大錯誤陳述。基於吾等已執行的工作，倘吾等認為該其他信息存在重大錯誤陳述，則吾等需要報告該事實。吾等就此並無須報告事項。

### 董事及治理層就綜合財務報表須承擔的責任

貴公司董事須負責根據國際財務報告準則及香港公司條例的披露規定擬備真實且中肯的綜合財務報表，並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部監控負責。

在擬備綜合財務報表時，董事負責評估貴集團持續經營的能力，並在適用情況下披露與持續經營有關的事項，以及使用持續經營會計基礎，除非董事有意將貴集團清盤或停止經營，或別無其他實際的替代方案。

治理層須負責監督貴集團的財務報告過程。

### OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### RESPONSIBILITIES OF DIRECTORS AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with IFRSs and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

### 核數師就審核綜合財務報表須承擔的責任

吾等的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並根據協定的委聘條款僅向閣下（作為整體）出具包括吾等意見的核數師報告，除此之外本報告不作其他用途。吾等不會就本報告的內容向任何其他人士負上或承擔任何責任。合理保證是高水平的保證，但不能保證按照香港審計準則進行的審核，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引致，如果合理預期其單獨或滙總起來可能影響綜合財務報表使用者依賴該等綜合財務報表作出的經濟決定，則有關錯誤陳述可被視作重大。

根據香港審計準則進行審核的過程中，吾等運用專業判斷，保持專業懷疑態度。吾等亦：

- 識別和評估由於欺詐或錯誤而導致綜合財務報表出現重大錯誤陳述的風險，設計及執行審核程序以應對這些風險，以及獲取充足和適當的審核憑證，作為吾等意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部監控之上，因此未能發現因欺詐而導致重大錯誤陳述的風險高於未能發現因錯誤而導致重大錯誤陳述的風險。
- 瞭解與審核相關的內部監控，以設計適當的審核程序，但目的並非對貴集團內部監控的有效性發表意見。
- 評價董事所採用會計政策的恰當性及所作會計估計和相關披露的合理性。

### AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSAs, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

## 獨立核數師報告 INDEPENDENT AUDITOR'S REPORT

- 對董事採用持續經營會計基礎的恰當性作出結論。根據獲取的審核憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對貴集團的持續經營能力產生重大疑慮。如果吾等認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露，倘有關披露不足，則吾等應當發表非無保留意見。吾等的結論乃基於核數師報告日期止所取得的審核憑證。然而，未來事項或情況可能導致貴集團不能持續經營。
- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表有否中肯反映相關交易和事項。
- 就貴集團內實體或業務活動的財務資料獲取充分、適當的審核憑證，以對綜合財務報表發表意見。吾等負責指導、監督和執行貴集團的審核。吾等對審核意見承擔全部責任。
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

除其他事項外，吾等與治理層溝通了計劃的審核範圍、時間安排及重大審核發現等，包括吾等於審核中識別出內部監控的任何重大缺陷。

吾等還向治理層提交聲明，說明吾等已符合有關獨立性的相關專業道德要求，並與彼等溝通可能合理地被認為會影響吾等獨立性的所有關係及其他事項，以及在適用的情況下，為消除威脅而採取的行動或採用的防範措施。

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

從與治理層溝通的事項中，吾等確定哪些事項對本期綜合財務報表的審核最為重要，因而構成關鍵審計事項。吾等在核數師報告中描述這些事項，除非法律或法規不允許公開披露這些事項，或在極端罕見的情況下，如果合理預期在吾等報告中溝通某事項造成的負面後果超過產生的公眾利益，我們決定不應在報告中溝通該事項。

本獨立核數師報告的審核項目合夥人為謝鳳珍。

**德勤•關黃陳方會計師行**  
執業會計師  
香港

二零二一年三月二十五日

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in the independent auditor's report is Tse Fung Chun.

**Deloitte Touche Tohmatsu**  
*Certified Public Accountants*  
Hong Kong

25 March 2021

## 綜合損益及其他全面收益表

## CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

截至二零二零年十二月三十一日止年度 For the year ended 31 December 2020

		附註 NOTES	二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
<b>收入</b>	<b>Revenue</b>	5	71,798,663	56,451,103
銷售及服務成本	Cost of sales and services		(56,189,600)	(42,334,889)
<b>毛利</b>	<b>Gross profit</b>		15,609,063	14,116,214
其他收入、收益及虧損	Other income, gains and losses	7	3,173,369	1,469,636
投資物業公平值變動	Change in fair value of investment properties		940,585	200,659
營銷及市場推廣開支	Selling and marketing expenses		(2,067,375)	(1,579,990)
行政開支	Administrative expenses		(2,946,420)	(3,148,306)
應佔合營企業業績	Share of results of joint ventures		968,468	1,984,710
應佔聯營公司業績	Share of results of associates		1,159,501	1,522,961
融資成本	Finance costs	8	(667,424)	(729,158)
<b>除稅前利潤</b>	<b>Profit before taxation</b>		16,169,767	13,836,726
<b>所得稅開支</b>	<b>Income tax expense</b>	9	(4,274,234)	(4,594,879)
<b>年內利潤</b>	<b>Profit for the year</b>	10	11,895,533	9,241,847
<b>其他全面(開支)收入：</b>	<b>Other comprehensive (expense) income:</b>			
不會重新分類至損益的項目：	Items that will be reclassified to profit or loss:			
指定為現金流量對沖的	Fair value change on hedging instruments			
對沖工具公平值變動	designated as cash flow hedge		(89,227)	—
將指定為現金流量對沖的	Reclassification of fair value change on hedging			
對沖工具公平值變動	instruments designated as cash flow hedge to			
重新分類至損益	profit or loss		20,260	—
不會重新分類至損益的項目：	Items that will not be reclassified to profit or loss:			
按公平值計入其他全面收入	Fair value loss on investments in equity			
(「按公平值計入其他全面收入」)	instruments at fair value through other			
的股本工具投資公平值虧損	comprehensive income ("FVTOCI")		(96,659)	(37,442)
按公平值計入其他全面收入的	Income tax relating to equity instruments at			
股本工具的所得稅	FVTOCI		16,720	8,813
			(148,906)	(28,629)
<b>年內全面收入總額</b>	<b>Total comprehensive income for the year</b>		11,746,627	9,213,218
以下各項應佔年內利潤：	Profit for the year attributable to:			
本公司股東權益	Equity owners of the Company		8,031,895	6,443,305
永久資本工具擁有人	Owners of perpetual capital instruments		229,627	221,817
非控股權益	Non-controlling interests		3,634,011	2,576,725
			11,895,533	9,241,847
以下各項應佔年內	Total comprehensive income for the year			
全面收入總額：	attributable to:			
本公司股東權益	Equity owners of the Company		7,882,989	6,414,676
永久資本工具擁有人	Owners of perpetual capital instruments		229,627	221,817
非控股權益	Non-controlling interests		3,634,011	2,576,725
			11,746,627	9,213,218
<b>每股盈利(人民幣元)：</b>	<b>Earnings per share, in RMB:</b>			
<b>基本</b>	<b>Basic</b>	13	1.00	0.82
<b>攤薄</b>	<b>Diluted</b>	13	0.99	0.81



## 綜合財務狀況表

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於二零二零年十二月三十一日 At 31 December 2020

			二零二零年 十二月 三十一日 31/12/2020 附註 NOTES 人民幣千元 RMB'000	二零一九年 十二月 三十一日 31/12/2019 人民幣千元 RMB'000 (經重列) (Restated)	二零一九年 一月 一日 1/1/2019 人民幣千元 RMB'000 (經重列) (Restated)
<b>非流動資產</b>	<b>NON-CURRENT ASSETS</b>				
投資物業	Investment properties	14	22,698,969	17,686,036	16,196,679
物業、廠房及設備	Property, plant and equipment	15	235,207	172,475	161,150
使用權資產	Right-of-use assets	16	117,325	142,090	107,236
無形資產	Intangible assets	17	91,049	100,600	–
商譽	Goodwill	17	470,952	431,128	17,230
於聯營公司的權益	Interests in associates	18	16,861,861	8,019,593	5,591,044
於合營企業的權益	Interests in joint ventures	19	17,825,596	12,872,071	8,518,233
於房地產項目的投資	Investments in property projects	20	286,531	417,688	582,722
按公平值計入損益（「按公平值計入損益」）的金融資產	Financial assets at fair value through profit or loss (“FVTPL”)	21	905,388	526,458	564,553
按公平值計入其他全面收入的股本工具	Equity instruments at FVTOCI	22	739,685	881,832	919,274
遞延稅項資產	Deferred taxation assets	38	2,195,730	1,758,447	1,025,695
物業、廠房及設備預付款項	Prepayment of property, plant and equipment	25	12,448	13,368	–
就收購股權已付的按金	Deposit for acquisition of equity interests		–	–	50,000
			62,440,741	43,021,786	33,733,816
<b>流動資產</b>	<b>CURRENT ASSETS</b>				
持作出售物業	Properties held for sale	23	12,904,429	15,552,823	10,238,165
擬作出售的開發中物業	Properties under development for sale	24	129,018,163	115,202,723	84,137,912
應收賬款及其他應收款項、按金及預付款項	Accounts and other receivables, deposits and prepayments	25	30,384,186	24,596,795	16,941,938
應收非控股權益款項	Amounts due from non-controlling interests	26	26,359,618	18,766,941	13,416,613
應收合營企業及聯營公司的款項	Amounts due from joint ventures and associates	27	57,515,448	36,569,805	27,798,425
持作出售物業土地使用權按金	Deposits for land use rights for properties held for sale		5,704,636	8,713,034	7,950,061
可收回稅項	Taxation recoverable		3,443,355	2,877,209	1,746,713
按公平值計入損益的金融資產	Financial assets at FVTPL	21	374,261	573,761	705,386
衍生金融工具	Derivative financial instruments	28	–	11,912	–
受限制銀行存款	Restricted bank deposits	29	101,873	431,695	1,299,969
銀行結餘及現金	Bank balances and cash	29	51,052,696	58,536,676	44,487,683
			316,858,665	281,833,374	208,722,865

綜合財務狀況表  
CONSOLIDATED STATEMENT OF FINANCIAL POSITION

			二零二零年 十二月 三十一日 31/12/2020 人民幣千元 RMB'000	二零一九年 十二月 三十一日 31/12/2019 人民幣千元 RMB'000 (經重列) (Restated)	二零一九年 一月 一日 1/1/2019 人民幣千元 RMB'000 (經重列) (Restated)
		附註 NOTES			
<b>流動負債</b>	<b>CURRENT LIABILITIES</b>				
應付賬款及其他應付款項	Accounts and other payables and				
以及應計開支	accrued charges	30	58,332,009	39,846,798	26,239,597
合約負債	Contract liabilities	31	74,626,818	54,465,082	44,405,099
應付非控股權益款項	Amounts due to non-controlling interests	26	12,207,232	16,447,941	16,571,325
應付合營企業及聯營公司的款項	Amounts due to joint ventures and associates	27	32,425,022	29,170,655	15,519,116
應付稅項	Taxation payable		10,248,100	9,712,706	7,690,885
租賃負債(於一年內到期)	Lease liabilities – due within one year	32	65,824	66,570	41,258
銀行及其他借款	Bank and other borrowings				
(於一年內到期)	– due within one year	33	7,300,715	13,941,253	8,851,652
優先票據(於一年內到期)	Senior notes – due within one year	34	3,637,114	3,190,356	–
公司債券(於一年內到期)	Corporate bonds – due within one year	35	7,761,443	4,006,799	3,646,140
衍生金融工具	Derivative financial instruments				
(於一年內到期)	– due within one year	28	266,362	19,260	74,949
可換股債券的債務部分	Debt component of convertible bonds	44	–	–	907,724
			206,870,639	170,867,420	123,947,745
<b>流動資產淨值</b>	<b>NET CURRENT ASSETS</b>		109,988,026	110,965,954	84,775,120
<b>總資產減流動負債</b>	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		172,428,767	153,987,740	118,508,936
<b>資本及儲備</b>	<b>CAPITAL AND RESERVES</b>				
股本	Share capital	37	668,481	639,723	626,271
儲備	Reserves		35,383,200	29,559,614	25,003,821
本公司股東權益應佔股本權益	Equity attributable to owners of the Company		36,051,681	30,199,337	25,630,092
永久資本工具	Perpetual capital instruments	36	3,536,877	3,883,572	3,883,572
非控股權益	Non-controlling interests		44,053,692	34,114,036	20,642,017
<b>股本權益總額</b>	<b>TOTAL EQUITY</b>		83,642,250	68,196,945	50,155,681

		二零二零年 十二月 三十一日 31/12/2020 附註 NOTES 人民幣千元 RMB'000	二零一九年 十二月 三十一日 31/12/2019 人民幣千元 RMB'000 (經重列) (Restated)	二零一九年 一月 一日 1/1/2019 人民幣千元 RMB'000 (經重列) (Restated)
<b>非流動負債</b>				
其他應付款項(於一年後到期)	Other payable – due after one year	30	6,849	1,265
租賃負債(於一年後到期)	Lease liabilities – due after one year	32	56,748	72,159
銀行及其他借款 (於一年後到期)	Bank and other borrowings – due after one year	33	54,260,449	51,140,979
優先票據(於一年後到期)	Senior notes – due after one year	34	26,979,739	23,674,188
公司債券(於一年後到期)	Corporate bonds – due after one year	35	4,775,653	7,744,996
遞延稅項負債	Deferred taxation liabilities	38	2,650,025	3,157,208
衍生金融工具 (於一年後到期)	Derivative financial instruments – due after one year	28	57,054	–
			88,786,517	85,790,795
			172,428,767	153,987,740
				118,508,936

第174至410頁的綜合財務報表已於二零二一年三月二十五日獲董事會批准及授權刊發，並由下列人士代表簽署：

The consolidated financial statements on pages 174 to 410 were approved and authorised for issue by the Board of directors on 25 March 2021 and are signed on its behalf by:

林中  
董事

林峰  
董事

LIN ZHONG  
DIRECTOR

LIN FENG  
DIRECTOR

## 綜合股本權益變動表

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

截至二零二零年十二月三十一日止年度 For the year ended 31 December 2020

		本公司股東權益應佔 Attributable to equity owners of the Company														總計 Total RMB'000
		股本 Share capital 人民幣千元 RMB'000	股份溢價 Share premium 人民幣千元 RMB'000	特別及其他儲備 Special and other reserve 人民幣千元 RMB'000	法定盈餘儲備 Statutory surplus reserve 人民幣千元 RMB'000 (附註c) (Note c)	按公平值計入其他全面收入 FVOCI reserve 人民幣千元 RMB'000	就股份獎勵計劃持有股份 Shares held for share award scheme 人民幣千元 RMB'000	股份獎勵儲備 Share award reserve 人民幣千元 RMB'000	購股權儲備 Share option reserve 人民幣千元 RMB'000	出資儲備 Capital contribution reserve 人民幣千元 RMB'000	對沖儲備 Hedging reserve 人民幣千元 RMB'000	保留利潤 Retained profits 人民幣千元 RMB'000	小計 Subtotal 人民幣千元 RMB'000	永久資本工具 Perpetual capital instruments 人民幣千元 RMB'000	非控股權益 Non-controlling interests 人民幣千元 RMB'000	
於二零一九年一月一日(原先呈列)	At 1 January 2019 (as originally stated)	626,271	3,079,702	467,433	1,962,756	407,924	(53,931)	-	118,508	39,440	-	18,955,993	25,604,096	3,883,572	19,958,503	49,446,171
採用合併會計處理引致的重列(附註1)	Merger accounting restatement (Note 1)	-	-	20,579	5,206	-	-	-	-	-	-	211	25,996	-	(683,514)	709,510
於二零一九年一月一日(經重列)	At 1 January 2019 (restated)	626,271	3,079,702	488,012	1,967,962	407,924	(53,931)	-	118,508	39,440	-	18,956,204	25,630,092	3,883,572	20,642,017	50,155,681
年內利潤	Profit for the year	-	-	-	-	-	-	-	-	-	-	6,443,305	6,443,305	221,817	2,576,725	9,241,847
年內其他全面開支	Other comprehensive expense for the year	-	-	-	-	(28,629)	-	-	-	-	-	(28,629)	-	-	-	(28,629)
年內全面收入總額	Total comprehensive income for the year	-	-	-	-	(28,629)	-	-	-	-	-	6,443,305	6,414,676	221,817	2,576,725	9,213,218
轉撥至儲備	Appropriations to reserve	-	-	-	481,641	-	-	-	-	-	-	(481,641)	-	-	-	-
非控股權益出資	Capital contribution from non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-	-	10,903,768	10,903,768
收購附屬公司(附註39)	Acquisition of subsidiaries (Note 39)	-	-	-	-	-	-	-	-	-	-	-	-	-	541,264	541,264
自非控股權益收購附屬公司額外權益(附註a)	Acquisition of additional interests in subsidiaries from non-controlling interests (Note a)	-	-	(430)	-	-	-	-	-	-	-	-	(430)	-	(76,524)	(76,954)
向非控股權益出售附屬公司部分權益(附註b)	Disposal of partial interests in subsidiaries to non-controlling interests (Note b)	-	-	5,604	-	-	-	-	-	-	-	-	5,604	-	2,131	7,735
確認以股本權益結算的股份付款(附註47)	Recognition of equity-settled share based payments (Note 47)	-	-	-	-	-	-	-	53,673	-	-	-	53,673	-	-	53,673
可換股債券轉換時發行股份	Issue of shares upon conversion of convertible bonds	39	3,381	-	-	-	-	-	-	-	-	-	3,420	-	-	3,420
行使購股權時發行股份	Issue of shares upon exercise of share options	6,213	135,702	-	-	-	-	-	(27,887)	-	-	-	114,028	-	-	114,028
就以股息發行股份	Issue of shares for scrip dividend	7,200	325,165	-	-	-	-	-	-	-	-	-	332,365	-	-	332,365
確認為分派股息(附註12)	Dividend recognised as distribution (Note 12)	-	-	-	-	-	-	-	-	-	-	(2,266,381)	(2,266,381)	-	-	(2,266,381)
出售附屬公司(附註40)	Disposal of subsidiaries (Note 40)	-	-	-	-	-	-	-	-	-	-	-	-	-	(221,266)	(221,266)
沒收購股權	Forfeiture of share options	-	-	-	-	-	-	-	(2)	-	-	2	-	-	-	-
根據股份獎勵計劃購買股份	Purchase of shares under the share award scheme	-	-	-	-	-	(89,325)	-	-	-	-	-	(89,325)	-	-	(89,325)
向永久資本工具持有人分派	Distribution to owners of perpetual capital instruments	-	-	-	-	-	-	-	-	-	-	-	-	(221,817)	-	(221,817)
派發予非控股權益的股息	Dividend paid to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-	-	(296,702)	(296,702)
向永升生活的非控股權益發行股份	Issue of shares to non-controlling interest of Ever Sunshine Lifestyle	-	-	1,617	-	-	-	-	-	-	-	-	1,617	-	42,623	44,240
於二零一九年十二月三十一日(經重列)	At 31 December 2019 (restated)	639,723	3,543,948	494,803	2,449,603	379,295	(143,256)	-	144,292	39,440	-	22,651,489	30,199,337	3,883,572	34,114,036	68,196,945
於二零二零年一月一日(經重列)	At 1 January 2020 (restated)	639,723	3,543,948	494,803	2,449,603	379,295	(143,256)	-	144,292	39,440	-	22,651,489	30,199,337	3,883,572	34,114,036	68,196,945
年內利潤	Profit for the year	-	-	-	-	-	-	-	-	-	-	8,031,895	8,031,895	229,627	3,634,011	11,895,533
指定為現金流量對沖的對沖工具公平值變動	Fair value change on hedging instruments designated as cash flow hedge	-	-	-	-	-	-	-	-	-	(89,227)	-	(89,227)	-	-	(89,227)
將指定為現金流量對沖的對沖工具公平值變動重新分類至損益	Reclassification of fair value change on hedging instruments designated as cash flow hedge to profit or loss	-	-	-	-	-	-	-	-	-	20,260	-	20,260	-	-	20,260
按公平值計入其他全面收入的股本工具投資公平值虧損	Fair value loss on investments in equity instruments at FVOCI	-	-	-	-	(96,659)	-	-	-	-	-	-	(96,659)	-	-	(96,659)
有關不會重新分類項目的所得稅	Income tax relating to item that will not be reclassified	-	-	-	-	16,720	-	-	-	-	-	-	16,720	-	-	16,720
年內全面收入總額	Total comprehensive income for the year	-	-	-	-	(79,939)	-	-	-	-	(68,967)	8,031,895	7,882,989	229,627	3,634,011	11,746,627
轉撥至儲備	Appropriations to reserve	-	-	-	662,252	-	-	-	-	-	-	(662,252)	-	-	-	-
根據股份獎勵計劃購買股份	Purchase of shares under the share award scheme	-	-	-	-	-	(106,717)	-	-	-	-	-	(106,717)	-	-	(106,717)
已歸屬股份獎勵	Share awards vested	-	-	-	-	-	33,659	(42,660)	-	-	-	9,001	-	-	-	-
確認以股本權益結算的股份付款(附註47)	Recognition of equity-settled share based payments (Note 47)	-	-	-	-	-	-	42,660	43,323	-	-	-	85,983	-	-	85,983
確認為分派股息(附註12)	Dividend recognised as distribution (Note 12)	-	-	-	-	-	-	-	-	-	-	(2,828,541)	(2,828,541)	-	-	(2,828,541)
就以股息發行股份(附註12及37)	Issue of shares for scrip dividend (Note 12 and 37)	7,319	477,914	-	-	-	-	-	-	-	-	-	485,233	-	-	485,233
非控股權益附屬公司資本減少(附註a)	Capital reduction of subsidiaries from non-controlling interests (Note a)	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,721,834)	(1,721,834)
非控股權益注資	Capital contribution from non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-	-	7,752,200	7,752,200
收購附屬公司(附註39)	Acquisition of subsidiaries (Note 39)	-	-	-	-	-	-	-	-	-	-	-	-	-	388,501	388,501
自非控股權益收購附屬公司額外權益(附註a)	Acquisition of additional interests in subsidiaries from non-controlling interests (Note a)	-	-	(446,110)	-	-	-	-	-	-	-	-	(446,110)	-	(1,224,245)	(1,670,355)
向非控股權益出售附屬公司部分權益(附註b)	Disposal of partial interests in subsidiaries to non-controlling interests (Note b)	-	-	11,230	-	-	-	-	-	-	-	-	11,230	-	1,527,136	1,538,366
註銷一間附屬公司	Deregistration of a subsidiary	-	-	-	-	-	-	-	-	-	-	-	-	-	(59,167)	(59,167)
出售附屬公司(附註40)	Disposal of subsidiaries (Note 40)	-	-	-	-	-	-	-	-	-	-	-	-	-	(674,806)	(674,806)
派予非控股權益的股息	Dividend paid to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-	-	(762,609)	(762,609)
行使購股權時發行股份	Issue of shares upon exercise of share options	4,983	121,896	-	-	-	-	-	(22,539)	-	-	-	104,340	-	-	104,340
配售股份(附註37)	Placing of shares (Note 37)	16,456	1,009,135	-	-	-	-	-	-	-	-	-	1,025,591	-	-	1,025,591
沒收購股權	Forfeiture of share options	-	-	-	-	-	-	-	(151)	-	-	151	-	-	-	-
向永久資本工具持有人分派	Distribution to owners of perpetual capital instruments	-	-	-	-	-	-	-	-	-	-	-	-	(228,154)	-	(228,154)
贖回永久資本工具	Redemption of perpetual capital instruments	-	-	-	-	-	-	-	-	-	-	-	-	(348,168)	-	(348,168)
收購永升生活服務額外權益(附註1)	Acquisition of additional interests in Ever Sunshine Lifestyle (Note 1)	-	-	(709,432)	-	-	-	-	-	-	-	-	(709,432)	-	-	(709,432)
向永升生活服務集團有限公司(「永升生活服務」)的非控股權益發行股份(附註1)	Issue of shares to the non-controlling interest of Ever Sunshine Lifestyle Services Group Limited ("Ever Sunshine Lifestyle") (Note 1)	-	-	347,778	-	-	-	-	-	-	-	-	347,778	-	1,080,469	1,428,247
於二零二零年十二月三十一日	At 31 December 2020	668,481	5,152,893	(301,731)	3,111,855	299,356	(216,314)	-	164,925	39,440	(68,967)	27,201,743	36,051,681	3,536,877	44,053,692	83,642,250

## 附註：

## Notes:

- |  |  |
|--|--|
| <p>(a) 旭輝控股(集團)有限公司及其附屬公司(「本集團」)於本年內向非控股權益收購若干附屬公司額外股本權益。</p> <p>已付代價與收購權益應佔非控股權益賬面值總差額人民幣446,110,000元(二零一九年：人民幣430,000元)於權益中確認。</p>                       | <p>(a) During the year, CIFI Holdings (Group) Co. Ltd. and its subsidiaries (the “Group”) acquired additional equity interests in certain subsidiaries from their non-controlling interests.</p> <p>The total differences between the consideration paid and the carrying amount of the non-controlling interests attributable to the acquired interests amounted to RMB446,110,000 (2019: RMB430,000) were recognised in equity.</p>  |
| <p>(b) 本集團於本年出售若干附屬公司股本權益而無失去控制權。</p> <p>已收代價與於附屬公司的非控股權益調整之間總差額人民幣11,230,000元(二零一九年：人民幣5,604,000元)於權益中確認。</p>   | <p>(b) During the year, the Group disposed equity interests in certain subsidiaries without losing control.</p> <p>The total differences between the consideration received and the adjustment to the non-controlling interests in subsidiaries amounted to RMB11,230,000 (2019: RMB5,604,000) were recognised in equity.</p>  |
| <p>(c) 根據於中華人民共和國(「中國」)成立的所有附屬公司的組織章程細則，該等附屬公司須轉撥5%至10%除稅後利潤至法定盈餘儲備，直至該儲備達到註冊資本的50%。轉撥至此儲備須於向股本權益持有人分派股息前作出。法定盈餘儲備可用作彌補過往年度的虧損、擴充現時經營的業務或轉換為附屬公司的額外資本。</p> | <p>(c) In accordance with the Articles of Association of all subsidiaries established in the People's Republic of China (the “PRC”), those subsidiaries are required to transfer 5% to 10% of the profit after taxation to the statutory surplus reserve until the reserve reaches 50% of the registered capital. Transfer to reserve must be made before the distribution of dividends to equity holders. The statutory surplus reserve can be used to make up for previous years' losses, expand the existing operations or convert into additional capital of the subsidiaries.</p> |
| <p>(d) 於本年內，本集團兩間非全資附屬公司與其各自的股東簽署協議以減少其資本儲備。該等款項透過往來賬戶支付，非控股權益為人民幣1,721,834,000元。削減資本後，本集團於該兩間非全資附屬公司持有的權益並無變動。</p>  | <p>(d) During the year, two non-wholly owned subsidiaries of the Group signed agreements with their respective shareholders to reduce their capital reserve. The amounts were settled through the current accounts with non-controlling interests of RMB1,721,834,000. There was no change in the Group's interest held in the two non-wholly owned subsidiaries subsequent to the capital reduction.</p>  |

# 綜合現金流量表

## CONSOLIDATED STATEMENT OF CASH FLOWS

截至二零二零年十二月三十一日止年度 For the year ended 31 December 2020

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
除稅前利潤	Profit before taxation	16,169,767	13,836,726
就以下各項作出調整：	Adjustments for:		
融資成本	Finance costs	667,424	729,158
信貸虧損計提撥備	Provision of allowance for credit losses	48,082	22,282
物業、廠房及設備折舊	Depreciation of property, plant and equipment	61,760	44,020
使用權資產折舊	Depreciation of right-of-use assets	87,123	50,878
無形資產攤銷	Amortisation of intangible assets	35,314	4,400
衍生金融工具公平值變動	Change in fair value of derivative financial instruments	244,099	(23,462)
按公平值計入損益的金融資產 公平值變動	Change in fair value of financial assets at FVTPL	(401,095)	133,432
投資物業公平值變動	Change in fair value of investment properties	(940,585)	(200,659)
出售附屬公司收益淨額	Gain on disposal of subsidiaries, net	(621,377)	(974,734)
出售一間聯營公司收益	Gain on disposal of an associate	(8,772)	—
出售合營企業收益	Gain on disposal of joint ventures	(411,560)	—
出售物業、廠房及設備的收益淨額	Gain on disposal of property, plant and equipment, net	(5,923)	(1,710)
提早贖回優先票據虧損	Loss on early redemption of senior notes	42,545	44,043
應佔合營企業業績	Share of results of joint ventures	(968,468)	(1,984,710)
應佔聯營公司業績	Share of results of associates	(1,159,501)	(1,522,961)
利息收入	Interest income	(618,589)	(536,387)
物業項目投資的股息收入	Dividend income from investments in property projects	(100,787)	(317,624)
物業項目投資的公平值變動	Change in fair value of investments in property projects	80,927	185,699
按公平值計入其他全面收入的 金融資產股息收入	Dividend income from financial assets at FVTOCI	(46,106)	—
按公平值計入損益的金融資產股息收入	Dividend income from financial assets at FVTPL	(179,096)	(32,688)
確認以股本權益結算的股份付款	Recognition of equity-settled share-based payments	85,983	53,673
匯兌(收益)虧損淨額	Net exchange (gain) loss	(858,619)	263,652
營運資金變動前經營現金流量	Operating cash flows before movements in working capital	11,202,546	9,773,028
持作出售物業減少	Decrease in properties held for sale	52,786,920	40,144,965
擬作出售的開發中物業增加	Increase in properties under development for sale	(68,334,280)	(67,728,023)
應收賬款及其他應收款項、 按金及預付款項增加	Increase in accounts and other receivables, deposits and prepayments	(11,040,353)	(9,480,968)
持作出售物業土地使用權 按金增加	Increase in deposits for land use rights for properties held for sale	(5,936,799)	(7,582,310)
應付賬款及其他應付款項 以及應計開支增加	Increase in accounts and other payables and accrued charges	17,962,939	18,696,752
衍生金融工具增加(減少)	Increase (decrease) in derivative financial instruments	3,067	(41,445)
按公平值計入損益的金融資產減少	Decrease in financial assets at FVTPL	160,782	47,091
合約負債增加	Increase in contract liabilities	25,706,954	9,688,365
經營所得(所用)現金	Cash generated from (used in) operations	22,511,776	(6,482,545)
已付中國所得稅	PRC income tax paid	(5,369,392)	(5,108,585)
<b>經營活動所得(所用)現金淨額</b>	<b>NET CASH FROM (USED IN) OPERATING ACTIVITIES</b>	<b>17,142,384</b>	<b>(11,591,130)</b>

		二零二零年 2020 附註 NOTES 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
<b>投資活動</b>	<b>INVESTING ACTIVITIES</b>		
向合營企業墊款	Advances to joint ventures	(36,085,178)	(32,694,809)
合營企業還款	Repayment from joint ventures	25,856,543	25,522,109
向聯營公司墊款	Advances to associates	(25,271,818)	(12,004,889)
聯營公司還款	Repayment from associates	18,449,903	9,198,344
向非控股權益墊款	Advances to non-controlling interests	(25,600,951)	(22,718,076)
非控股權益還款	Repayment from non-controlling interests	16,320,613	17,158,599
添置投資物業	Additions to investment properties	(737,430)	(862,729)
就收購物業、廠房及設備 支付的按金	Deposits paid for acquisitions of property, plant and equipment	—	(13,370)
購買物業、廠房及設備	Purchase of property, plant and equipment	(125,617)	(54,361)
出售物業、廠房及設備 所得款項	Proceeds from disposal of property, plant and equipment	10,598	34,639
出售投資物業所得款項	Proceeds from disposal of investment properties	932	1,081
出售一間聯營公司所得款項	Proceeds from disposal of an associate	52,105	—
出售合營企業所得款項	Proceeds from disposal of joint ventures	617,830	—
收購附屬公司現金流入 (流出)淨額	Net cash inflow (outflow) from acquisitions of subsidiaries	39 153,917	(1,553,557)
出售附屬公司現金(流出) 流入淨額	Net cash (outflow) inflow from disposal of subsidiaries	40 (755,603)	53,698
存置受限制銀行存款	Placement of restricted bank deposits	(3,070,064)	(431,695)
提取受限制銀行存款	Withdrawal of restricted bank deposits	3,399,886	1,299,969
向合營企業注入資本	Capital injection into joint ventures	(5,098,447)	(2,568,425)
向聯營公司注入資本	Capital injection into associates	(8,532,296)	(1,361,199)
向合營企業收取股息	Dividend received from joint ventures	1,128,178	398,365
向聯營公司收取股息	Dividend received from associates	968,350	718,088
按公平值計入損益的金融資產所 收取股息	Dividends received from financial assets at FVTPL	179,096	32,688
按公平值計入其他全面收入的 金融資產所收取股息	Dividends received from financial assets at FVTOCI	46,106	—
已收利息	Interest received	618,589	536,387
支付於物業項目的投資	Payment of investments in property projects	—	(245,825)
於物業項目的投資回報	Returns of investments in property projects	133,790	547,172
<b>投資活動所用現金淨額</b>	<b>NET CASH USED IN INVESTING ACTIVITIES</b>	<b>(37,340,968)</b>	<b>(19,007,796)</b>



## 綜合現金流量表

## CONSOLIDATED STATEMENT OF CASH FLOWS

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
<b>融資活動</b>	<b>FINANCING ACTIVITIES</b>		
合營企業的墊款	Advances from joint ventures	14,983,579	11,738,588
向合營企業還款	Repayment to joint ventures	(12,890,346)	(917,769)
聯營公司的墊款	Advances from associates	6,643,313	3,910,894
向聯營公司還款	Repayment to associates	(5,465,006)	(1,080,174)
非控股權益的墊款	Advances from non-controlling interests	7,402,354	1,936,519
向非控股權益還款	Repayment to non-controlling interests	(9,085,162)	(3,960,044)
自非控股權益收購附屬公司 額外權益	Acquisition of additional interests in subsidiaries from non-controlling interests	(1,670,355)	(76,954)
收購永升生活的額外權益	Acquisition of additional interests in Ever Sunshine Lifestyle	(709,432)	—
新增銀行及其他借款	New bank and other borrowings raised	52,651,826	43,265,587
償還銀行及其他借款	Repayment of bank and other borrowings	(46,067,109)	(22,811,196)
發行優先票據所得款項淨額	Net proceeds from issue of senior notes	10,307,538	13,307,860
發行公司債券所得款項淨額	Net proceeds from issue of corporate bonds	3,854,520	809,500
贖回優先票據	Redemption of senior notes	(5,527,049)	(2,844,121)
贖回公司債券	Redemption of corporate bonds	(3,120,562)	(830,000)
贖回可換股債券	Redemption of convertible bonds	—	(894,057)
贖回永久資本工具	Redemption of perpetual capital instruments	(348,168)	—
已付利息	Interest paid	(6,114,976)	(5,422,231)
租賃負債還款	Repayment of lease liabilities	(78,515)	(54,319)
向非控股權益出售附屬公司 部分權益的所得款項	Proceeds from disposal of partial interests in subsidiaries to non-controlling interests	1,538,366	7,735
向永升生活的非控股權益 發行股份	Issue of shares to non-controlling interest of Ever Sunshine Lifestyle	1,428,247	44,240
非控股權益注資	Capital contributions from non-controlling interests	7,752,200	10,903,768
配售股份所得款項淨額	Net proceeds from placing of shares	1,025,591	—
行使購股權所得款項	Proceeds from exercise of share options	104,340	114,028
根據股份獎勵計劃購買股份	Purchase of shares under share award scheme	(106,717)	(89,325)
購回股份的付款	Payment on repurchase of shares	—	—
向永久資本工具擁有人分派	Distribution to owners of perpetual capital instruments	(228,154)	(221,817)
派付予非控股權益的股息	Dividend paid to non-controlling interests	(762,609)	(296,702)
註銷附屬公司後 向非控股權益的付款	Payment to non-controlling interests upon deregistration of subsidiary	(59,167)	—
已付股息	Dividend paid	(2,343,308)	(1,934,018)
<b>融資活動所得現金淨額</b>	<b>NET CASH FROM FINANCING ACTIVITIES</b>	<b>13,115,239</b>	<b>44,605,992</b>
<b>現金及現金等價物(減少) 增加淨額</b>	<b>NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>(7,083,345)</b>	<b>14,007,066</b>
<b>年初現金及現金等價物</b>	<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR</b>	<b>58,536,676</b>	<b>44,487,683</b>
外匯影響	Effect of foreign exchanges	(400,635)	41,927
<b>年末現金及現金等價物</b>	<b>CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR</b>	<b>51,052,696</b>	<b>58,536,676</b>
<b>現金及現金等價物結餘分析</b>	<b>ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS</b>		
銀行結餘及現金	Bank balances and cash	51,052,696	58,536,676

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

截至二零二零年十二月三十一日止年度 For the year ended 31 December 2020

### 1. 一般資料、本集團重組及編製基準

旭輝控股（集團）有限公司（「本公司」）乃於開曼群島註冊成立的公眾有限公司及其股份於香港聯合交易所有限公司（「聯交所」）上市。本公司的註冊辦事處地址及主要營業地點於年報內公司資料一節披露。

本公司為投資控股公司。其主要附屬公司的主要業務詳情載於附註54。

綜合財務報表乃以本公司的功能貨幣人民幣（「人民幣」）呈列。

涉及共同控制實體的業務合併的合併會計處理

永升生活及其附屬公司（統稱「永升集團」）主要從事提供物業管理服務、社區增值服務及非業主增值服務。於股份收購事項（定義見下文）完成前，本集團持有永升生活21.48%股權，並入賬為本集團的聯營公司。

### 1. GENERAL INFORMATION, GROUP RESTRUCTURING AND BASIS OF PREPARATION

CIFI Holdings (Group) Co. Ltd. (the “Company”) is a public limited company incorporated in the Cayman Islands and its shares are listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The addresses of the registered office and principal place of business of the Company are disclosed in the corporate information section to the annual report.

The Company acts as an investment holding company. Details of the principal activities of its principal subsidiaries are set out in note 54.

The consolidated financial statements are presented in Renminbi (“RMB”), which is the functional currency of the Company.

Merger accounting for business combination involving entities under common control

Ever Sunshine Lifestyle and its subsidiaries (collectively referred to as the “Ever Sunshine Group”) are principally engaged in the provision of property management service, community value-added service and value-added services to non-property owners. Before the completion of the Share Acquisition (as defined below), the Group held 21.48% equity interest in Ever Sunshine Lifestyle and it was accounted for as an associate of the Group.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 1. 一般資料、本集團重組及編製基準 (續)

涉及共同控制實體的業務合併的合併會計處理 (續)

根據由Spectron Enterprises Limited (「Spectron」，為本公司的間接全資附屬公司) 與Elite Force Development Limited (「Elite Force」，由本公司執行董事兼控股股東林中先生、林偉先生及林峰先生 (統稱「諸位林先生」) 共同全資擁有的公司) 所訂立日期為二零二零年五月二十九日的股份買賣協議，Spectron向Elite Force收購永升生活 (其股份於聯交所主板上市的公司) 的76,820,000股已發行股份，現金代價為782,795,800港元 (相當於約人民幣709,432,000元) (「股份收購事項」)。於股份收購事項完成後，Spectron於永升生活的直接股權由21.48%增加至26.48%。於二零二零年六月十六日，根據由永升生活、Elite Force及配售代理所訂立日期為二零二零年六月四日的配售及認購協議，永升生活以每股11.78港元的價格向Elite Force配發及發行合共134,000,000股股份，相當於(a)於二零二零年六月四日已發行股份總數約8.72%；及(b)認購事項完成後經擴大已發行股份總數約8.02%。發行股份導致Spectron於永升生活的直接股權由26.48%攤薄至24.36%。於二零二零年五月二十九日，Spectron亦與Elite Force及諸位林先生訂立投票權委託協議 (「投票權委託協議」)，據此，Elite Force已不可撤銷地及無條件委託Spectron行使Elite Force於永升生活直接持有363,180,000股普通股的投票權，自二零二零年七月一日起生效 (「委託投票安排」) 且無明確期限。於二零二零年六月二十八日，Spectron、Elite Force及諸位林先生訂立補充協議，將投票權委託協議生效日期修訂為二零二零年六月三十日。

## 1. GENERAL INFORMATION, GROUP RESTRUCTURING AND BASIS OF PREPARATION

(Continued)

Merger accounting for business combination involving entities under common control (Continued)

Pursuant to a share sale and purchase agreement dated 29 May 2020 entered into between Spectron Enterprises Limited ("Spectron"), an indirect wholly-owned subsidiary of the Company and Elite Force Development Limited ("Elite Force"), a company that is wholly owned collectively by Mr. Lin Zhong, Mr. Lin Wei and Mr. Lin Feng (being the executive directors and controlling shareholders of the Company and collectively referred to as the "Mr. LINs"), Spectron acquired 76,820,000 issued shares of Ever Sunshine Lifestyle, a company with its shares listed on the Main Board of the Stock Exchange from Elite Force (the "Share Acquisition") at a cash consideration of HK\$782,795,800 (equivalent to approximately RMB709,432,000). After the completion of the Share Acquisition, the direct equity interest of Spectron in Ever Sunshine Lifestyle increased from 21.48% to 26.48%. On 16 June 2020, Ever Sunshine Lifestyle allotted and issued a total of 134,000,000 shares at the price of HK\$11.78 to Elite Force under a placing and subscription agreement dated 4 June 2020 entered into between Ever Sunshine Lifestyle, Elite Force and placing agents, representing (a) approximately 8.72% of the total number of shares in issue as at 4 June 2020; and (b) approximately 8.02% of the enlarged total number of shares in issue upon the completion of the subscription. The issuance of the shares diluted the direct equity interest of Spectron in Ever Sunshine Lifestyle from 26.48% to 24.36%. On 29 May 2020, Spectron also entered into a voting rights entrustment agreement ("Voting Rights Entrustment Agreement") with Elite Force and Mr. LINs, pursuant to which Elite Force has irrevocably and unconditionally entrusted Spectron to exercise the voting rights of 363,180,000 ordinary shares in Ever Sunshine Lifestyle that Elite Force directly holds in Ever Sunshine Lifestyle with effect from 1 July 2020 ("Entrusted Voting Arrangement") with no definite duration. On 28 June 2020, a supplemental agreement was entered into between Spectron, Elite Force and Mr. LINs amending the effective date of the Voting Right Entrustment Agreement to 30 June 2020.

## 1. 一般資料、本集團重組及編製基準(續)

涉及共同控制實體的業務合併的合併會計處理(續)

於股份收購事項完成及委託投票安排在二零二零年六月三十日生效後，本集團通過直接持有永升生活24.36%股權及透過委託投票安排進一步取得永升生活21.74%的投票權，取得其合共46.10%的投票權。本公司董事認為，基於其在永升生活擁有絕對投票權及其餘股東的相對投票權佔比，本集團對永升生活有實際控制權，故入賬為本集團附屬公司。

於委託投票安排前後，本集團及永升集團均由諸位林先生控制，且該控制權並非過渡性質。於委託投票安排生效日期，本集團及永升集團被視為持續經營實體，故此一連串集團重組已根據香港會計師公會（「香港會計師公會」）頒佈的會計指引第5號「共同控制合併的合併會計處理」透過應用合併會計處理入賬為受共同控制的實體的合併。因此，本集團截至二零二零年十二月三十一日止兩個年度的綜合損益及其他全面收益表、綜合股本權益變動表及綜合現金流量表已包括永升集團財務表現、股本權益變動及現金流量，猶如於委託投票安排生效日期後，現時集團架構於截至二零二零年十二月三十一日止兩個年度或自相關實體各自的註冊成立或成立日期起（以較短者為準）已經存在。已重列本集團於二零一九年十二月三十一日及二零一九年一月一日的綜合財務狀況表，以包括組成永升集團的公司的資產及負債，猶如現時集團架構於二零一九年十二月三十一日及二零一九年一月一日已經存在。

本集團與永升集團之間所有交易的影響（不論於委託投票安排生效日期前後發生）均於編製綜合財務報表時予以抵銷。

## 1. GENERAL INFORMATION, GROUP RESTRUCTURING AND BASIS OF PREPARATION

(Continued)

Merger accounting for business combination involving entities under common control (Continued)

After the completion of the Share Acquisition and upon the Entrusted Voting Arrangement becoming effective on 30 June 2020, the Group obtained a total of 46.10% voting rights in Ever Sunshine Lifestyle by directly holding of 24.36% equity interest in Ever Sunshine Lifestyle and obtaining a further 21.74% voting rights in Ever Sunshine Lifestyle through the Entrusted Voting Arrangement. In the opinion of the directors of the Company, on the basis of its absolute voting rights in Ever Sunshine Lifestyle and the relative size of the remaining shareholders, the Group has de facto control over Ever Sunshine Lifestyle and it is accounted for as a subsidiary of the Group.

The Group and Ever Sunshine Group are both under the control of Mr. LINs before and after the Entrusted Voting Arrangement, and that control is not transitory. The Group and Ever Sunshine Group are regarded as continuing entities as at the effective date of the Entrusted Voting Arrangement and hence this series of group restructuring has been accounted for as combination of entities under common control by applying the principles of merger accounting with reference to Accounting Guideline 5 “Merger Accounting for Common Control Combinations” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”). Accordingly, the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows of the Group for the two years ended 31 December 2020 include the financial performance, changes in equity and cash flows of the Ever Sunshine Group as if the current group structure upon the effective date of the Entrusted Voting Arrangement had been in existence throughout the two years ended 31 December 2020, or since the respective dates of incorporation or establishment of the relevant entities where this is a shorter period. The consolidated statement of financial position of the Group as at 31 December 2019 and 1 January 2019 have been restated to include the assets and liabilities of the companies comprising the Ever Sunshine Group as if the current group structure had been in existence as at 31 December 2019 and 1 January 2019.

The effects of all transactions between the Group and Ever Sunshine Group, whether occurring before and after the effective date of the Entrusted Voting Arrangement, are eliminated in preparing the consolidated financial statements.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 1. 一般資料、本集團重組及編製基準(續)

涉及共同控制實體的業務合併的合併會計處理(續)

重列截至二零一九年十二月三十一日止年度的綜合損益及其他全面收益表的影響按項目劃分如下：

## 1. GENERAL INFORMATION, GROUP RESTRUCTURING AND BASIS OF PREPARATION

(Continued)

Merger accounting for business combination involving entities under common control (Continued)

The effect of restatements on the consolidated statement of profit or loss and other comprehensive income for the year ended 31 December 2019 by line items is as follows:

		截至二零一九年 十二月三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000 (經審核及 原先呈列) (Audited and originally stated)	共同控制實體 的業務合併 Business combination of entities under common control 人民幣千元 RMB'000 (附註) (Note)	截至二零一九年 十二月三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000 (經重列) (Restated)
收入	Revenue	54,766,176	1,684,927	56,451,103
銷售及服務成本	Cost of sales and services	(41,012,465)	(1,322,424)	(42,334,889)
毛利	Gross profit	13,753,711	362,503	14,116,214
其他收入、收益及虧損	Other income, gains and losses	1,424,228	45,408	1,469,636
投資物業公平值變動	Change in fair value of investment properties	198,043	2,616	200,659
營銷及市場推廣開支	Selling and marketing expenses	(1,739,390)	159,400	(1,579,990)
行政開支	Administrative expenses	(2,908,647)	(239,659)	(3,148,306)
應佔合營企業業績	Share of results of joint ventures	1,984,805	(95)	1,984,710
應佔聯營公司業績	Share of results of associates	1,571,367	(48,406)	1,522,961
融資成本	Finance costs	(727,824)	(1,334)	(729,158)
除稅前利潤	Profit before taxation	13,556,293	280,433	13,836,726
所得稅開支	Income tax expense	(4,515,321)	(79,558)	(4,594,879)
年內利潤	Profit for the year	9,040,972	200,875	9,241,847
<b>其他全面開支：</b>	<b>Other comprehensive expense:</b>			
不會重新分類至損益的項目：	Items that will not be reclassified to profit or loss:			
按公平值計入其他全面收入	Fair value loss on investments in equity instruments at FVTOCI	(37,442)	—	(37,442)
有關不會重新分類的項目 的所得稅	Income tax relating to item that will not be reclassified	8,813	—	8,813
		(28,629)	—	(28,629)
年內全面收入總額	Total comprehensive income for the year	9,012,343	200,875	9,213,218

# 1. 一般資料、本集團重組及編製基準 (續)

涉及共同控制實體的業務合併的合併會計處理 (續)

重列截至二零一九年十二月三十一日止年度的綜合損益及其他全面收益表的影響按項目劃分如下：(續)

# 1. GENERAL INFORMATION, GROUP RESTRUCTURING AND BASIS OF PREPARATION

(Continued)

Merger accounting for business combination involving entities under common control (Continued)

The effect of restatements on the consolidated statement of profit or loss and other comprehensive income for the year ended 31 December 2019 by line items is as follows: (Continued)

		截至二零一九年 十二月三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000 (經審核及 原先呈列) (Audited and originally stated)	共同控制實體 的業務合併 Business combination of entities under common control 人民幣千元 RMB'000 (附註) (Note)	截至二零一九年 十二月三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000 (經重列) (Restated)
以下各項應佔年內利潤：	Profit for the year attributable to:			
本公司股東權益	Equity owners of the Company	6,436,881	6,424	6,443,305
永久資本工具擁有人	Owners of perpetual capital instruments	221,817	—	221,817
非控股權益	Non-controlling interests	2,382,274	194,451	2,576,725
		9,040,972	200,875	9,241,847
以下各項應佔年內全面收入	Total comprehensive income for the year			
總額：	attributable to:			
本公司股東權益	Equity owners of the Company	6,408,252	6,424	6,414,676
永久資本工具擁有人	Owners of perpetual capital instruments	221,817	—	221,817
非控股權益	Non-controlling interests	2,382,274	194,451	2,576,725
		9,012,343	200,875	9,213,218
每股盈利(人民幣元)：	Earnings per share, in RMB:			
基本	Basic	0.82	—	0.82
攤薄	Diluted	0.81	—	0.81

附註：該等金額包括與收入、營銷及市場推廣開支以及行政開支有關的集團內公司交易對銷。

Note: The amounts included elimination of intragroup transactions relating to revenue, selling and marketing expenses and administrative expenses.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 1. 一般資料、本集團重組及編製基準(續)

涉及共同控制實體的業務合併的合併會計處理(續)

重列於二零一九年一月一日及二零一九年十二月三十一日的綜合財務狀況表的影響如下：

## 1. GENERAL INFORMATION, GROUP RESTRUCTURING AND BASIS OF PREPARATION

(Continued)

Merger accounting for business combination involving entities under common control (Continued)

The effect of restatements on the consolidated statements of financial position as at 1 January 2019 and 31 December 2019 is as follows:

		二零一九年 一月一日	共同控制實體 的業務合併	二零一九年 一月一日	二零一九年 十二月三十一日	共同控制實體 的業務合併	二零一九年 十二月三十一日
		1 January 2019	Business combination of entities under common control	1 January 2019	31 December 2019	Business combination of entities under common control	31 December 2019
		人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
		(經審核及 原先呈列)	(附註)	(經重列)	(經審核及 原先呈列)	(附註)	(經重列)
		(Audited and originally stated)	(Note)	(Restated)	(Audited and originally stated)	(Note)	(Restated)
<b>非流動資產</b>	<b>NON-CURRENT ASSETS</b>						
投資物業	Investment properties	16,147,400	49,279	16,196,679	17,635,222	50,814	17,686,036
物業、廠房及設備	Property, plant and equipment	134,143	27,007	161,150	131,404	41,071	172,475
使用權資產	Right-of-use assets	79,419	27,817	107,236	120,730	21,360	142,090
無形資產	Intangible assets	—	—	—	—	100,600	100,600
商譽	Goodwill	—	17,230	17,230	—	431,128	431,128
於聯營公司的權益	Interests in associates	5,779,492	(188,448)	5,591,044	8,266,161	(246,568)	8,019,593
於合營企業的權益	Interests in joint ventures	8,511,247	6,986	8,518,233	12,872,071	—	12,872,071
於房地產項目的投資	Investments in property projects	582,722	—	582,722	417,688	—	417,688
按公平值計入損益的 金融資產	Financial assets at FVTPL	564,553	—	564,553	526,458	—	526,458
按公平值計入其他全面 收入的股本工具	Equity instruments at FVTOCI	919,274	—	919,274	881,832	—	881,832
遞延稅項資產	Deferred taxation assets	1,021,876	3,819	1,025,695	1,746,615	11,832	1,758,447
收購股權的按金	Deposit for acquisition of equity interests	50,000	—	50,000	—	13,368	13,368
		33,790,126	(56,310)	33,733,816	42,598,181	423,605	43,021,786
<b>流動資產</b>	<b>CURRENT ASSETS</b>						
持作出售物業	Properties held for sale	10,238,165	—	10,238,165	15,552,823	—	15,552,823
擬作出售的開發中物業	Properties under development for sale	84,137,912	—	84,137,912	115,202,723	—	115,202,723
應收賬款及其他應收款 項、按金及預付款項	Accounts and other receivables, deposits and prepayments	16,740,132	201,806	16,941,938	24,191,554	405,241	24,596,795
應收非控股權益款項	Amounts due from non-controlling interests	13,416,613	—	13,416,613	18,766,941	—	18,766,941
應收合營企業及聯營公司 的款項	Amounts due from joint ventures and associates	27,798,425	—	27,798,425	36,569,805	—	36,569,805
持作出售物業土地 使用權按金	Deposits for land use rights for properties held for sale	7,950,061	—	7,950,061	8,713,034	—	8,713,034
可收回稅項	Taxation recoverable	1,746,262	451	1,746,713	2,877,209	—	2,877,209
按公平值計入損益的 金融資產	Financial assets at FVTPL	705,386	—	705,386	573,761	—	573,761
衍生金融工具	Derivative financial instruments	—	—	—	11,912	—	11,912
受限制銀行存款	Restricted bank deposits	1,290,000	9,969	1,299,969	388,695	43,000	431,695
銀行結餘及現金	Bank balances and cash	43,327,561	1,160,122	44,487,683	57,253,034	1,283,642	58,536,676
		207,350,517	1,372,348	208,722,865	280,101,491	1,731,883	281,833,374



# 1. 一般資料、本集團重組及編製基準 (續)

涉及共同控制實體的業務合併的合併會計處理 (續)

重列於二零一九年一月一日及二零一九年十二月三十一日的綜合財務狀況表的影響如下：(續)

# 1. GENERAL INFORMATION, GROUP RESTRUCTURING AND BASIS OF PREPARATION

(Continued)

Merger accounting for business combination involving entities under common control (Continued)

The effect of restatements on the consolidated statements of financial position as at 1 January 2019 and 31 December 2019 is as follows: (Continued)

		二零一九年 一月一日	共同控制實體 的業務合併 Business combination	二零一九年 一月一日	二零一九年 十二月三十一日	共同控制實體 的業務合併 Business combination	二零一九年 十二月三十一日
		1 January 2019	of entities under common control	1 January 2019	31 December 2019	of entities under common control	31 December 2019
		人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
		(經審核及 原先呈列) (Audited and originally stated)	(附註) (Note)	(經重列) (Restated)	(經審核及 原先呈列) (Audited and originally stated)	(附註) (Note)	(經重列) (Restated)
<b>流動負債</b>	<b>CURRENT LIABILITIES</b>						
應付賬款及其他應付款項以及應計開支	Accounts and other payables and accrued charges	25,888,004	351,593	26,239,597	39,083,128	763,670	39,846,798
合約負債	Contract liabilities	44,238,431	166,668	44,405,099	54,195,700	269,382	54,465,082
應付非控股權益款項	Amounts due to non-controlling interests	16,571,325	–	16,571,325	16,447,941	–	16,447,941
應付合營企業及聯營公司的款項	Amounts due to joint ventures and associates	15,519,116	–	15,519,116	29,170,655	–	29,170,655
應付稅項	Taxation payable	7,655,950	34,935	7,690,885	9,642,604	70,102	9,712,706
租賃負債(於一年內到期)	Lease liabilities – due within one year	33,865	7,393	41,258	58,598	7,972	66,570
銀行及其他借款(於一年內到期)	Bank and other borrowings – due within one year	8,842,371	9,281	8,851,652	13,941,253	–	13,941,253
優先票據(於一年內到期)	Senior notes – due within one year	–	–	–	3,190,356	–	3,190,356
公司債券(於一年內到期)	Corporate bonds – due within one year	3,646,140	–	3,646,140	4,006,799	–	4,006,799
衍生金融工具	Derivative financial instruments	74,949	–	74,949	19,260	–	19,260
可換股債券的債務部分	Debt component of convertible bonds	907,724	–	907,724	–	–	–
		123,377,875	569,870	123,947,745	169,756,294	1,111,126	170,867,420
<b>流動資產淨值</b>	<b>NET CURRENT ASSETS</b>	83,972,642	802,478	84,775,120	110,345,197	620,757	110,965,954
<b>總資產減流動負債</b>	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	117,762,768	746,168	118,508,936	152,943,378	1,044,362	153,987,740

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 1. 一般資料、本集團重組及編製基準 (續)

涉及共同控制實體的業務合併的合併會計處理 (續)

重列於二零一九年一月一日及二零一九年十二月三十一日的綜合財務狀況表的影響如下：(續)

## 1. GENERAL INFORMATION, GROUP RESTRUCTURING AND BASIS OF PREPARATION

(Continued)

Merger accounting for business combination involving entities under common control (Continued)

The effect of restatements on the consolidated statements of financial position as at 1 January 2019 and 31 December 2019 is as follows: (Continued)

		二零一九年 一月一日	共同控制實體 的業務合併 Business combination	二零一九年 一月一日	二零一九年 十二月三十一日	共同控制實體 的業務合併 Business combination	二零一九年 十二月三十一日
		1 January 2019	of entities under common control	1 January 2019	31 December 2019	of entities under common control	31 December 2019
		人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
		(經審核及 原先呈列) (Audited and originally stated)	(附註) (Note)	(經重列) (Restated)	(經審核及 原先呈列) (Audited and originally stated)	(附註) (Note)	(經重列) (Restated)
<b>資本及儲備</b>	<b>CAPITAL AND RESERVES</b>						
股本	Share capital	626,271	–	626,271	639,723	–	639,723
儲備	Reserves	24,977,825	25,996	25,003,821	29,525,577	34,037	29,559,614
本公司股東權益應佔	Equity attributable to equity owners of the						
股本權益	Company	25,604,096	25,996	25,630,092	30,165,300	34,037	30,199,337
永久資本工具	Perpetual capital instruments	3,883,572	–	3,883,572	3,883,572	–	3,883,572
非控股權益	Non-controlling interests	19,958,503	683,514	20,642,017	33,166,711	947,325	34,114,036
<b>股本權益總額</b>	<b>TOTAL EQUITY</b>	<b>49,446,171</b>	<b>709,510</b>	<b>50,155,681</b>	<b>67,215,583</b>	<b>981,362</b>	<b>68,196,945</b>
<b>非流動負債</b>	<b>NON-CURRENT LIABILITIES</b>						
其他應付款項							
(於一年後到期)	Other payable – due after one year	–	–	–	–	1,265	1,265
租賃負債(於一年後到期)	Lease liabilities – due after one year	45,554	20,424	65,978	58,941	13,218	72,159
銀行及其他借款							
(於一年後到期)	Bank and other borrowings – due after one year	41,061,189	–	41,061,189	51,140,979	–	51,140,979
優先票據(於一年後到期)	Senior notes – due after one year	15,293,614	–	15,293,614	23,674,188	–	23,674,188
公司債券(於一年後到期)	Corporate bonds – due after one year	8,113,997	–	8,113,997	7,744,996	–	7,744,996
遞延稅項負債	Deferred taxation liabilities	3,802,243	16,234	3,818,477	3,108,691	48,517	3,157,208
		68,316,597	36,658	68,353,255	85,727,795	63,000	85,790,795
		117,762,768	746,168	118,508,936	152,943,378	1,044,362	153,987,740

附註：該金額包括與應收賬款、合約負債及其他應付款項有關的集團內公司結餘對銷。

Note: The amounts included elimination of intragroup balances relating to accounts receivables, contract liabilities and other payables.

## 2. 應用經修訂國際財務報告準則（「國際財務報告準則」）

於本年度強制生效的經修訂國際財務報告準則

於本年度，本集團已首次應用「國際財務報告準則中對概念框架的提述的修訂」及下列由國際會計準則委員會（「國際會計準則委員會」）頒佈的經修訂國際財務報告準則，有關準則就編製綜合財務報表於二零二零年一月一日或之後開始的年度期間強制生效：

國際會計準則第1號及國際會計準則第8號（修訂本）	重大的定義
國際財務報告準則第3號（修訂本）	業務的定義
國際財務報告準則第9號、國際會計準則第39號及國際財務報告準則第7號（修訂本）	利率基準改革

除下文所述者外，於本年度應用「國際財務報告準則中對概念框架的提述的修訂」及經修訂國際財務報告準則並無對本集團於本年度及過往年度的財務表現及狀況及／或該等綜合財務報表所載的披露構成重大影響。

## 2. APPLICATION OF AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”)

Amendments to IFRSs that are mandatorily effective for the current year

In the current year, the Group had applied the “Amendments to References to the Conceptual Framework in IFRS Standards” and the following amendments to IFRSs issued by the International Accounting Standards Board (“IASB”) for the first time, which are mandatorily effective for the annual period beginning on or after 1 January 2020 for the preparation of the consolidated financial statements:

Amendments to IAS 1 and IAS 8	Definition of Material
Amendments to IFRS 3	Definition of a Business
Amendments to IFRS 9, IAS 39 and IFRS 7	Interest Rate Benchmark Reform

Except as described below, the application of the “Amendments to References to the Conceptual Framework in IFRS Standards” and the amendments to IFRSs in the current year had no material impact on the Group’s financial performance and positions for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 2. 應用經修訂國際財務報告準則(「國際財務報告準則」)(續)

應用國際財務報告準則第3號(修訂本)「業務的定義」的影響

本集團於本年度首次應用該等修訂本。該等修訂本澄清，雖然業務通常具有產量，但就一組活動及資產而言，不需要產量即符合條件成為業務。所收購的一組活動及資產可視為業務，必須包括至少一項投入及一項實質過程，而兩者必須對製造產量的能力作出重大貢獻。

該等修訂本刪除對市場參與者是否能夠替代任何缺失的投入或過程並繼續產生產量的評估。該等修訂本亦引入其他指引，以幫助確定是否已取得實質性進展。

此外，該等修訂本引入選擇性集中測試，允許簡化對所收購的一組活動及資產是否為業務的評估。根據選擇性集中測試，倘所收購總資產的公平值幾乎全部集中在單一可識別資產或一組類似資產，則所收購的一組活動及資產並非一項業務。評估中的總資產不包括現金及現金等價物、遞延稅項資產及由遞延稅項負債影響產生的商譽。可按交易選擇是否應用選擇性集中測試。

該等修訂本對本集團的綜合財務報表並無重大影響，然而，倘本集團進行任何收購，則可能影響未來期間。

#### 2. APPLICATION OF AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”) (Continued)

Impacts on application of Amendments to IFRS 3 “Definition of a Business”

The Group has applied the amendments for the first time in the current year. The amendments clarify that while businesses usually have outputs, outputs are not required for an integrated set of activities and assets to qualify as a business. To be considered a business, an acquired set of activities and assets must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create outputs.

The amendments remove the assessment of whether market participants are capable of replacing any missing inputs or processes and continuing to produce outputs. The amendments also introduce additional guidance that helps to determine whether a substantive process has been acquired.

In addition, the amendments introduce an optional concentration test that permits a simplified assessment of whether an acquired set of activities and assets is not a business. Under the optional concentration test, the acquired set of activities and assets is not a business if substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar assets. The gross assets under assessment exclude cash and cash equivalents, deferred tax assets, and goodwill resulting from the effects of deferred tax liabilities. The election on whether to apply the optional concentration test is available on transaction-by-transaction basis.

The amendments had no significant impact on the consolidated financial statements of the Group but may impact future periods should the Group make any acquisition.

## 2. 應用經修訂國際財務報告準則（「國際財務報告準則」）<sup>(續)</sup>

已頒佈但尚未生效的新訂及經修訂國際財務報告準則

本集團並無提早應用下列已頒佈但尚未生效的新訂及經修訂國際財務報告準則：

國際財務報告準則第17號 國際財務報告準則第16號 (修訂本)	保險合約及相關修訂 新冠相關租金優惠 <sup>4</sup>
國際財務報告準則第3號 (修訂本)	概念框架的提述 <sup>2</sup>
國際財務報告準則第9號、國際會計準則第39號、國際財務報告準則第7號、國際財務報告準則第4號及國際財務報告準則第16號(修訂本)	利率基準改革 — 第二階段 <sup>5</sup>
國際財務報告準則第10號及國際會計準則第28號(修訂本)	投資者與其聯營公司或合營企業之間的資產出售或注資 <sup>3</sup>
國際會計準則第1號(修訂本)	負債分類為流動或非流動 <sup>1</sup>
國際會計準則第1號及國際財務報告準則實務聲明書第2號	會計政策的披露 <sup>1</sup>
國際會計準則第8號(修訂本)	會計估計的定義 <sup>1</sup>
國際會計準則第16號(修訂本)	物業、廠房及設備：擬定用途前的所得款項 <sup>2</sup>
國際會計準則第37號(修訂本)	虧損性合約—履約成本 <sup>2</sup>
國際財務報告準則(修訂本)	國際財務報告準則二零一八年至二零二零年的年度改進 <sup>2</sup>

<sup>1</sup> 於二零二三年一月一日或之後開始的年度期間生效。

<sup>2</sup> 於二零二二年一月一日或之後開始的年度期間生效。

<sup>3</sup> 於待定期限或之後開始的年度期間生效。

<sup>4</sup> 於二零二零年六月一日或之後開始的年度期間生效。

<sup>5</sup> 於二零二一年一月一日或之後開始的年度期間生效。

除下文所述的新訂及經修訂國際財務報告準則外，本公司董事預計，於可預見未來，應用新訂及經修訂國際財務報告準則不會對綜合財務報表產生重大影響。

## 2. APPLICATION OF AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”) <sup>(Continued)</sup>

New and amendments to IFRSs in issue but not yet effective

The Group has not early applied the following new and amendments to IFRSs that have been issued but are not yet effective:

IFRS 17 Amendment to IFRS 16	Insurance Contracts and the related Amendments <sup>1</sup> COVID-19-Related Rent Concessions <sup>4</sup>
Amendments to IFRS 3	Reference to the Conceptual Framework <sup>2</sup>
Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16	Interest Rate Benchmark Reform – Phase 2 <sup>5</sup>
Amendments to IFRS 10 and IAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>3</sup>
Amendments to IAS 1	Classification of Liabilities as Current or Non-current <sup>1</sup>
Amendments to IAS 1 and IFRS Practice Statement 2	Disclosure of Accounting Policies <sup>1</sup>
Amendments to IAS 8	Definition of Accounting Estimates <sup>1</sup>
Amendments to IAS 16	Property, Plant and Equipment: Proceeds before Intended Use <sup>2</sup>
Amendments to IAS 37	Onerous Contracts – Cost of Fulfilling a Contract <sup>2</sup>
Amendments to IFRS Standards	Annual Improvements to IFRS Standards 2018-2020 <sup>2</sup>

<sup>1</sup> Effective for annual periods beginning on or after 1 January 2023

<sup>2</sup> Effective for annual periods beginning on or after 1 January 2022

<sup>3</sup> Effective for annual periods beginning on or after a date to be determined

<sup>4</sup> Effective for annual periods beginning on or after 1 June 2020

<sup>5</sup> Effective for annual periods beginning on or after 1 January 2021

Except for the new and amendments to IFRSs mentioned below, the directors of the Company anticipate that the application of the new and amendments to IFRSs will have no material impact on the consolidated financial statements in the foreseeable future.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 2. 應用經修訂國際財務報告準則(「國際財務報告準則」)(續)

國際財務報告準則第9號、國際會計準則第39號、國際財務報告準則第7號、國際財務報告準則第4號及國際財務報告準則第16號(修訂本)「利率基準改革－第二階段」

國際財務報告準則第9號、國際會計準則第39號、國際財務報告準則第7號、國際財務報告準則第4號及國際財務報告準則第16號(修訂本)的「利率基準改革－第二階段」涉及應用國際財務報告準則第7號「金融工具：披露」的金融資產、金融負債及租賃負債、特定對沖會計規定及披露規定的修改，並附載有關修改及對沖會計的修訂。

- **金融資產、金融負債及租賃負債的修改。**為該改革所規定的修改(利率基準改革直接導致的規定修改，並按經濟同等基準作出)引入可行權宜方法。該等修改乃透過更新實際利率入賬。所有其他修改均透過使用目前的香港財務報告準則規定入賬。應用香港財務報告準則第16號的承租人會計處理已獲建議類似的可行權宜方法；
- **對沖會計規定。**根據該等修訂本，對沖會計並非僅因利率基準改革而被終止。對沖關係(及相關文件)必須予以修訂，以反映對沖項目、對沖工具及對沖風險的修改。經修訂對沖關係應符合所有適用標準以應用對沖會計(包括有效性要求)；及
- **披露。**該等修訂本規定作出披露，以允許使用者了解本集團所面對利率基準改革所產生的風險的性質及程度、實體管理該等風險的方法、實體從銀行同業拆息過渡至備選基準利率的進展，以及實體管理此過渡的方法。

## 2. APPLICATION OF NEW AND AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”) (Continued)

Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 “Interest Rate Benchmark Reform – Phase 2”

Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 “Interest Rate Benchmark Reform – Phase 2” relate to the modification of financial assets, financial liabilities and lease liabilities, specific hedge accounting requirements and disclosure requirements applying IFRS 7 “Financial Instruments: Disclosures” to accompany the amendments regarding modifications and hedge accounting.

- **Modification of financial assets, financial liabilities and lease liabilities.** A practical expedient is introduced for modifications required by the reform (modifications required as a direct consequence of the interest rate benchmark reform and made on an economically equivalent basis). These modifications are accounted for by updating the effective interest rate. All other modifications are accounted for using the current IFRSs requirements. A similar practical expedient is proposed for lessee accounting applying IFRS 16;
- **Hedge accounting requirements.** Under the amendments, hedge accounting is not discontinued solely because of the interest rate benchmark reform. Hedging relationships (and related documentation) are required to be amended to reflect modifications to the hedged item, hedging instrument and hedged risk. Amended hedging relationships should meet all qualifying criteria to apply hedge accounting, including effectiveness requirements; and
- **Disclosures.** The amendments require disclosures in order to allow users to understand the nature and extent of risks arising from the interest rate benchmark reform to which the Group is exposed to and how the entity manages those risks as well as the entity’s progress in transitioning from interbank offered rates to alternative benchmark rates, and how the entity is managing this transition.

## 2. 應用經修訂國際財務報告準則（「國際財務報告準則」）*(續)*

國際財務報告準則第9號、國際會計準則第39號、國際財務報告準則第7號、國際財務報告準則第4號及國際財務報告準則第16號（修訂本）「利率基準改革－第二階段」*(續)*

於二零二零年十二月三十一日，本集團的若干銀行貸款按倫敦銀行同業拆息（「倫敦銀行同業拆息」）或香港銀行同業拆息（「香港銀行同業拆息」）計息，而若干指定對沖項目可能受限於利率基準改革。本集團預期該等貸款的利率基準的變動不會產生重大損益，且源自應用該等修訂本的改革不會對對沖關係及要求造成重大影響。

國際財務報告準則第10號及國際會計準則第28號（修訂本）「投資者與其聯營公司或合營企業之間的資產出售或注資」

國際財務報告準則第10號「綜合財務報表」及國際會計準則第28號「於聯營公司及合營企業的投資」之修訂處理投資者與其聯營公司或合營企業之間的資產出售或注資情況。具體而言，該等修訂訂明於與聯營公司或合營企業（以權益法列賬）的交易中失去對並無包含業務的附屬公司的控制權所產生的盈虧，於母公司損益確認且僅以非相關投資者於該聯營公司或合營企業的權益為限。同樣，按於成為聯營公司或合營企業（以權益法列賬）的任何前附屬公司所保留投資公平值重新計量所產生的盈虧於前母公司損益確認，且僅以非相關投資者於新聯營公司或合營企業的權益為限。

應用該等修訂預期不會對本集團的財務狀況及表現造成重大影響。

## 2. APPLICATION OF NEW AND AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”) *(Continued)*

Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 Interest Rate Benchmark Reform – Phase 2 *(Continued)*

As at 31 December 2020, the Group has several London Interbank Offered Rate (“LIBOR”) or Hong Kong Interbank Offered Rate (“HIBOR”) bank loans and several designated hedge items which may be subject to interest rate benchmark reform. The Group expects no significant gains or losses should the interest rate benchmark for these loans and no significant change on hedge relationship and requirements from the reform on application of the amendments.

Amendments to IFRS 10 and IAS 28 “Sale or Contribution of Assets between an Investor and its Associate or Joint Venture”

The amendments to IFRS 10 “Consolidated Financial Statements” and IAS 28 “Investments in Associates and Joint Ventures” deal with situations where there is a sale or contribution of assets between an investor and its associate or joint venture. Specifically, the amendments state that gains or losses resulting from the loss of control of a subsidiary that does not contain a business in a transaction with an associate or a joint venture that is accounted for using the equity method, are recognised in the parent’s profit or loss only to the extent of the unrelated investors’ interests in that associate or joint venture. Similarly, gains and losses resulting from the remeasurement of investments retained in any former subsidiary (that has become an associate or a joint venture that is accounted for using the equity method) to fair value are recognised in the former parent’s profit or loss only to the extent of the unrelated investors’ interests in the new associate or joint venture.

The application of the amendments is not expected to have significant impact on the financial position and performance of the Group.



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 2. 應用經修訂國際財務報告準則(「國際財務報告準則」)(續)

國際會計準則第1號(修訂本)「流動及非流動負債之分類」

該等修訂為評估將結清負債期限延遲至報告日期後最少十二個月的權利提供澄清及額外指引，以將負債分類為流動或非流動，當中包括：

- 訂明負債應基於報告期末存在的權利分類為流動或非流動。具體而言，有關修訂澄清：
  - (i) 該分類不受管理層在十二個月內結清負債的意圖或預期所影響；及
  - (ii) 澄清倘該權利以遵守契諾為條件，即使貸款人在較後日期才測試是否符合條件，該權利在報告期末符合條件的情況下存在；及
- 澄清倘負債具有若干條款，可由交易對手方選擇透過轉讓實體本身的股本工具進行結清，僅當實體應用國際會計準則第32號「金融工具：呈列」，將選擇權單獨確認為股本工具時，該等條款不影響將其分類為流動或非流動。

根據本集團於二零二零年十二月三十一日的未償還負債，應用該等修訂將不會導致本集團負債進行重新分類。

## 2. APPLICATION OF NEW AND AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”) (Continued)

Amendments to IAS 1 “Classification of Liabilities as Current or Non-current”

The amendments provide clarification and additional guidance on the assessment of right to defer settlement for at least twelve months from reporting date for classification of liabilities as current or non-current, which:

- specify that the classification of liabilities as current or non-current should be based on rights that are in existence at the end of the reporting period. Specifically, the amendments clarify that:
  - (i) the classification should not be affected by management intentions or expectations to settle the liability within 12 months; and
  - (ii) if the right is conditional on the compliance with covenants, the right exists if the conditions are met at the end of the reporting period, even if the lender does not test compliance until a later date; and
- clarify that if a liability has terms that could, at the option of the counterparty, result in its settlement by the transfer of the entity’s own equity instruments, these terms do not affect its classification as current or non-current only if the entity recognises the option separately as an equity instrument applying IAS 32 “Financial Instruments: Presentation”.

Based on the Group’s outstanding liabilities as at 31 December 2020, the application of the amendments will not result in reclassification of the Group’s liabilities.

### 3. 重大會計政策

綜合財務報表根據國際會計準則委員會頒布的國際財務報告準則編製。就編製綜合財務報表而言，倘合理預期有關資料會影響主要使用者的決策，則資料被視為重要。此外，綜合財務報表載有聯交所證券上市規則及香港公司條例所規定的適用披露事項。

綜合財務報表已根據歷史成本基準編製，惟根據下文載列的會計政策所說明於各報告期末按公平值計量的投資物業及若干金融工具除外。

歷史成本一般根據貨品及服務交換所得代價的公平值釐定。

公平值為於計量日市場參與者間於有秩序交易中出售資產所收取或轉讓負債所支付的價格，而不論該價格是否可直接觀察取得或可使用其他估值方法估計。於估計資產或負債的公平值時，倘市場參與者於計量日對資產或負債定價時將考慮資產或負債的特徵，則本集團會考慮資產或負債的特徵。於該等綜合財務報表中作計量及／或披露目的的公平值按此基準釐定，惟不包括屬國際財務報告準則第2號「以股份為基礎的支付」（「國際財務報告準則第2號」）範疇內以股份支付的交易、根據國際財務報告準則第16號「租賃」（「國際財務報告準則第16號」）入賬的租賃交易以及與公平值存在部分相似之處（如國際會計準則第2號「存貨」的可變現淨值（「可變現淨值」）或國際會計準則第36號「資產減值」（「國際會計準則第36號」）的使用價值）的計量。

### 3. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements have been prepared in accordance with IFRSs issued by the IASB. For the purpose of preparation of the consolidated financial statements, information is considered material if such information is reasonably expected to influence decisions made by primary users. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange and by the Hong Kong Companies Ordinance.

The consolidated financial statements have been prepared on the historical cost basis except for investment properties and certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies set out below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of IFRS 2 “Share-based Payment” (“IFRS 2”), leasing transactions that are accounted for in accordance with IFRS 16 “Lease” (“IFRS 16”), and measurements that have some similarities to fair value, such as net realisable value (“NRV”) in IAS 2 “Inventories” or value in use in IAS 36 “Impairment of Assets” (“IAS 36”).

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

非金融資產的公平值計量計及市場參與者透過最大限度使用該資產及最佳用途或透過將資產出售予將最大限度使用該資產達至最佳用途的另一名市場參與者而產生經濟利益的能力。

按公平值交易的金融工具及投資物業，凡於其後期間應用以不可觀察數據計量公平值的估值方法，估值方法應予校正，以致估值方法的結果相等於交易價格。

此外，就財務報告而言，公平值計量按公平值計量的輸入數據的可觀察程度及該等輸入數據對公平值計量整體的重要性劃分為第一、二或三級，詳情如下：

- 第一級輸入數據為實體於計量日可獲得的相同資產或負債於活躍市場的報價(未調整)；
- 第二級輸入數據為資產或負債的可直接或間接觀察的輸入數據(不包括計入第一級的報價)；及
- 第三級輸入數據為資產或負債的無法觀察輸入數據。

主要會計政策載列如下。

#### 綜合基準

綜合財務報表包括本公司以及本公司及其附屬公司所控制的實體的財務報表。當本公司符合以下各項時，即取得控制權：

- 對投資對象擁有權力；
- 於來自其參與投資對象業務的可變回報上承受風險或擁有權利；及
- 能夠使用其權力影響回報。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

For financial instruments and investment properties which are transacted at fair value and a valuation technique that unobservable inputs is to be used to measure fair value in subsequent periods, the valuation technique is calibrated so that the results of the valuation technique equals the transaction price.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The principal accounting policies are set out below.

#### Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

### 3. 重大會計政策 (續)

#### 綜合基準 (續)

本集團重新評估在事實及情況表明上文所列控制權的三個元素中的一個或多個有變時是否控制投資對象。

倘本集團未能佔有投資對象的大多數投票權，但只要投票權足以賦予本集團實際能力可單方面掌控投資對象的相關業務時，本集團即對投資對象擁有權力。在評估本集團於投資對象的投票權是否足以賦予其權力時，本集團考慮所有相關事實及情況，包括：

- 本集團持有投票權的規模相對於其他選票持有人持有投票權的規模及分散性；
- 本集團、其他選票權持有人或其他各方持有的潛在投票權；
- 其他合約安排產生的權利；及
- 於將需作出決定時，表明本集團當前是否能夠掌控相關業務的任何額外事實及情況（包括於過往股東大會上的投票方式）。

附屬公司於本集團取得對該附屬公司的控制權時綜合入賬，並於本集團喪失對該附屬公司的控制權時終止綜合入賬。具體而言，自本集團取得控制權之日起直至本集團不再控制附屬公司之日，於年內收購或出售附屬公司的收入及開支均計入綜合損益及其他全面收益表。

損益及其他全面收入各項目歸屬至本公司擁有人及非控股權益。附屬公司的全面收入總額歸屬至本公司擁有人及非控股權益，即使此舉會導致非控股權益出現虧絀結餘。

倘有需要，會對附屬公司的財務報表作出調整，以使其會計政策與本集團的會計政策一致。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Basis of consolidation (Continued)

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

When the Group has less than a majority of the voting rights of an investee, it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally. The Group considers all relevant facts and circumstances in assessing whether or not the Group's voting rights in an investee are sufficient to give it power, including:

- the size of the Group's holding of voting rights relative to the size and dispersion of holdings of the other vote holders;
- potential voting rights held by the Group, other vote holders or other parties;
- rights arising from other contractual arrangements; and
- any additional facts and circumstances that indicate that the Group has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss and other comprehensive income from the date the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each item of the other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 綜合基準(續)

所有集團內公司間的資產與負債、股本權益、收入、開支及與本集團成員公司間交易相關的現金流量，均於綜合入賬時全數對銷。

於附屬公司的非控股權益與本集團於附屬公司中權益分開呈列，其指現時擁有的權益且賦予持有人權利於清盤時按比例分佔相關附屬公司資產淨值。

##### 本集團於現有附屬公司權益的變動

本集團於附屬公司權益的變動如不會導致本集團對該等附屬公司喪失控制權，將作為股權交易入賬。本集團的股本權益相關部分與非控股權益的賬面值應予調整，以反映附屬公司中相關權益的變動，包括根據本集團及非控股權益的權益比例於本集團與非控股權益之間重新劃撥相關儲備。

非控股權益的經調整金額與已付或已收代價公平值之間的任何差額於權益及本公司擁有人應佔部分直接確認。

當本集團喪失對附屬公司的控制權時，則終止確認該附屬公司及非控股權益(如有)的資產及負債。收益或虧損於損益中確認，並以(i)所收代價公平值及任何保留權益公平值的總額與(ii)本公司擁有人應佔附屬公司資產(包括商譽)及負債的賬面值之間的差額計算。過往於其他全面收入確認與該附屬公司有關的所有金額，採用如同本集團已直接出售該附屬公司相關資產或負債的方法入賬，即重新分類至損益或按適用國際財務報告準則所規定／所准許者轉撥至另一類別股本權益。前附屬公司在喪失控制權之日所保留的任何投資公平值於其後的會計處理中被視為按照國際財務報告準則第9號「金融工具」(「國際財務報告準則第9號」)進行初步確認的公平值，或(如適用)於聯營公司或合營企業的投資初步確認的成本。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Basis of consolidation (Continued)

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Non-controlling interests in subsidiaries are presented separately from the Group's equity therein, which represent present ownership interests entitling their holders to a proportionate share of net assets of the relevant subsidiaries upon liquidation.

##### Changes in the Group's interests in existing subsidiaries

Changes in the Group's interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's relevant components of equity and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries, including re-attribution of relevant reserves between the Group and the non-controlling interests according to the Group's and the non-controlling interests' proportionate interests.

Any difference between the amount by which the non-controlling interests are adjusted, and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.

When the Group loses control of a subsidiary, the assets and liabilities of that subsidiary and non-controlling interests (if any) are derecognised. A gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the carrying amount of the assets (including goodwill), and liabilities of the subsidiary attributable to the owners of the Company. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable IFRSs). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under IFRS 9 "Financial Instruments" ("IFRS 9") or, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

### 3. 重大會計政策 (續)

#### 業務合併或資產收購

##### 可選集中度測試

自二零二零年一月一日起，本集團可選擇以逐項交易基準應用可選集中度測試，其可對所收購的一組活動及資產是否並非一項業務作簡化評估。倘所收購總資產的公平值幾乎全部都集中在單一可識別資產或一組類似可識別資產中，則符合集中度測試。評估的總資產不包括現金及現金等價物、遞延稅項資產及由遞延稅項負債影響產生的商譽。倘符合集中度測試，該組活動及資產被釐定為並非業務及毋須作進一步評估。

##### 資產收購

當本集團收購一組資產及負債但不構成一項業務時，本集團首先將購買價按各自的公平值分配至其後按公平值模型計量的投資物業識別及確認個別所收購的可識別資產及所承擔負債，以及金融資產／金融負債，餘下購買價結餘其後按各自於購買日期的相對公平值分配予其他可識別資產及負債。該等交易並不會產生商譽或議價購買收益。

##### 業務合併

收購並非共同控制下業務合併的業務以收購法入賬。業務合併所轉讓代價以公平值計量，而公平值按本集團所轉讓資產、本集團對被收購方前擁有人所產生負債以及本集團就交換被收購方控制權所發行股本權益於收購日期的公平值總和計算。收購有關成本一般於產生時於損益內確認。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Business combinations or asset acquisitions

##### Optional concentration test

Effective from 1 January 2020, the Group can elect to apply an optional concentration test, on a transaction-by-transaction basis, that permits a simplified assessment of whether an acquired set of activities and assets is not a business. The concentration test is met if substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar identifiable assets. The gross assets under assessment exclude cash and cash equivalents, deferred tax assets, and goodwill resulting from the effects of deferred tax liabilities. If the concentration test is met, the set of activities and assets is determined not to be a business and no further assessment is needed.

##### Asset acquisitions

When the Group acquires a group of assets and liabilities that do not constitute a business, the Group identifies and recognises the individual identifiable assets acquired and liabilities assumed by allocating the purchase price first to investment properties which are subsequently measured under fair value model and financial assets/financial liabilities at the respective fair values, the remaining balance of the purchase price is then allocated to the other identifiable assets and liabilities on the basis of their relative fair values at the date of purchase. Such a transaction does not give rise to goodwill or bargain purchase gain.

##### Business combinations

Acquisitions of businesses, other than business combination under common control, are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. Acquisition-related costs are generally recognised in profit or loss as incurred.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 3. 重大會計政策(續)

## 業務合併或資產收購(續)

## 業務合併(續)

除若干確認例外情況外，所購入可識別資產及所承擔負債必須符合國際會計準則委員會的「財務報表的編製及呈列框架」(由二零一零年九月刊發的「財務報告概念框架」取代)中的一項資產及一項負債的定義。

於收購日期，所購入可識別資產及所承擔負債按其公平值確認，但以下各項除外：

- 遞延稅項資產或負債及有關僱員福利安排的資產或負債分別遵循國際會計準則第12號「所得稅」(「國際會計準則第12號」)及國際會計準則第19號「僱員福利」確認及計量；
- 與被收購方以股份為基礎的付款安排或為替代被收購方以股份為基礎的付款安排而訂立本集團以股份為基礎的付款安排有關的負債或股本工具，於收購日期根據國際財務報告準則第2號「以股份為基礎的支付」計量(見下文會計政策)；
- 根據國際財務報告準則第5號「持作出售非流動資產及已終止經營業務」分類為持作出售的資產(或出售組別)按該準則計量；及
- 租賃負債按剩餘租賃付款(定義見國際財務報告準則第16號)的現值確認及計量，猶如收購的租賃於收購日期為新租賃，惟(a)租期自收購日期起計12個月內結束；或(b)相關資產為低價值的租賃除外。使用權資產按與相關租賃負債相同的金額確認及計量，並進行調整以反映與市場條件相比租賃的有利或不利條款。

## 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

## Business combinations or asset acquisitions (Continued)

## Business combinations (Continued)

Except for certain recognition exemptions, the identifiable assets acquired and liabilities assumed must meet the definitions of an asset and a liability in the International Accounting Standards Committee's "Framework for the Preparation and Presentation of Financial Statements" (replaced by the "Conceptual Framework for Financial Reporting" issued in September 2010).

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their fair value, except that:

- deferred taxation assets or liabilities, and assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with IAS 12 "Income Taxes" ("IAS 12") and IAS 19 "Employee Benefits" respectively;
- liabilities or equity instruments related to share-based payment arrangements of the acquiree or share-based payment arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with IFRS 2 at the acquisition date (see the accounting policy below);
- assets (or disposal groups) that are classified as held for sale in accordance with IFRS 5 "Non-current Assets Held for Sale and Discontinued Operations" are measured in accordance with that standard; and
- lease liabilities are recognised and measured at the present value of the remaining lease payments (as defined in IFRS 16) as if the acquired leases were new leases at the acquisition date except for leases for which (a) the lease term ends within 12 months of the acquisition date; or (b) the underlying asset is of low value. Right-of-use assets are recognised and measured at the same amount as the relevant lease liabilities, adjusted to reflect favourable or unfavourable terms of the lease when compared with market terms.



### 3. 重大會計政策 (續)

#### 業務合併或資產收購 (續)

##### 業務合併 (續)

商譽按所轉讓代價、於被收購方任何非控股權益的金額及收購方過往所持有被收購方股本權益（如有）公平值的總和超出所收購的可識別資產及所承擔負債於收購日期的淨額的差額計值。倘經重估後，所收購的可識別資產與所承擔負債的淨額高於轉讓代價、於被收購方任何非控股權益的金額及收購方過往所持有被收購方股本權益（如有）公平值的總和，則差額即時於損益內確認為議價購買收益。

非控股權益為現有擁有權權益及授權持有人於清盤時按比例分佔相關附屬公司的資產淨額，其初步按非控股權益按比例分佔被收購方可識別資產淨額的已確認金額或按公平值計量。計量基準可按個別交易選擇。

倘業務合併分階段達成，則本集團以往所持的被收購方股權於收購日期（即本集團取得控制權當日）按公平值重新計量，而所產生的盈虧（如有）於損益或於其他全面收入（如適用）確認。先前於其他全面收入中確認並按國際財務報告準則第9號計量的在收購日期之前於被收購方權益的金額將按本集團已直接將該過往所持權益出售般以相同基準入賬。

#### 涉及共同控制實體的業務合併的合併會計處理

共同控制合併的合併業務財務報表項目於綜合財務報表中入賬，猶如該等項目自合併業務首次受控制方控制當日起已合併入賬。

就控制方面言，合併業務的資產淨值按照現有賬面價值綜合入賬。於共同控制合併時，概無就商譽或議價購買確認金額。

自最早呈列日期起或自合併業務首次受共同控制當日起（以較短者為準）的各合併業務業績於綜合損益及其他全面收益表中入賬。

綜合財務報表的比較金額按猶如該等實體或業務於先前報告期初已合併或首次受共同控制（以較短者為準）的方式呈列。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Business combinations or asset acquisitions (Continued)

##### Business combinations (Continued)

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net amount of the identifiable assets acquired and the liabilities assumed as at acquisition date. If, after re-assessment, the net amount of the identifiable assets acquired and liabilities assumed exceeds the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree and the fair value of the acquirer's previously held interest in the acquiree (if any), the excess is recognised immediately in profit or loss as a bargain purchase gain.

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the relevant subsidiary's net assets in the event of liquidation are initially measured at the non-controlling interests' proportionate share of the recognised amounts of the acquiree's identifiable net assets or at fair value. The choice of measurement basis is made on a transaction-by-transaction basis.

When a business combination is achieved in stages, the Group's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date (i.e. the date when the Group obtains control), and the resulting gain or loss, if any, is recognised in profit and loss or other comprehensive income, as appropriate. Amounts arising from interests in the acquiree prior to the acquisition date that have previously been recognised in other comprehensive income and measured under IFRS 9 would be accounted for on the same basis as would be required if the Group had disposed directly of the previously held equity interest.

#### Merger accounting for business combination involving businesses under common control

The consolidated financial statements incorporate the financial statements items of the combining businesses in which the common control combination occurs as if they had been combined from the date when the combining businesses first came under the control of the controlling party.

The net assets of the combining businesses are consolidated using the existing book values from the controlling party's perspective. No amount is recognised in respect of goodwill or bargain purchase gain at the time of common control combination.

The consolidated statement of profit or loss and other comprehensive income includes the results of each of the combining businesses from the earliest date presented or since the date when the combining businesses first came under the common control, where this is a shorter period.

The comparative amounts in the consolidated financial statements are presented as if the businesses had been combined at the beginning of the previous reporting period or when they first came under common control, whichever is shorter.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 商譽

於收購業務產生的商譽按於收購業務當日(見上文會計政策)的成本減累計減值虧損(如有)列賬。

為進行減值測試，商譽獲分配至預期將受益於合併協同效應的本集團現金產生單位(或現金產生單位組別)，即就內部管理而言監察商譽的最低層面及不大於經營分部。

獲分配商譽的現金產生單位(或現金產生單位組別)會每年進行減值測試，或於有跡象顯示該單位可能出現減值時進行更頻繁的減值測試。就於某一報告期內就收購所產生的商譽而言，獲分配商譽的現金產生單位(或現金產生單位組別)於該報告期末前進行減值測試。倘現金產生單位(或現金產生單位組別)的可回收金額少於其賬面值，則會先分配減值虧損以減低任何商譽的賬面值，其後則按該單位(或現金產生單位組別)內各項資產賬面值的比例分配至該單位的其他資產。

於出售相關現金產生單位或現金產生單位組別內的任何現金產生單位時，會於釐定出售的損益金額時計入商譽的應佔金額。倘本集團出售現金產生單位(或現金產生單位組別內的一個現金產生單位)內的業務，所出售商譽金額按所出售業務(或現金產生單位)與所保留現金產生單位(或現金產生單位組別)部分的相對價值計量。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Goodwill

Goodwill arising on an acquisition of a business is carried at cost as established at the date of acquisition of the business (see the accounting policy above) less accumulated impairment losses, if any.

For the purposes of impairment testing, goodwill is allocated to each of the Group's cash-generating units (or groups of cash-generating units) that is expected to benefit from the synergies of the combination, which represent the lowest level at which the goodwill is monitored for internal management purposes and not larger than an operating segment.

A cash-generating unit (or group of cash-generating units) to which goodwill has been allocated is tested for impairment annually, or more frequently when there is an indication that the unit may be impaired. For goodwill arising on an acquisition in a reporting period, the cash-generating unit (or group of cash-generating units) to which goodwill has been allocated is tested for impairment before the end of that reporting period. If the recoverable amount is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill and then to the other assets on a pro-rata basis based on the carrying amount of each asset in the unit (or group of cash-generating units).

On disposal of the relevant cash-generating unit or any of the cash-generating unit within the group of cash-generating units, the attributable amount of goodwill is included in the determination of the amount of profit or loss on disposal. When the Group disposes of an operation within the cash-generating unit (or a cash-generating unit within a group of cash-generating units), the amount of goodwill disposed of is measured on the basis of the relative values of the operation (or the cash-generating unit) disposed of and the portion of the cash-generating unit (or the group of cash generating units) retained.

### 3. 重大會計政策(續)

#### 於合營企業及聯營公司的投資

合營企業是指對安排擁有共同控制權的各方對該合營安排的資產淨額享有權利的合營安排。共同控制權是指對安排合約約定的共享控制權，其僅在有關活動決定須獲共享控制權的各方一致同意時存在。

聯營公司為本集團對其具有重大影響力的實體。重大影響力指參與投資對象的財務及營運政策決定的權力，而並非對該等政策的控制權或共同控制權。

合營企業及聯營公司的業績以及資產及負債以權益會計法於該等綜合財務報表入賬。就權益會計目的所用合營企業及聯營公司的財務報表使用與本集團就於相似情況下類似交易及事件時所應用的相同會計政策。根據權益法，於合營企業或聯營公司的投資初步按成本於綜合財務狀況表確認，並於其後就確認本集團應佔該合營企業及聯營公司的損益及其他全面收入予以調整。損益及其他全面收入以外的合營企業及聯營公司的資產淨值變動不予列賬，除非有關變動導致本集團所持有的擁有權權益改變。當本集團應佔合營企業或聯營公司的虧損超出本集團於該合營企業及聯營公司的權益（包括實質上成為本集團於該合營企業及聯營公司投資淨額一部分的任何長期權益）時，本集團終止確認其應佔的進一步虧損。僅於本集團已產生法定或推定責任，或已代表該合營企業或聯營公司支付款項的情況下，方會確認額外虧損。

於合營企業及聯營公司的投資於投資對象成為合營企業及聯營公司之日採用權益法入賬。在收購合營企業或聯營公司投資時，投資成本超過本集團應佔該投資對象可識別資產及負債公平值淨額的任何部分確認為商譽，並計入投資的賬面值。本集團應佔可識別資產及負債的公平值淨額超過投資成本的任何部分，於重新評估後在投資被收購的期間即時於損益確認。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Investments in joint ventures and associates

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

The results and assets and liabilities of joint ventures and associates are incorporated in these consolidated financial statements using the equity method of accounting. The financial statements of joint ventures and associates used for equity accounting purposes are prepared using uniform accounting policies as those of the Group for like transactions and events in similar circumstances. Under the equity method, an investment in a joint venture or an associate is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the joint venture and associate. Changes in net assets of the joint venture and associate other than profit or loss and other comprehensive income are not accounted for unless such changes resulted in changes in ownership interest held by the Group. When the Group's share of losses of a joint venture or an associate exceeds the Group's interest in that joint venture and associate (which includes any long-term interests that, in substance, form part of the Group's net investment in the joint venture and associate), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the joint venture or associate.

An investment in a joint venture and an associate is accounted for using the equity method from the date on which the investee becomes a joint venture and an associate. On acquisition of the investment in a joint venture or an associate, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 3. 重大會計政策(續)

## 於合營企業及聯營公司的投資(續)

本集團評估是否存在客觀證據顯示於一間合營企業或一間聯營公司的權益可能出現減值。倘存在任何客觀證據時，投資(包括商譽)的全部賬面值將會根據國際會計準則第36號作為單一資產進行減值測試，方法為比較其可收回金額(使用價值與公平值減出售成本兩者間的較高者)與其賬面值。任何已確認的減值虧損不會分配至構成投資賬面值的一部分的任何資產(包括商譽)。該減值虧損的任何撥回根據國際會計準則第36號確認，惟受隨後增加的可收回投資金額規限。

倘本集團不再對合營企業擁有共同控制權或對聯營公司擁有重大影響力，則此事項作為出售於投資對象的全部權益入賬，因此產生的收益或虧損將計入損益內。倘本集團保留於前合營企業或聯營公司的權益且該保留權益屬國際財務報告準則第9號範疇內的金融資產，則本集團會按該日的公平值計量保留權益，而該公平值被視為初步確認時的公平值。合營企業或聯營公司於終止採用權益法當日的賬面值與任何保留權益及出售合營企業或聯營公司相關權益的任何所得款項公平值間的差額，會於釐定出售該合營企業或聯營公司的收益或虧損時入賬。此外，本集團會將先前在其他全面收入就該合營企業或聯營公司確認的所有金額入賬，基準與該合營企業或聯營公司直接出售相關資產或負債所需基準相同。因此，倘該合營企業或聯營公司先前已於其他全面收入確認的收益或虧損，會於出售相關資產或負債時重新分類至損益，則本集團會於出售／部分出售相關合營企業或聯營公司後將收益或虧損由股本權益重新分類至損益(作為重新分類調整)。

## 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

## Investments in joint ventures and associates (Continued)

The Group assesses whether there is an objective evidence that the interest in a joint venture or an associate may be impaired. When any objective evidence exists, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with IAS 36 as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised is not allocated to any asset, including goodwill, that forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with IAS 36 to the extent that the recoverable amount of the investment subsequently increases.

When the Group ceases to have joint control over a joint venture or significant influence over an associate, it is accounted for as a disposal of the entire interest in the investee with a resulting gain or loss being recognised in profit or loss. When the Group retains an interest in the former joint venture or associate and the retained interest is a financial asset within the scope of IFRS 9, the Group measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition. The difference between the carrying amount of the joint venture or associate at the date the equity method was discontinued, and the fair value of any retained interest and any proceeds from disposing of the relevant interest in the joint venture or associate is included in the determination of the gain or loss on disposal of the joint venture or associate. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that joint venture or associate on the same basis as would be required if that joint venture or associate had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that joint venture or associate would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) upon disposal/partial disposal of the relevant joint venture or associate.

### 3. 重大會計政策 (續)

#### 於合營企業及聯營公司的投資 (續)

當於聯營公司的投資成為於合營企業投資或於合營企業的投資成為於聯營公司的投資時，本集團將繼續使用權益法。於此類擁有權權益變動發生時，公平值不會重新計量。

倘本集團削減其於聯營公司或合營企業的擁有權權益但繼續採用權益法，如有關收益或虧損會於出售相關資產或負債時重新分類至損益，則本集團會將先前於其他全面收入確認的與削減擁有權權益有關的收益或虧損部分重新分類至損益。

當集團實體與本集團的合營企業或聯營公司進行交易時，則與合營企業及聯營公司交易所產生收益及虧損僅於合營企業及聯營公司的權益與本集團無關時，方於本集團綜合財務報表確認。

#### 來自客戶合約的收入

當（或於）履行履約責任時，即於特定履約責任相關的貨品或服務的「控制權」轉讓予客戶時，本集團確認收入。

履約責任指大致相同的獨特貨品或服務（或一組貨品或服務）或一系列獨特的貨品或服務。

控制權隨時間轉移，而倘滿足以下其中一項標準，則收入乃參照完全滿足相關履約責任的進展情況而隨時間確認：

- 隨本集團履約，客戶同時取得並耗用本集團履約所提供的利益；
- 本集團的履約創建或強化一項資產，該資產於創建及強化時即由客戶控制；或
- 本集團的履約並未產生對本集團有替代用途的資產，且本集團對迄今已完成履約的款項具有可執行的權利。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Investments in joint ventures and associates (Continued)

The Group continues to use the equity method when an investment in an associate becomes an investment in a joint venture or an investment in a joint venture becomes an investment in an associate. There is no remeasurement to fair value upon such changes in ownership interests.

When the Group reduces its ownership interest in an associate or a joint venture but the Group continues to use the equity method, the Group reclassifies to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be reclassified to profit or loss on the disposal of the related assets or liabilities.

When a group entity transacts with a joint venture or an associate of the Group, profits and losses resulting from the transactions with the joint venture and associate are recognised in the Group's consolidated financial statements only to the extent of interests in the joint venture and associate that are not related to the Group.

#### Revenue from contracts with customers

The Group recognises revenue when (or as) a performance obligation is satisfied, i.e. when “control” of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation represents a good or service (or a bundle of goods or services) that is distinct or a series of distinct goods or services that are substantially the same.

Control is transferred over time and revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation if one of the following criteria is met:

- the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;
- the Group's performance creates or enhances an asset that the customer controls as the Group performs; or
- the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 來自客戶合約的收入(續)

否則，收入於客戶獲得獨特貨品或服務控制權的時間點確認。

合約資產指本集團收取本集團已向客戶轉讓的貨品或服務的交換代價的權利(尚未成為無條件)。合約資產根據國際財務報告準則第9號評估減值。相反，應收款項指本集團收取代價的無條件權利，即代價付款到期前僅需隨時間推移。

合約負債指本集團因已向客戶收取代價(或已到期代價金額)而須向客戶轉讓貨品或服務的責任。

與同一合約有關的合約資產及合約負債按淨值入賬及呈列。

##### 銷售物業收入

就銷售物業收入而言，收入於已竣工物業轉至客戶時某一時間點確認，即於物業交付予買方的時間點且本集團現時有權收取付款並很可能收回代價時的某一時間點確認。

##### 項目管理服務收入

就項目管理服務收入而言，收入於提供項目管理服務的期間確認。本集團就所提供項目管理服務收取項目收入的若干百分比並於期內以本集團開具發票的權利確認為收入。

##### 物業管理服務收入

就物業管理服務而言，本集團按月就所提供的服務開出固定金額賬單，並將本集團有權開立發票且與已完成的履約價值直接對應的金額確認為收入。

就來自根據包幹制管理物業的物業管理服務收入而言，倘本集團作為委託人，並主要負責向業主提供物業管理服務，本集團將已收或應收業主的費用確認為收入並將所有相關物業管理的成本確認為服務成本。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Revenue from contracts with customers (Continued)

Otherwise, revenue is recognised at a point in time when the customer obtains control of the distinct good or service.

A contract asset represents the Group's right to consideration in exchange for goods or services that the Group has transferred to a customer that is not yet unconditional. It is assessed for impairment in accordance with IFRS 9. In contrast, a receivable represents the Group's unconditional right to consideration, i.e. only the passage of time is required before payment of that consideration is due.

A contract liability represents the Group's obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer.

A contract asset and a contract liability relating to the same contract are accounted for and presented on a net basis.

##### Revenue from sales of properties

For revenue from sales of properties, revenue is recognised at a point in time when control of completed property is transferred to the customer, i.e. at the point of delivering of the properties to buyers and the Group has present right to payment and the collection of the consideration is probable.

##### Revenue from project management services

For revenue from project management services, revenue is recognised over the period in which the project management services are rendered. The Group bills a certain percentage of the project revenue for project management services provided and recognises as revenue based on the Group's right to invoice.

##### Revenue from property management services

For property management services, the Group bills a fixed amount for services provided on a monthly basis and recognises as revenue in the amount to which the Group has a right to invoice and that corresponds directly with the value of performance completed.

For property management services income from properties managed under lump sum basis, where the Group acts as principal and is primary responsible for providing the property management services to the property owners, the Group recognises the fee received or receivable from property owners as its revenue and all related property management costs as its cost of services.

### 3. 重大會計政策(續)

#### 物業管理服務收入(續)

就來自根據酬金制管理物業的物業管理服務收入而言，倘本集團作為業主的代理人，本集團會確認佣金，而有關佣金按業主須支付物業服務費的預設百分比或固定金額計算。

來自物業管理服務的收入（根據包幹制及酬金制）於提供服務的會計期間隨時間確認。

隨時間確認收入：完全達成履約責任的進度的計量

#### 產量法

完全達成履約責任的進度根據產量法計量，即基於直接計量迄今已轉移予客戶的服務相對於合約項下承諾提供的餘下貨品或服務的價值以確認收入，有關方法最能反映本集團於轉讓貨品或服務控制權方面的履約情況。

作為一種可行權益方法，倘本集團有權收取的代價金額與本集團迄今已完成的履約價值（例如本集團按月就所提供的服務開具固定金額賬單的物業管理服務合約）直接對應，則本集團按其有權開立發票的金額確認收入。

#### 可變代價

就含有可變代價（項目管理服務收入）的合約而言，本集團使用最有可能收取的金額估計其將有權收取的代價金額。

可變代價的估計金額計入交易價格，前提是當與可變代價有關的不確定性其後獲解決時，有關計入不會導致日後出現重大收入撥回。

於各報告期末，本集團更新經估計交易價格（包括更新其就可變代價估計是否受到限制的評估），以真實反映於報告期末存在的情況以及報告期的情況變動。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Revenue from property management services (Continued)

For property management services income from properties managed under commission basis, where the Group acts as an agent of the property owners, the Group recognises the commission which is calculated by pre-determined percentage or fixed amount of the property service fees the property owners are obligated to pay.

Revenue from property management services (both under lump sum basis and commission basis) is recognised over time in the accounting period which services are rendered.

Over time revenue recognition: measurement of progress towards complete satisfaction of a performance obligation

#### Output method

The progress towards complete satisfaction of a performance obligation is measured based on output method, which is to recognise revenue on the basis of direct measurements of the value of the goods or services transferred to the customer to date relative to the remaining goods or services promised under the contract, that best depict the Group's performance in transferring control of goods or services.

As a practical expedient, if the Group has a right to consideration in an amount that corresponds directly with the value of the Group's performance completed to date (for example, property management service contracts in which the Group bills a fixed amount for services provided on a monthly basis), the Group recognises revenue in the amount to which the Group has the right to invoice.

#### Variable consideration

For contracts that contain variable consideration (revenue from project management services), the Group estimates the amount of consideration to which it will be entitled using the most likely amount.

The estimated amount of variable consideration is included in the transaction price only to the extent that it is highly probable that such an inclusion will not result in a significant revenue reversal in the future when the uncertainty associated with the variable consideration is subsequently resolved.

At the end of each reporting period, the Group updates the estimated transaction price (including updating its assessment of whether an estimate of variable consideration is constrained) to represent faithfully the circumstances present at the end of the reporting period and the changes in circumstances during the reporting period.



**綜合財務報表附註****Notes to the Consolidated Financial Statements****3. 重大會計政策(續)****存在重大融資部分**

釐定交易價格時，倘所協定的付款時間（不論明示或暗示）為客戶或本集團帶來向客戶轉讓貨品或服務的重大融資利益，則本集團將就金錢時間值的影響而調整已承諾的代價金額。於該等情況下，合約包含重大融資部分。不論融資承諾乃於合約中明示或藉合約訂約方所協定的付款條款暗示，重大融資部分均可能存在。

就付款及轉讓有關貨品或服務的期限少於一年的合約，本集團應用可行的權宜方法，不就任何重大融資部分作交易價格調整。

**投資物業**

投資物業指為賺取租金及／或為資本增值而持有的物業（包括就該等目的而興建的在建物業）。

投資物業初步按成本（包括任何直接應佔開支）計量。於初步確認後，投資物業按公平值計量，並作調整以剔除任何預付或應計的經營租賃收入。

投資物業公平值變動所產生的收益或虧損於其產生期間計入損益。

在建投資物業產生的建築成本資本化為在建投資物業的部分賬面值。

投資物業於出售或於其被永久終止使用或預期不會因出售而獲得未來經濟利益時終止確認。終止確認物業所產生的任何收益或虧損（按出售所得款項淨額與資產賬面值之間的差額計算）於該物業終止確認期間計入損益。

**3. SIGNIFICANT ACCOUNTING POLICIES (Continued)****Existence of significant financing component**

In determining the transaction price, the Group adjusts the promised amount of consideration for the effects of the time value of money if the timing of payments agreed (either explicitly or implicitly) provides the customer or the Group with a significant benefit of financing the transfer of goods or services to the customer. In those circumstances, the contract contains a significant financing component. A significant financing component may exist regardless of whether the promise of financing is explicitly stated in the contract or implied by the payment terms agreed to by the parties to the contract.

For contracts where the period between payment and transfer of the associated goods or services is less than one year, the Group applies the practical expedient of not adjusting the transaction price for any significant financing component.

**Investment properties**

Investment properties are properties held to earn rentals and/or for capital appreciation (including properties under construction for such purposes).

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at fair values, adjusted to exclude any prepaid or accrued operating lease income.

Gains or losses arising from changes in the fair value of investment properties are included in profit or loss for the period in which they arise.

Construction costs incurred for investment properties under construction are capitalised as part of the carrying amount of the investment properties under construction.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

### 3. 重大會計政策(續)

#### 物業、廠房及設備

物業、廠房及設備(包括持作生產或供應貨品或服務之用,或作行政用途的樓宇)以成本扣減其後累計折舊及其後累計減值虧損(如有)於綜合財務狀況表列賬。

當本集團就於物業的擁有權權益(包括租賃土地及樓宇成分)付款時,全部代價於租賃土地及樓宇成分之間按初步確認時的相對公平值的比例分配。

倘相關付款能可靠分配,則以經營租賃列賬的租賃土地權益於綜合財務狀況表中列為「使用權資產」,惟根據公平值模式分類為投資物業且作為投資物業入賬者除外。當代價無法在相關租賃土地的非租賃樓宇成分及未分割權益之間可靠分配時,整項物業分類為物業、廠房及設備。

於估計可使用年內撇銷物業、廠房及設備項目的成本減殘值後,以直線法確認折舊。估計可使用年期、殘值及折舊法均於各報告期末檢討,任何估計變動影響均按未來適用基準入賬。

物業、廠房及設備項目於出售後或當預期繼續使用該資產不會於日後產生經濟利益時終止確認。出售或報廢物業、廠房及設備項目時產生的任何收益或虧損按出售所得款項與該資產賬面值之間的差額計算並於損益確認。

#### 業務合併所收購的無形資產

業務合併所收購的無形資產與商譽分開確認,並按於收購日的公平值(視為其成本)進行初始確認。

初始確認後,可使用年期有限的業務合併所收購的無形資產按成本減累計攤銷及任何累計減值虧損呈報。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Property, plant and equipment

Property, plant and equipment including buildings held for use in the production or supply of goods or services, or for administrative purposes are stated in the consolidated statement of financial position at cost, less subsequent accumulated depreciation and subsequent accumulated impairment losses, if any.

When the Group makes payments for ownership interests of properties which includes both leasehold land and building elements, the entire consideration is allocated between the leasehold land and the building elements in proportion to the relative fair values at initial recognition.

To the extent the allocation of the relevant payments can be made reliably, interest in leasehold land that is accounted for as an operating lease is presented as “right-of-use assets” in the consolidated statement of financial position except for those that are classified and accounted for as investment properties under the fair value model. When the consideration cannot be allocated reliably between non-lease building element and undivided interest in the underlying leasehold land, the entire properties are classified as property, plant and equipment.

Depreciation is recognised so as to write off the cost of items of property, plant and equipment less their residual values over their estimated useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

#### Intangible assets acquired in a business combination

Intangible assets acquired in a business combination are recognised separately from goodwill and are initially recognised at their fair value at the acquisition date (which is regarded as their cost).

Subsequent to initial recognition, intangible assets acquired in a business combination with finite useful lives are reported at costs less accumulated amortisation and any accumulated impairment losses.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 3. 重大會計政策(續)

## 業務合併所收購的無形資產(續)

無形資產於出售時或當預期使用或出售有關無形資產不會產生未來經濟利益時終止確認。因終止確認無形資產而產生的收益及虧損按該資產的出售所得款項淨額與賬面值之間的差額計量，於終止確認該等資產時在損益確認。

物業、廠房及設備、使用權資產以及除商譽外的無形資產的減值

本集團於報告期末檢討其物業、廠房及設備、使用權資產以及可使用年期有限的無形資產的賬面值，以確定有關資產是否出現減值虧損跡象。如有任何有關跡象，則會估計相關資產的可收回金額，以確定減值虧損(如有)的程度。

物業、廠房及設備、使用權資產以及無形資產的可收回金額會個別預估，倘不太可能個別估計資產的可收回金額，則本集團估計該資產所屬現金產生單位的可收回金額。

於測試現金產生單位減值時，在可建立合理一致分配基準時將公司資產分配至相關現金產生單位，否則於可建立合理一致分配基準時，該等資產會分配至最小的現金產生單位組別。倘出現減值跡象，則就公司資產所屬的現金產生單位或現金產生單位組別釐定可收回金額，並與相關現金產生單位或現金產生單位組別的賬面值比較。

可收回金額為公平值減出售成本與使用價值兩者間的較高者。於評估使用價值時，使用稅前貼現率估計未來現金流貼現至其現值，而該稅前貼現率反映現時市場對金錢時間值的評估及資產(或一個現金產生單位)特定的風險(估計未來現金流未經調整)。

## 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

## Intangible assets acquired in a business combination (Continued)

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains and losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in profit or loss when the asset is derecognised.

Impairment on property, plant and equipment, right-of-use assets and intangible assets other than goodwill

At the end of the reporting period, the Group reviews the carrying amounts of its property, plant and equipment, right-of-use assets and intangible assets with finite useful lives to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the relevant asset is estimated in order to determine the extent of the impairment loss, if any.

The recoverable amount of property, plant and equipment, right-of-use assets and intangible assets are estimated individually. When it is not possible to estimate the recoverable amount individually, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

In testing a cash-generating unit for impairment, corporate assets are allocated to the relevant cash-generating unit when a reasonable and consistent basis of allocation can be established, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be established. The recoverable amount is determined for the cash-generating unit or group of cash-generating units to which the corporate asset belongs, and is compared with the carrying amount of the relevant cash-generating unit or group of cash-generating units.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset (or a cash-generating unit) for which the estimates of future cash flows have not been adjusted.

### 3. 重大會計政策(續)

物業、廠房及設備、使用權資產以及除商譽外的無形資產的減值(續)

倘一項資產(或一個現金產生單位)的可收回金額估計將少於其賬面值,則該資產(或一個現金產生單位)的賬面值削減至其可收回金額。就未能按合理一致的基準分配至現金產生單位的公司資產或部分公司資產,本集團會比較一組現金產生單位的賬面值(包括已分配至該組現金產生單位的公司資產或部分公司資產的賬面值)與該組現金產生單位的可收回金額。於分配減值虧損時,減值虧損首先分配至削減任何商譽(如適用)的賬面值,然後根據各資產於單位或一組現金產生單位的賬面值按比例分配至其他資產。一項資產的賬面值不會削減至低於其公平值減出售成本(如可計量)、其使用價值(如可釐定)及零三者間的較高者。可能另行分配至資產的減值虧損金額按比例分配至單位或一組現金產生單位的其他資產。減值虧損即時於損益確認。

倘其後撥回減值虧損,該資產(或一個現金產生單位或一組現金產生單位)賬面值會調高至其經修訂的估計可收回金額,但增加的賬面值不得超出該資產(或一個現金產生單位或一組現金產生單位)於過往年度並無確認減值虧損時原應釐定的賬面值。撥回的減值虧損會即時於損益確認為收入。

#### 擬作出售的開發中物業／持作出售物業

擬於開發完成後出售的在建待售物業分類為流動資產。除根據使用權資產會計政策按成本模式計算的租賃土地部分外,擬作出售的開發中物業／持作出售物業以成本與可變現淨值兩者間的較低者入賬。成本按特定識別基準釐定,包括分配所產生的有關開發成本及(如適用)資本化借貸成本。可變現淨值指物業估計售價減竣工估計成本及銷售所需的成本。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Impairment on property, plant and equipment, right-of-use assets and intangible assets other than goodwill (Continued)

If the recoverable amount of an asset (or a cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or a cash-generating unit) is reduced to its recoverable amount. For corporate assets or portion of corporate assets which cannot be allocated on a reasonable and consistent basis to a cash-generating unit, the Group compares the carrying amount of a group of cash-generating units, including the carrying amounts of the corporate assets or portion of corporate assets allocated to that group of cash-generating units, with the recoverable amount of the group of cash-generating units. In allocating the impairment loss, the impairment loss is allocated first to reduce the carrying amount of any goodwill (if applicable) and then to the other assets on a pro-rata basis based on the carrying amount of each asset in the unit or the group of cash-generating units. The carrying amount of an asset is not reduced below the highest of its fair value less costs of disposal (if measurable), its value in use (if determinable) and zero. The amount of the impairment loss that would otherwise have been allocated to the asset is allocated pro rata to the other assets of the unit or the group of cash-generating units. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit or a group of cash-generating units) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit or a group of cash-generating units) in prior years. A reversal of an impairment loss is recognised as income immediately in profit or loss.

#### Properties under development for sale/properties held for sale

Properties under development for sale which are intended to be sold upon completion of development are classified as current assets. Except for the leasehold land element which is measured at cost model in accordance with the accounting policies of right-of-use assets, properties under development for sale/properties held for sale are carried at the lower of cost and NRV. Cost is determined on a specific identification basis including allocation of the related development expenditure incurred and where appropriate, borrowing costs capitalised. NRV represents the estimated selling price for the properties less estimated cost to completion and costs necessary to make the sales.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

擬作出售的開發中物業／持作出售物業  
(續)

擬作出售的開發中物業於竣工時轉撥至持作出售物業。

當持有物業的用途變為賺取租金或／及資本增值，而非於日常業務過程中出售（以開始向另一方提供經營租賃為證），本集團將物業從持作出售業轉撥至投資物業。該物業於轉讓日期的公平值與其過往賬面值之差額於損益確認。

#### 租賃

##### 租賃的定義

倘合約為換取代價而給予在一段時間內控制可識別資產使用的權利，則該合約為租賃或包含租賃。

對於首次應用日期或之後訂立或修改的合約或因業務合併產生的合約而言，本集團根據國際財務報告準則第16號的定義於初始或修訂日期或收購日期（如適用）評估該合約是否為租賃或包含租賃。除非合約的條款及條件其後出現變動，否則有關合約將不予重新評估。

#### 本集團作為承租人

##### 合約組成部分的代價分配

就包含租賃部分以及一項或多項額外租賃或非租賃部分的合約而言，本集團將合約以租賃部分的相對獨立價格及非租賃部分的總獨立價格為基準，分配該合約代價予各租賃部分。

非租賃部分與租賃部分有所區分，並透過應用其他適用準則列賬。

##### 短期租賃及低價值資產租賃

本集團對自開始日期起租期不超過12個月且不包含購買選擇權的土地及樓宇的租賃採用短期租賃確認豁免。本集團亦採用對低價值資產租賃的確認豁免。短期租賃及低價值資產租賃的租賃付款於租期內按直線法確認為開支。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Properties under development for sale/properties held for sale (Continued)

Properties under development for sale are transferred to properties held for sale upon completion.

The Group transfers a property from properties held for sale to investment property when there is a change in use to hold the property to earn rentals or/and for capital appreciation rather than for sale in the ordinary course of business, which is evidenced by the inception of an operating lease to another party. Any difference between the fair value of the property at the date of transfer and its previous carrying amount is recognised in profit or loss.

#### Leases

##### Definition of a lease

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

For contracts entered into or modified on or after the date of initial application or arising from business combinations, the Group assesses whether a contract is or contains a lease based on the definition under IFRS 16 at inception, modification date or acquisition date, as appropriate. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed.

#### The Group as a lessee

##### Allocation of consideration to components of a contract

For a contract that contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

Non-lease components are separated from lease component and are accounted for by applying other applicable standards.

##### Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to leases of land and buildings that have a lease term of 12 months or less from the commencement date and do not contain a purchase option. It also applies the recognition exemption for lease of low-value assets. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

### 3. 重大會計政策 (續)

本集團作為承租人 (續)

使用權資產

使用權資產成本包括：

- 租賃負債的初始計量金額；
- 於開始日期或之前作出的任何租賃付款，減任何已收租賃優惠；
- 本集團產生的任何初始直接成本；及
- 本集團在拆除及移除相關資產、復原其所在地或將相關資產復原至租賃的條款及條件所要求的狀況而產生的成本估算。

除分類為投資物業並按公平值模式計量的資產外，使用權資產按成本計量，扣除任何累計折舊及減值虧損，並就任何重新計量租賃負債作出調整。

就本集團於租期結束時合理確定獲取相關租賃資產所有權的使用權資產而言，有關使用權資產自開始日期起至使用年期結束時計提折舊。在其他情況下，使用權資產按直線基準於其估計使用年期及租期（以較短者為準）內計提折舊。

本集團於綜合財務狀況表中將不符合投資物業或存貨定義的使用權資產呈列為單獨項目。符合投資物業及存貨定義的使用權資產分別於「投資物業」及「持作出售物業／擬作出售的開發中物業」內呈列。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

The Group as a lessee (Continued)

Right-of-use assets

The cost of right-of-use assets includes:

- the amount of the initial measurement of lease liability;
- any lease payments made at or before the commencement date, less any lease incentives received;
- any initial direct costs incurred by the Group; and
- an estimate of costs to be incurred by the Group in dismantling and removing the underlying assets, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Except for those that are classified as investment properties and measured under fair value model, right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities.

Right-of-use assets in which the Group is reasonably certain to obtain ownership of the underlying leased assets at the end of the lease term is depreciated from commencement date to the end of the useful life. Otherwise, right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term.

The Group presents right-of-use assets that do not meet the definition of investment property or inventory as a separate line item on the consolidated statement of financial position. The right-of-use assets that meet the definition of investment property and inventory are presented within “investment properties” and “properties held for sale/properties under development for sale” respectively.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 3. 重大會計政策(續)

## 本集團作為承租人(續)

## 可退還租賃按金

已付可退還租賃按金根據國際財務報告準則第9號入賬及初步按公平值計量。於初步確認的公平值調整被視為額外租賃款項，並計入使用權資產的成本。

## 租賃負債

於租賃開始日期，本集團按當日尚未支付的租賃款項現值確認及計量租賃負債。於計算租賃款項現值時，倘租賃隱含的利率無法輕易釐定，則本集團應用租賃開始日期的增量借款利率計算。

## 租賃款項包括：

- 固定付款(包括實質性的固定付款)減任何應收租賃優惠；
- 取決於指數或利率的可變租賃款項(於開始日期使用指數或利率初始計量)；
- 根據殘值擔保預期將支付的金額；
- 本集團合理確定行使的購買選擇權的行使價；及
- 倘租期反映本集團會行使終止租賃選擇權，則計入終止租賃的罰款。

於開始日期後，租賃負債根據應計利息及租賃款項進行調整。

## 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

## The Group as a lessee (Continued)

## Refundable rental deposits

Refundable rental deposits paid are accounted under IFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments and included in the cost of right-of-use assets.

## Lease liabilities

At the commencement date of a lease, the Group recognises and measures the lease liability at the present value of lease payments that are unpaid at that date. In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable.

## The lease payments include:

- fixed payments (including in-substance fixed payments) less any lease incentives receivable;
- variable lease payments that depend on an index or a rate initially measured using the index or rate as at the commencement date;
- amounts expected to be paid under residual value guarantees;
- the exercise price of a purchase option reasonably certain to be exercised by the Group; and
- payments of penalties for terminating a lease, if the lease term reflects the Group exercising the option to terminate.

After the commencement date, lease liabilities are adjusted by interest accretion and lease payments.



### 3. 重大會計政策 (續)

#### 本集團作為承租人 (續)

##### 租賃負債 (續)

倘出現以下情況，本集團重新計量租賃負債（並對有關使用權資產作出相應調整）：

- 租期有所變動或行使購買選擇權的評估發生變化，在此情況下，相關租賃負債透過使用重新評估日期的經修訂貼現率貼現經修訂租賃款項而重新計量。
- 租賃款項因進行市場租金調查後市場租金變動而出現變動，在此情況下，相關租賃負債使用初始貼現率貼現經修訂租賃款項而重新計量。

本集團於綜合財務狀況表中將租賃負債呈列為單獨項目。

#### 本集團作為出租人

##### 租賃分類及計量

本集團為出租人的租賃分類為融資或經營租賃。當租賃條款將相關資產擁有權附帶的絕大部分風險及回報轉移至承租人時，該合約分類為融資租賃。所有其他租賃分類為經營租賃。

經營租賃的租金收入以直線法於有關租賃的租期內於損益中確認。協商及安排經營租賃所產生的初步直接成本加至租賃資產賬面值，且該等成本於租賃期間內按直線法確認為開支，惟以公平值模式計量的投資物業除外。

來自本集團日常業務過程的租金收入呈列為收入。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### The Group as a lessee (Continued)

##### Lease liabilities (Continued)

The Group remeasures lease liabilities (and makes a corresponding adjustment to the related right-of-use assets) whenever:

- the lease term has changed or there is a change in the assessment of exercise of a purchase option, in which case the related lease liability is remeasured by discounting the revised lease payments using a revised discount rate at the date of reassessment.
- the lease payments change due to changes in market rental rates following a market rent review, in which cases the related lease liability is remeasured by discounting the revised lease payments using the initial discount rate.

The Group presents lease liabilities as a separate line item in the consolidated statement of financial position.

#### The Group as a lessor

##### Classification and measurement of leases

Leases for which the Group is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards incidental to ownership of an underlying asset to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

Rental income from operating leases is recognised in profit or loss on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset, and such costs are recognised as an expense on a straight-line basis over the lease term except for investment properties measured under fair value model.

Rental income which is derived from the Group's ordinary course of business is presented as revenue.

**綜合財務報表附註****Notes to the Consolidated Financial Statements****3. 重大會計政策 (續)****本集團作為出租人 (續)****可退還租賃按金**

已收可退還租賃按金是根據國際財務報告準則第9號入賬及初步按公平值計量。於初始確認的公平值的調整被視為自承租人收取的額外租賃款項。

**租賃修改**

租賃合約中不屬於原條款及條件一部分的代價變動入賬列為租賃修改，包括通過租金減免提供的租賃優惠。

本集團自修改生效日期起將對經營租賃的修改列賬計作新租賃，此舉經考慮任何有關原租賃的預付或應計租賃款項作為新租賃的租賃款項的一部分。

**借款成本**

收購、建造或生產合資格資產 (即須等待一段長時間後方可用作擬定用途或出售的資產) 直接應佔的借款成本，計入該等資產的成本，直至該等資產大致可作擬定用途或出售為止。

於相關資產已可用作其擬定用途或可供出售後仍未償還的任何特定借款計入一般借款資金，以計算一般借款的資本化比率。待用作未完成資產開支的特定借款的臨時投資所賺取投資收入，自撥充資本的借款成本中扣除。

**3. SIGNIFICANT ACCOUNTING POLICIES (Continued)****The Group as a lessor (Continued)****Refundable rental deposits**

Refundable rental deposits received are accounted for under IFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments from lessees.

**Lease modification**

Changes in considerations of lease contracts that were not part of the original terms and conditions are accounted for as lease modifications, including lease incentives provided through forgiveness or reduction of rentals.

The Group accounts for a modification to an operating lease as a new lease from the effective date of the modification, considering any prepaid or accrued lease payments relating to the original lease as part of the lease payments for the new lease.

**Borrowing costs**

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale.

Any specific borrowing that remain outstanding after the related asset is ready for its intended use or sale is included in the general borrowing pool for calculation of capitalisation rate on general borrowings. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

### 3. 重大會計政策(續)

#### 借款成本(續)

所有其他借款成本於其產生期間於損益中確認。

#### 外幣

各集團實體的個別財務報表均以實體經營所在主要經濟環境的貨幣（其功能貨幣，即人民幣）呈列。

編製個別集團實體的財務報表時，以該實體的功能貨幣以外的貨幣（外幣）進行的交易按交易當日適用的匯率確認。於各報告期末，以外幣計值的貨幣項目按該日適用的匯率重新換算。按歷史成本以外幣計量的非貨幣項目概不會重新換算。

於結算及重新換算貨幣項目時所產生的匯兌差額於其產生期間在損益確認。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Borrowing costs (Continued)

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

#### Foreign currencies

The individual financial statements of each group entity are presented in the currency of the primary economic environment in which the entity operates (its functional currency, i.e. RMB).

In preparing the financial statements of each individual group entities, transactions in currencies other than the entity's functional currency (foreign currencies) are recognised at the rates of exchanges prevailing on the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 3. 重大會計政策(續)

## 稅項

所得稅開支指即期應付稅項與遞延稅項的總額。

即期應付稅項根據年度應課稅利潤計算。應課稅利潤因其他年度的應課稅收入或可扣稅開支以及毋須課稅或不可扣稅的項目，而與在綜合損益及其他全面收益表中所呈報的除稅前利潤有別。本集團的即期稅項負債乃按報告期末已頒布或實際上已頒布的稅率計算。

遞延稅項按綜合財務報表表內資產及負債的賬面值與計算應課稅利潤所用相應稅基之間的臨時差額確認。通常會就所有應課稅臨時差額確認遞延稅項負債。通常就所有可扣減臨時差額在很可能會有應課稅利潤可用於抵銷可扣減臨時差額時確認遞延稅項資產。倘於一項交易中因初步確認資產及負債而引致的臨時差額(業務合併除外)既不影響應課稅利潤亦不影響會計利潤，則不會確認該等遞延稅項資產及負債。此外，倘臨時差額因初始確認商譽產生，則不會確認遞延稅項負債。

就與於附屬公司的投資以及於合營企業及聯營公司的權益有關所產生的應課稅臨時差額確認遞延稅項負債，惟倘本集團可控制臨時差額的撥回且該臨時差額很可能不會於可見將來撥回則除外。與該等投資及權益相關的可扣減臨時差額所產生的遞延稅項資產，僅於很可能有足夠應課稅利潤可用於抵銷臨時差額的利益且預計於可見將來可以撥回時確認。

遞延稅項資產的賬面值於各報告期末進行檢討，並於不再可能有足夠應課稅利潤收回全部或部分資產時作出調減。

遞延稅項資產及負債乃根據報告期末已頒布或實際上已頒布的稅率(及稅法)按預期償還負債或變現資產期間內將採用的稅率計量。

## 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

## Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before taxation as reported in the consolidated statement of profit or loss and other comprehensive income because of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred taxation is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred taxation liabilities are generally recognised for all taxable temporary differences. Deferred taxation assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such deferred taxation assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill.

Deferred taxation liabilities are recognised for taxable temporary differences associated with investments in subsidiaries, interests in joint ventures and associates, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred taxation assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred taxation assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred taxation assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

### 3. 重大會計政策(續)

#### 稅項(續)

遞延稅項負債及資產的計量反映按照本集團預期於報告期末收回或結算其資產及負債賬面值的方式計算而得出的稅務結果。

就計量採用公平值模式計量的投資物業的遞延稅項負債及遞延稅項資產而言，除非假設被駁回，否則假設該等物業賬面值可透過銷售完全收回。當投資物業可予折舊及於業務模式(其目標是隨時間而非透過銷售消耗投資物業所包含的絕大部分經濟利益)內持有時，有關假設被駁回。

就計量本集團於租賃交易中確認使用權資產及有關租賃負債的遞延稅項而言，本集團須首先確定扣除稅項是否屬使用權資產或租賃負債。

就扣除稅項屬租賃負債的租賃交易而言，本集團對租賃交易整體應用國際會計準則第12號規定。有關使用權資產與租賃負債的臨時差額按淨值基準評估。使用權資產折舊超過租賃負債主要部分的租賃款項導致扣除淨額的臨時差額。

遞延稅項資產及負債於可依法以即期稅項資產與即期稅項負債抵銷時以及於其與同一稅務機關所徵收的所得稅有關時予以抵銷。

即期及遞延稅項於損益中確認，惟其涉及於其他全面收入中或直接於股本權益中確認的項目除外，屆時即期及遞延稅項亦分別於其他全面收入中或直接於權益中確認。倘就業務合併進行初步會計處理產生即期稅項或遞延稅項，則稅務影響計入業務合併的會計處理。

在評估所得稅處理的任何不確定性時，本集團考慮有關稅務機關是否有可能接受個別集團實體在其所得稅納稅申報表中使用或擬使用的不確定稅務處理。倘可能，即期及遞延稅項根據與所得稅納稅申報表一致的稅務處理方法釐定。倘有關稅務機關不可能接受不確定稅務處理，則通過使用最有可能收取的金額或預期值以反映各項不確定性影響。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Taxation (Continued)

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

For the purposes of measuring deferred taxation liabilities and deferred taxation assets for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

For the purposes of measuring deferred tax for leasing transactions in which the Group recognises the right-of-use assets and the related lease liabilities, the Group first determines whether the tax deductions are attributable to the right-of-use assets or the lease liabilities.

For leasing transactions in which the tax deductions are attributable to the lease liabilities, the Group applies IAS 12 requirements to the leasing transaction as a whole. Temporary differences relating to right-of-use assets and lease liabilities are assessed on a net basis. Excess of depreciation on right-of-use assets over the lease payments for the principal portion of lease liabilities resulting in net deductible temporary differences.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied to the same taxation authority.

Current and deferred taxation are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred taxation are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

In assessing any uncertainty over income tax treatments, the Group considers whether it is probable that the relevant taxation authority will accept the uncertain tax treatment used, or proposed to be used by individual group entities in their income tax filings. If it is probable, the current and deferred taxes are determined consistently with the tax treatment in the income tax filings. If it is not probable that the relevant taxation authority will accept an uncertain tax treatment, the effect of each uncertainty is reflected by using either the most likely amount or the expected value.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 3. 重大會計政策(續)

## 退休福利成本

定額供款退休福利計劃的供款於僱員提供可使其享有供款的服務時確認為開支。倘本集團在國家管理的退休福利計劃下的責任與定額供款退休福利計劃所產生者相等，則國家管理的退休福利計劃供款視同定額供款計劃的供款予以處理。

## 短期僱員福利

短期僱員福利按於僱員提供服務時預期將予支付的福利的未貼現金額確認。所有短期僱員福利均按開支確認，除非另有國際財務報告準則規定或容許將福利計入一項資產成本。

## 以股份支付的安排

## 以股本權益結算並以股份支付的交易

## 向僱員授出購股權

對僱員及提供類似服務的其他人士作出的以股本權益結算並以股份付款乃按股本工具於授出日期的公平值計量。

於授出日期釐定的以股本權益結算並以股份付款的公平值(並無計及所有非市場歸屬情況)根據本集團對將最終歸屬的股本工具的估計，以直線法於歸屬期間以支出列賬，並相應增加權益(購股權儲備)。於各報告期末，本集團會根據對一切有關的非市場歸屬情況的評估，修訂其對預計將予歸屬股本工具數目的估計。修訂估計產生的影響(如有)於損益確認，以使累計開支能反映經修訂估計，並相應調整購股權儲備。就於授出日期即時歸屬的購股權而言，所授出購股權的公平值即時支銷至損益。

當購股權獲行使時，先前於購股權儲備確認的金額將轉撥至股份溢價。當購股權於歸屬日期後遭沒收或於屆滿當日尚未行使，則先前於購股權儲備確認的金額將轉撥至保留利潤。

## 授予僱員的股份獎勵

於股份獎勵計劃受託人在公開市場購入本集團股份時，從公開市場收購的股份總代價(包括任何直接應佔增量成本在內)呈列為持作股份獎勵計劃股份，並於權益總額內扣除。

授出日期的獎勵股份的公平值以直線法於歸屬期間(即僱員提供服務的期間)以支出列賬，並相應增加權益(股份獎勵儲備)。

## 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

## Retirement benefit costs

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions. Payments made to state-managed retirement benefit schemes are dealt with as payments to defined contribution plans where the Group's obligations under the schemes are equivalent to those arising in a defined contribution retirement benefit plan.

## Short-term employee benefits

Short-term employee benefits are recognised at the undiscounted amount of the benefits expected to be paid as and when employees rendered the services. All short-term employee benefits are recognised as an expense unless another IFRS requires or permits the inclusion of the benefit in the cost of an asset.

## Share-based payment arrangements

## Equity-settled share-based payment transactions

## Share options granted to employees

Equity-settled share-based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date.

The fair value of the equity-settled share-based payments determined at the grant date without taking into consideration all non-market vesting conditions is expensed on a straight-line basis over the vesting period, based on the Group's estimate of equity instruments that will eventually vest, with a corresponding increase in equity (share option reserve). At the end of each reporting period, the Group revises its estimates of the number of equity instruments expected to vest based on assessment of all relevant non-market vesting conditions. The impact of the revision of the estimates, if any, is recognised in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the share option reserve. For share options that vest immediately at the date of grant, the fair value of the share options granted is expensed immediately to profit or loss.

When share options are exercised, the amount previously recognised in share option reserve will be transferred to share premium. When the share options are forfeited after the vesting date or are still not exercised at the expiry date, the amount previously recognised in share option reserve will be transferred to retained profits.

## Share award granted to employees

Where the Group's shares are acquired by the trustee of the share award scheme from the open market, the total consideration of shares acquired from the open market (including any directly attributable incremental costs) is presented as shares held for share award scheme and deducted from total equity.

The fair value of the awarded shares at the grant date is expensed on a straight-line basis over the vesting period being the period for which the services from the employees are rendered with a corresponding increase in equity (share award reserve).

### 3. 重大會計政策 (續)

以股份支付的安排 (續)

以股本權益結算並以股份支付的交易 (續)

**授予僱員的股份獎勵 (續)**

歸屬及轉讓股份予承授人後，該等股份的相關成本自持作股份獎勵計劃股份轉撥，且該等股份的相關開支自股份獎勵儲備轉撥。轉撥所產生的差額扣自／計入保留溢利。

#### 政府補貼

政府補貼於能合理保證本集團將會遵守其所附帶的條件且接獲撥款後，方會確認。

政府補貼按系統基準於本集團將擬用補貼補償的相關成本確認為開支的各期間在損益內確認。具體而言，主要條件為本集團應購買、興建或以其他方式收購非流動資產的政府補貼，於綜合財務狀況表確認為遞延收入，並在有關資產的可使用年期內有系統及合理地轉撥至損益。

可收取作為已產生開支或虧損的補償或以向本集團提供即時財務資助（並無日後相關成本）的政府補貼，於可收取期間在損益確認。該等補貼在損益中於「其他收入、收益及虧損」項目下呈列。

#### 金融工具

當一間集團實體成為工具合約條文的訂約方時，金融資產及金融負債予以確認。所有透過常規方式購買或銷售的金融資產均以交易日為基準確認或終止確認。以常規方式購買或銷售指要求於市場法規或慣例所設立的時間框架內交付資產的購買或銷售金融資產事宜。

金融資產及金融負債初步按公平值計量，惟根據國際財務報告準則第15號「來自客戶合約的收入」（「國際財務報告準則第15號」）初步計量的客戶合約所產生貿易應收賬款除外。收購或發行金融資產及金融負債（按公平值計入損益的金融資產及金融負債除外）直接應佔的交易成本於初步確認時加入金融資產公平值或從金融負債公平值扣除（如適用）。收購按公平值計入損益的金融資產或金融負債直接應佔的交易成本即時於損益確認。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Share-based payment arrangements (Continued)

Equity-settled share-based payment transactions (Continued)

**Share award granted to employees (Continued)**

Upon vesting and transfer the shares to the grantees, the related costs of the shares are transferred from shares held for share award scheme, and the related expenses of the shares are transferred from share award reserve. The difference arising from such transfer is debited/credited to retained profits.

#### Government grants

Government grants are not recognised until there is reasonable assurance that the Group will comply with the conditions attaching to them and that the grants will be received.

Government grants are recognised in profit or loss on a systematic basis over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate. Specifically, government grants whose primary condition is that the Group should purchase, construct or otherwise acquire non-current assets are recognised as deferred income in the consolidated statement of financial position and transferred to profit or loss on a systematic and rational basis over the useful lives of the related assets.

Government grants related to income that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable. Such grants are presented under “other income, gains and losses” line item in profit or loss.

#### Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

Financial assets and financial liabilities are initially measured at fair value except for accounts receivables arising from contracts with customers, which are initially measured in accordance with IFRS 15 “Revenue from Contracts with Customers” (“IFRS 15”). Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in profit or loss.



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 3. 重大會計政策(續)

## 金融工具(續)

實際利息法為計算金融資產或金融負債攤銷成本及於有關期間內攤分利息收入及利息開支的方法。實際利率是按金融資產或金融負債預計年期或(如適用)較短期間將估計未來現金收入及付款(包括所支付或收取構成實際利率組成部分的所有費用及點數、交易成本及其他溢價或折讓)準確貼現至初步確認時的賬面淨值的比率。

## 金融資產

## 金融資產分類及後續計量

符合下列條件的金融資產其後按攤銷成本計量：

- 以收取合約現金流量為目的之業務模式下持有的金融資產；及
- 合約條款引致於指定日期的現金流量僅為支付本金及未償還的本金利息。

符合下列條件的金融資產其後按公平值計入其他全面收益計量：

- 以收取合約現金流量及出售達致目標的業務模式下持有的金融資產；及
- 合約條款引致於指定日期的現金流量僅為支付本金及未償還的本金利息。

所有其他金融資產其後按公平值計入損益，但在初步確認金融資產日期，倘股本投資並非持作買賣，亦非由於收購方在國際財務報告準則第3號「業務合併」所適用的業務合併中確認的或然代價，本集團可不可撤銷地選擇於其他全面收益呈列該股本投資的其後公平值變動。

## 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

## Financial instruments (Continued)

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income and interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts and payment (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset or financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

## Financial assets

## Classification and subsequent measurement of financial assets

Financial assets that meet the following conditions are subsequently measured at amortised cost:

- the financial asset is held within a business model whose objective is to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets that meet the following conditions are subsequently measured at FVTOCI:

- the financial asset is held within a business model whose objective is achieved by both selling and collecting contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at FVTPL, except that at initial recognition of a financial asset the Group may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income if that equity investment is neither held for trading nor contingent consideration recognised by an acquirer in a business combination to which IFRS 3 “Business Combinations” applies.

### 3. 重大會計政策 (續)

金融工具 (續)

金融資產 (續)

金融資產分類及後續計量 (續)

倘出現下列情況，金融資產被歸類為持作買賣：

- 購入金融資產主要為於短期內出售；或
- 於初步確認時，其構成本集團合併管理的已識別金融工具組合的一部分及具有近期實際短期獲利模式；或
- 為未被指定及可有效作為對沖工具的衍生工具。

此外，本集團可不可撤銷地指定一項須按攤銷成本或按公平值計入其他全面收入的金融資產以按公平值計入損益計量，前提為有關指定可消除或大幅減少會計錯配。

#### 攤銷成本及利息收入

其後按攤銷成本計量的金融資產的利息收入使用實際利息法予以確認。利息收入透過對金融資產的賬面總值應用實際利率計算，惟其後出現信貸減值的金融資產（見下文）除外。就其後出現信貸減值的金融資產而言，自下一報告期起，利息收入透過對金融資產攤銷成本應用實際利率予以確認。倘信貸減值金融工具的信貸風險好轉，使金融資產不再出現信貸減值，於釐定資產不再出現信貸減值後，自報告期開始，利息收入透過對金融資產賬面總值應用實際利率予以確認。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Classification and subsequent measurement of financial assets (Continued)

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling in the near term; or
- on initial recognition it is a part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

In addition, the Group may irrevocably designate a financial asset that is required to be measured at the amortised cost or FVTOCI as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch.

#### Amortised cost and interest income

Interest income is recognised using the effective interest method for financial assets measured subsequently at amortised cost. Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit-impaired (see below). For financial assets that have subsequently become credit-impaired, interest income is recognised by applying the effective interest rate to the amortised cost of the financial asset from the next reporting period. If the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognised by applying the effective interest rate to the gross carrying amount of the financial asset from the beginning of the reporting period following the determination that the asset is no longer credit-impaired.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 3. 重大會計政策 (續)

金融工具 (續)

金融資產 (續)

金融資產分類及後續計量 (續)

指定為按公平值計入其他全面收入的股本工具

按公平值計入其他全面收入的股本工具的投資初步按公平值加交易成本計量。其後按公平值計量，其於公平值變動所產生的收益及虧損於其他全面收入確認並累計於按公平值計入其他全面收入儲備；毋須進行減值評估。累計收益或虧損不會重新分類至出售股本投資的損益，惟將轉撥至保留利潤。

於根據國際財務報告準則第9號確認本集團有權收取股息時，該等股本工具投資的股息於損益中確認，除非該股息明確代表收回部分投資成本。股息計入損益中的「其他收入、收益及虧損」項目內。

按公平值計入損益的金融資產

不符合按攤銷成本計量或按公平值計入其他全面收入或指定為按公平值計入其他全面收入的金融資產按公平值計入損益計量。

於各報告期末，按公平值計入損益的金融資產（包括物業項目投資）按公平值計量，而任何公平值收益或虧損於損益確認。於損益確認的收益或虧損淨額不包括就金融資產所賺取的任何股息或利息，並計入損益中的「其他收入、收益及虧損」項目內。

## 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Classification and subsequent measurement of financial assets (Continued)

Equity instruments designated as at FVTOCI

Investments in equity instruments at FVTOCI are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in FVTOCI reserve; and are not subject to impairment assessment. The cumulative gain or loss will not be reclassified to profit or loss on disposal of the equity investments, but will be transferred to retained profits.

Dividends from these investments in equity instruments are recognised in profit or loss when the Group's right to receive the dividends is established in accordance with IFRS 9, unless the dividends clearly represent a recovery of part of the cost of the investment. Dividend are included in the "other income, gains and losses" line item in profit or loss.

Financial assets at FVTPL

Financial assets that do not meet the criteria for being measured at amortised cost or FVTOCI or designated as FVTOCI are measured at FVTPL.

Financial assets at FVTPL including investments in property projects are measured at fair value at the end of each reporting period, with any fair value gains or losses recognised in profit or loss. The net gain or loss recognised in profit or loss excludes any dividend or interest earned on the financial asset and is included in the "other income, gains and losses" line item in profit or loss.

### 3. 重大會計政策 (續)

#### 金融工具 (續)

#### 金融資產 (續)

#### 金融資產減值及財務保證合約

本集團根據預期信貸虧損（「預期信貸虧損」）模式就須根據國際財務報告準則第9號作出減值評估的金融資產（包括應收賬款及其他應收款項、應收合營企業、聯營公司及非控股權益款項、銀行結餘及受限制銀行存款）及財務擔保合約進行減值評估。預期信貸虧損金額於各報告日期更新，以反映自初始確認以來的信貸風險變動。

全期預期信貸虧損指相關工具預期年內發生所有可能的違約事件而導致的預期信貸虧損。相反，12個月預期信貸虧損（「12個月預期信貸虧損」）則指預期於報告日期後12個月內可能發生的違約事件而導致的部分全期預期信貸虧損。預期信貸虧損根據本集團過往信貸虧損經驗進行評估，並就債務人特定因素、整體經濟狀況以及對於報告日期當前狀況及未來狀況預測的評估而作出調整。

本集團通常就應收賬款確認全期預期信貸虧損。

於所有其他工具方面，本集團計量與12個月預期信貸虧損等額的虧損撥備，除非信貸風險自初始確認以來顯著增加，於該情況下，本集團確認全期預期信貸虧損。是否應確認全期預期信貸虧損，乃基於自初始確認起出現違約的可能性或風險顯著增加進行評估。

#### (i) 信貸風險的顯著增加

於評估信貸風險是否自初始確認以來已顯著增加時，本集團比較金融工具於報告日期出現違約的風險與該金融工具於初始確認日期出現違約的風險。作此評估時，本集團考慮合理且可靠的定量及定性資料，包括過往經驗及毋須付出過多成本或努力即可得的前瞻性資料。

具體而言，評估信貸風險是否有顯著增加時會考慮以下資料：

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Financial instruments (Continued)

#### Financial assets (Continued)

#### Impairment of financial assets and financial guarantee contracts

The Group performs impairment assessment under expected credit loss (“ECL”) model on financial assets (including accounts and other receivables, amounts due from joint ventures, associates and non-controlling interests, bank balances and restricted bank deposits) and financial guarantee contracts which are subject to impairment assessment under IFRS 9. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL (“12m ECL”) represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the reporting date. Assessment are done based on the Group’s historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current conditions at the reporting date as well as the forecast of future conditions.

The Group always recognises lifetime ECL for accounts receivables.

For all other instruments, the Group measures the loss allowance equal to 12m ECL, unless when there has been a significant increase in credit risk since initial recognition, in which case the Group recognises lifetime ECL. The assessment of whether lifetime ECL should be recognised is based on significant increase in the likelihood or risk of a default occurring since initial recognition.

#### (i) Significant increase in credit risk

In assessing whether the credit risk has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument at the reporting date with the risk of a default occurring on the financial instrument at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly:

## 綜合財務報表附註

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## 3. 重大會計政策(續)

金融工具(續)

金融資產(續)

## 金融資產減值及財務保證合約(續)

## (i) 信貸風險的顯著增加(續)

- 金融工具外部(如有)或內部信貸評級實際或預期重大惡化；
- 信貸風險的外部市場指標重大惡化，例如信貸息差顯著增加、債務人的信貸違約掉期價格顯著上升；
- 商業、金融或經濟情況目前或預測將有不利變動，預計將導致債務人履行其債務責任的能力大幅下降；
- 債務人經營業績的實際或預期重大惡化；
- 導致債務人履行其債務責任的能力大幅下降的債務人監管、經濟或技術環境的實際或預期的重大不利變動。

不論上述評估結果，本集團假設合約付款逾期超過30日，則金融資產的信貸風險自初步確認以來有顯著增加，除非本集團有證明信貸風險並無顯著增加的合理可靠資料，則另作別論。

儘管如上文所述，本集團假設倘債務工具於報告日期被釐定為信貸風險較低，則債務工具的信貸風險自初步確認以來並無顯著增加。倘i)債務工具的違約風險低，ii)借款人有強大能力於近期內履行其合約現金流量責任及iii)經濟及業務狀況的長期不利變動可能但未必會削弱借款人履行其合約現金流量責任的能力，則債務工具被釐定為信貸風險較低。倘按國際通用定義債務工具的內部或外部信用評級為「投資級別」，本集團認為其信貸風險為低。

## 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

## Impairment of financial assets and financial guarantee contracts (Continued)

## (i) Significant increase in credit risk (Continued)

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread, the credit default swap prices for the debtor;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor;
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk on a financial asset has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

Despite the foregoing, the Group assumes that the credit risk on a debt instrument has not increased significantly since initial recognition if the debt instrument is determined to have low credit risk at the end of the reporting period. A debt instrument is determined to have low credit risk if i) it has a low risk of default, ii) the borrower has a strong capacity to meet its contractual cash flow obligations in the near term and iii) adverse changes in economic and business conditions in the longer term may, but will not necessarily, reduce the ability of the borrower to fulfil its contractual cash flow obligations. The Group considers a debt instrument to have low credit risk when it has an internal or external credit rating of 'investment grade' in accordance with globally understood definitions.

### 3. 重大會計政策 (續)

金融工具 (續)

金融資產 (續)

#### 金融資產減值及財務保證合約 (續)

##### (i) 信貸風險的顯著增加 (續)

就財務擔保合約而言，本集團成為不可撤回承擔的訂約方當日被視為就評估減值進行初步確認日期。於評估信貸風險在初步確認財務擔保合約以來有否顯著增加時，本集團認為，風險變動為特定債務人將違反合約。

本集團定期監察用以識別信貸風險是否曾顯著增加的標準的成效，並於適當時候作出修訂，從而確保有關標準能夠於款項逾期前識別信貸風險顯著增加。

##### (ii) 違約定義

就內部信貸風險管理而言，本集團認為，違約事件在內部制訂或得自外界來源的資料顯示債務人不大可能悉數向債權人（包括本集團）還款（未計及本集團所持任何抵押品）時發生。

不論上述，倘金融資產逾期超過90日，本集團將視作已發生違約，除非本集團有合理可靠的資料證明較寬鬆的違約標準更為適用，則另當別論。

##### (iii) 信貸減值金融資產

當一項或多項對金融資產預計未來現金流量造成負面影響的事件發生時，即代表金融資產已出現信貸減值。金融資產出現信貸減值的證據包括涉及以下事件的可觀察數據：

- (a) 發行方或借款人遇到嚴重財政困難；
- (b) 違反合約，如拖欠或逾期的情況；
- (c) 借款人的貸款人出於與借款人財政困難有關的經濟或合約考慮，給予借款人在其他情況下不會作出的讓步；或
- (d) 借款人有可能破產或進行其他財務重組。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

#### Impairment of financial assets and financial guarantee contracts (Continued)

##### (i) Significant increase in credit risk (Continued)

For financial guarantee contracts, the date that the Group becomes a party to the irrevocable commitments is considered to be the date of initial recognition for the purposes of assessing impairment. In assessing whether there has been a significant increase in the credit risk since initial recognition of financial guarantee contracts, the Group considers the changes in the risk that the specified debtor will default on the contract.

The Group regularly monitors the effectiveness of the criteria used to identify whether there has been a significant increase in credit risk and revises them as appropriate to ensure that the criteria are capable of identifying significant increase in credit risk before the amount becomes past due.

##### (ii) Definition of default

For internal credit risk management, the Group considers an event of default occurs when information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above, the Group considers that default has occurred when a financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

##### (iii) Credit-impaired financial assets

A financial asset is credit-impaired when one or more events of default that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- (a) significant financial difficulty of the issuer or the borrower;
- (b) a breach of contract, such as a default or past due event;
- (c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider; or
- (d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 3. 重大會計政策(續)

金融工具(續)

金融資產(續)

## 金融資產減值及財務保證合約(續)

## (iv) 撇銷政策

當有資料顯示對手方陷入嚴重財政困難，且並無實際收回款項的可能時(例如對手方被清盤或進入破產程序)，本集團會撇銷金融資產。經計及在適當情況下的法律意見後，已撇銷的金融資產可能仍可於本集團收回程序下被強制執行。撇銷構成終止確認事件。其後所收回的任何款項於損益內確認。

## (v) 計量及確認預期信貸虧損

計量預期信貸虧損乃違約概率、違約損失率(即倘發生違約的虧損程度)及違約風險的函數。違約概率及違約損失率的評估根據過往數據及前瞻性資料作出。預期信貸虧損的估計反映無偏頗及概率加權數額，其乃根據加權的相應違約風險而釐定。本集團估計銷售物業及其他物業相關服務所產生應收賬款的預期信貸虧損時，按集體基準計及過往逾期資料及相關信貸資料(例如前瞻性宏觀經濟資料)。

就物業管理及其他服務而言，本集團使用可行的權益方法估計應收賬款的預期信貸虧損時，其按撥備矩陣計及過往信貸虧損經驗以及毋須付出過多成本或努力即可得的前瞻性資料。

一般而言，預期信貸虧損估計為根據合約應付本集團所有合約現金流量與本集團預期將收取的所有現金流量間的差額，並按初步確認時釐定的實際利率貼現。

就財務擔保合約而言，本集團僅須在債務人發生違約事件時，根據獲擔保的工具條款付款。因此，預期信貸虧損相當於預期支付予合約持有人作為發生信貸虧損的補償減去任何本集團預期從合約持有人、債務人或任何其他方所收取的金額的現值。

就財務擔保合約的預期信貸虧損而言，倘實際利率無法釐定時，本集團將採用可反映當前市場對金錢時間值的評估及現金流特定風險的貼現率，惟僅倘及僅限於調整貼現率時方考慮該等風險，而非調整貼現的現金差額。

## 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

## Impairment of financial assets and financial guarantee contracts (Continued)

## (iv) Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in profit or loss.

## (v) Measurement and recognition of ECL

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data and forward-looking information. Estimation of ECL reflects an unbiased and probability-weighted amount that is determined with the respective risks of default occurring as the weights. The Group estimates ECL on accounts receivables arising from sales of property and other property related services, on a collective basis taking into consideration past due information and relevant credit information such as forward looking macroeconomic information.

For property management and other services, the Group uses a practical expedient in estimating ECL on accounts receivables using a provision matrix taking into consideration historical credit loss experience and forward looking information that is available without undue cost or effort.

Generally, the ECL is estimated as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition.

For a financial guarantee contract, the Group is required to make payments only in the event of a default by the debtor in accordance with the terms of the instrument that is guaranteed. Accordingly, the ECL is the present value of the expected payments to reimburse the holder for a credit loss that it incurs less any amounts that the Group expects to receive from the holder, the debtor or any other party.

For ECL on financial guarantee contracts for which the effective interest rate cannot be determined, the Group will apply a discount rate that reflects the current market assessment of the time value of money and the risks that are specific to the cash flows but only if, and to the extent that, the risks are taken into account by adjusting the discount rate instead of adjusting the cash shortfalls being discounted.



### 3. 重大會計政策 (續)

金融工具 (續)

金融資產 (續)

#### 金融資產減值及財務保證合約 (續)

##### (v) 計量及確認預期信貸虧損 (續)

經計及逾期資料及前瞻性宏觀經濟資料等相關信貸資料後，其他應收賬款的全期預期信貸減值按集體基準考量。

就集體評估而言，本集團於制定組別時會考慮以下特徵：

- 逾期狀況；
- 債務人的性質、規模及行業；及
- 外部及／或內部信貸評級 (如有)。

管理層會定期審閱該分類，以確保各組別的組成部分繼續分擔相似的信貸風險特徵。

利息收入按金融資產的賬面總值計算，除非該金融資產屬於信貸減值，於此狀況下，利息收入按金融資產的攤銷成本計算。

本集團通過調整所有金融工具的賬面值於損益確認其減值收益或虧損，惟透過虧損撥備賬目確認相應調整的應收賬款、其他應收款項及應收非控股權益／聯營公司及合營企業款項則除外。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

#### Impairment of financial assets and financial guarantee contracts (Continued)

##### (v) Measurement and recognition of ECL (Continued)

Lifetime ECL for other receivables are considered on a collective basis taking into consideration past due information and relevant credit information such as forward looking macroeconomic information.

For collective assessment, the Group takes into consideration the following characteristics when formulating the grouping:

- Past-due status;
- Nature, size and industry of debtors; and
- External and/or internal credit ratings where available.

The grouping is regularly reviewed by the management to ensure the constituents of each group continue to share similar credit risk characteristics.

Interest income is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit-impaired, in which case interest income is calculated based on amortised cost of the financial asset.

The Group recognises an impairment gain or loss in profit or loss for all financial instruments by adjusting their carrying amounts, with the exception of accounts receivables, other receivables and amounts due from non-controlling interests/associates and joint ventures where the corresponding adjustment is recognised through a loss allowance account.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策 (續)

##### 金融工具 (續)

##### 金融資產 (續)

##### 終止確認金融資產

本集團僅於從資產收取現金流量的合約權利屆滿時，或向另一實體轉讓該資產及該資產所有權的絕大部分風險及回報時，方會終止確認金融資產。倘本集團既無轉移亦無保留所有權的絕大部分風險及回報，並繼續控制轉讓資產，則本集團確認其於資產的保留權益及與其可能須支付款項相關的負債。倘本集團保留轉讓金融資產所有權的絕大部分風險及回報，則本集團將繼續確認金融資產，並為已收到的所得款項確認抵押借款。

於終止確認按攤銷成本計量的金融資產時，資產賬面值與已收及應收代價總額之間的差額於損益中確認。

於終止確認本集團已選擇於初步確認時按公平值計入其他全面收入計量的股本工具中的投資時，先前按公平值計入其他全面收入儲備中積累的累計收益或虧損不再重新分類至損益中，而是轉撥至保留利潤。

##### 金融負債及股本工具

##### 分類為債務或權益

債務及股本工具根據合約安排的内容及金融負債與股本工具的定義，分類為金融負債或權益。

##### 股本工具

股本工具指證明本集團資產經扣除所有負債後的剩餘權益的任何合約。集團實體發行的股本工具按已收所得款項扣除直接發行成本入賬。

倘永久工具並無載有本集團交付現金或其他金融資產或本集團有全權酌情權可無期限延遲分派及贖回本金額付款的訂約責任，則分類為股本工具。

本公司購回本身股本工具於權益中直接確認及扣除。概不會於損益中確認購買、出售、發行或註銷本公司本身股本工具的收益或虧損。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

##### Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

On derecognition of an investment in an equity instrument which the Group has elected on initial recognition to measure at FVTOCI, the cumulative gain or loss previously accumulated in the FVTOCI reserve is not reclassified to profit or loss, but is transferred to retained profits.

##### Financial liabilities and equity instruments

##### Classification as debt or equity

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

##### Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments issued by the group entities are recorded at the proceeds received, net of direct issue costs.

Perpetual instruments, which include no contractual obligation for the Group to deliver cash or other financial assets or the Group has the sole discretion to defer payment of distribution and redemption of principal amount indefinitely are classified as equity instruments.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

### 3. 重大會計政策 (續)

#### 金融工具 (續)

#### 金融負債及股本工具 (續)

#### 金融負債

所有金融負債其後均採用實際利率法按攤銷成本或按公平值計入其他全面收入計量。

#### 按攤銷成本計量的金融負債

本集團的金融負債(包括應付賬款及其他應付款項、應付非控股權益、合營企業及聯營公司的款項、銀行及其他借款、優先票據及公司債券)其後使用實際利息法按攤銷成本計量。

#### 財務擔保合約

財務擔保合約為發行人因指定債務人未能按債務工具條款如期付款而須向持有人支付指定款項以補償其所遭受虧損的合約。

財務擔保合約負債初步按其公平值計量，其後按以下兩者中的較高者計量：

- (i) 根據國際財務報告準則第9號釐定的虧損撥備金額；及
- (ii) 初步確認的金額減(如適用)於擔保期間確認的累計攤銷。

#### 優先票據及公司債券

本公司發行負債、提早贖回選擇權及認沽權(與主合約並無密切關係)的優先票據及公司債券在初步確認時獨立分類為相關項目。於發行日，負債、提早贖回選擇權及認沽權部分均按公平值確認。

於其後期間，優先票據及公司債券的負債部分使用實際利息法按攤銷成本列賬。提早贖回選擇權及認沽權按公平值計量，而公平值變動則在損益中確認。

與發行優先票據及公司債券有關的交易成本按有關公平值比例分配予負債、提早贖回選擇權及認沽權部分。與提早贖回選擇權及認沽權有關的交易成本即時於損益中扣除。與負債部分有關的交易成本計入負債部分的賬面值，並使用實際利息法在優先票據及公司債券期間內攤銷。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Financial instruments (Continued)

#### Financial liabilities and equity instruments (Continued)

#### Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

#### Financial liabilities at amortised cost

Financial liabilities of the Group (including accounts and other payables, amounts due to non-controlling interests, joint ventures and associates, bank and other borrowings, senior notes and corporate bonds) are subsequently measured at amortised cost using the effective interest method.

#### Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument.

Financial guarantee contracts liabilities are measured initially at their fair values. It is subsequently measured at the higher of:

- (i) the amount of the loss allowance determined in accordance with IFRS 9; and
- (ii) the amount initially recognised less, where appropriate, cumulative amortisation recognised over the guarantee period.

#### Senior notes and corporate bonds

Senior notes and corporate bonds issued by the Group that both liability, early redemption option and put option (which is not closely related to the host contract) are classified separately into respective items on initial recognition. At the date of issue, both the liability, early redemption option and put option components are recognised at fair value.

In subsequent periods, the liability component of the senior notes and corporate bonds is carried at amortised cost using the effective interest method. The early redemption option and put option is measured at fair value with changes in fair value recognised in profit or loss.

Transaction costs that relate to the issue of the senior notes and corporate bonds are allocated to the liability, early redemption option and put option components in proportion to their relative fair values. Transaction costs relating to the early redemption option and put option are charged to profit or loss immediately. Transaction costs relating to the liability component are included in the carrying amount of the liability portion and amortised over the period of the senior notes and corporate bonds using the effective interest method.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策 (續)

金融工具 (續)

金融負債及股本工具 (續)

##### 終止確認／修訂金融負債

於及僅於本集團的責任已獲履行、註銷或屆滿時，本集團方會終止確認金融負債。已終止確認的金融負債的賬面值與已付及應付代價之間的差額，會在損益中確認。

本集團與借貸方交換條款有重大差異的金融負債將入賬列作取消原金融負債及確認新金融負債。對現有金融負債或其部分條款的重大修訂（無論是否歸因於本集團的財政困難）均入賬列作取消原金融負債及確認新金融負債。

倘金融負債的合約條款獲修改，本集團評估經修訂條款會否導致對原有條款的重大的修改，當中經計及所有相關因素及情況，包括定性因素。倘定性評估並非最終定論，本集團認為，倘根據新條款的現金流量經貼現值（包括任何已付費用減任何已收並使用原實際利率貼現的任何費用）與原金融負債剩餘現金流量經貼現值的差額為至少10%，則有關條款存在重大差異。因此，債務工具的有關交換或條款修訂均入賬列作取消，由此產生的任何成本或費用於取消時確認為收益或虧損的一部分。倘有關差額少於10%，則交換或修訂被視為非重大修訂。

就不會導致終止確認的金融負債的非重大修改而言，相關金融負債的賬面值將按經修改合約現金流量的現值並以金融負債原實際利率貼現計量。所產生交易成本或費用調整至經修改金融負債的賬面值，並於餘下年期予以攤銷。任何對金融負債賬面值的調整均於修改日期在損益確認。

##### 衍生金融工具

衍生工具初步按訂立衍生工具合約日期的公平值確認，其後則以報告期末的公平值重新計量。所產生的收益或虧損即時於損益確認，除非衍生工具被指定且有效作為對沖工具，於此情況下，在損益確認的時間則視乎對沖關係的性質而定。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial liabilities and equity instruments (Continued)

##### Derecognition/modification of financial liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

The Group accounts for an exchange with a lender of a financial liability with substantially different terms as an extinguishment of the original financial liability and the recognition of a new financial liability. A substantial modification of the terms of an existing financial liability or a part of it (whether or not attributable to the financial difficulty of the Group) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability.

When the contractual terms of a financial liability are modified, the Group assess whether the revised terms result in a substantial modification from original terms taking into account all relevant facts and circumstances including qualitative factors. If qualitative assessment is not conclusive, the Group considers that the terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received and discounted using the original effective interest rate, is at least 10 per cent different from the discounted present value of the remaining cash flows of the original financial liability. Accordingly, such exchange of debt instruments or modification of terms is accounted for as an extinguishment, any costs or fees incurred are recognised as part of the gain or loss on the extinguishment. The exchange or modification is considered as non-substantial modification when such difference is less than 10 per cent.

For non-substantial modifications of financial liabilities that do not result in derecognition, the carrying amount of the relevant financial liabilities will be calculated at the present value of the modified contractual cash flows discounted at the financial liabilities' original effective interest rate. Transaction costs or fees incurred are adjusted to the carrying amount of the modified financial liabilities and are amortised over the remaining term. Any adjustment to the carrying amount of the financial liability is recognised in profit or loss at the date of modification.

##### Derivative financial instruments

Derivatives are initially recognised at fair value at the date when derivative contracts are entered into and are subsequently remeasured to their fair value at the end of the reporting period. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

### 3. 重大會計政策 (續)

#### 金融工具 (續)

#### 對沖會計處理

本集團指定若干衍生工具作為現金流量對沖的對沖工具。

於訂立對沖關係時，本集團記錄對沖工具與被對沖項目的關係，以及進行各類對沖交易之風險管理目標及其策略。此外，本集團會於訂立對沖關係時，按持續進行基準記錄對沖工具抵銷被對沖項目因對沖風險所致公平值或現金流量變動的成效。

#### 對沖關係及成效評估

評估對沖成效時，本集團會考慮對沖工具能否有效抵銷被對沖項目因對沖風險所致的公平值或現金流量變動，即當對沖關係符合下列所有對沖成效要求時：

- 被對沖項目與對沖工具間存在經濟關係；
- 信貸風險影響不會主導該經濟關係所產生價值變動；及
- 對沖關係的對沖比率與本集團實際對沖的被對沖項目數量及實體實際用於對沖該被對沖項目數量的對沖工具數量產生的對沖比率相同。

倘對沖關係不再符合與對沖比率相關的對沖成效要求，惟該指定對沖關係的風險管理目標維持不變，本集團會對沖關係的對沖比率作出調整（即重新平衡該對沖），以使其再次符合有關合資格標準。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Financial instruments (Continued)

#### Hedge accounting

The Group designates certain derivatives as hedging instruments for cash flow hedges.

At the inception of the hedging relationship, the Group documents the relationship between the hedging instrument and the hedged item, along with its risk management objectives and its strategy for undertaking various hedge transactions. Furthermore, at the inception of the hedge and on an ongoing basis, the Group documents whether the hedging instrument is highly effective in offsetting changes in fair values or cash flows of the hedged item attributable to the hedged risk.

#### Assessment of hedging relationship and effectiveness

For hedge effectiveness assessment, the Group considers whether the hedging instrument is effective in offsetting changes in fair values or cash flows of the hedged item attributable to the hedged risk, which is when the hedging relationships meet all of the following hedge effectiveness requirements:

- There is an economic relationship between the hedged item and the hedging instrument;
- The effect of credit risk does not dominate the value changes that result from that economic relationship; and
- The hedge ratio of the hedging relationship is the same as that resulting from the quantity of the hedged item that the Group actually hedges and the quantity of the hedging instrument that the entity actually uses to hedge that quantity of hedged item.

If a hedging relationship ceases to meet the hedge effectiveness requirement relating to the hedge ratio but the risk management objective for that designated hedging relationship remains the same, the Group adjusts the hedge ratio of the hedging relationship (i.e. rebalances the hedge) so that it meets the qualifying criteria again.

**綜合財務報表附註****Notes to the Consolidated Financial Statements****3. 重大會計政策 (續)****金融工具 (續)****對沖會計處理 (續)****對沖關係及成效評估 (續)**

於評估被對沖項目與對沖工具間的經濟關係時，本集團假設對沖現金流量及／或對沖風險（不論有無在合約訂明）所依據的利率基準，或對沖工具現金流量所依據的利率基準，並無因利率基準改革而發生變動。

**現金流量對沖**

被指定並符合資格作為現金流量對沖的衍生工具公平值變動的有效部分於其他全面收入內確認，並作為對沖儲備累計，惟僅限於被對沖項目自訂立對沖起計的累計公平值變動。無效部分相關的收益或虧損（如有）即時於損益中確認。

為重新分類於對沖儲備中累計的收益及虧損金額，以釐定預期會否存在對沖現金流量，本集團假設對沖現金流量（不論有無在合約訂明）所依據的利率基準並無因利率基準改革而發生變動。

先前於其他全面收入中確認及於權益中累計的金額已於被對沖項目影響損益期間重新分類至損益，與已確認的被對沖項目同列。此外，倘本集團預期日後將無法收回對沖儲備中累計的部分或全部虧損，則該金額會即時重新分類至損益。

**終止對沖會計處理**

本集團僅於對沖關係（或其中一部分）不再符合資格標準時（於重新平衡後，如適用），方會前瞻性地終止對沖會計處理。此包括對沖工具到期或被出售、終止或行使的情況。終止對沖會計處理或會影響對沖關係的全部或其中一部分（在此情況下，對沖會計處理繼續適用於對沖關係的其餘部分）。

**3. SIGNIFICANT ACCOUNTING POLICIES (Continued)****Financial instruments (Continued)****Hedge accounting (Continued)****Assessment of hedging relationship and effectiveness (Continued)**

In assessing the economic relationship between the hedged item and the hedging instrument, the Group assumes that the interest rate benchmark on which the hedged cash flows and/or the hedged risk (contractually or non-contractually specified) are based, or the interest rate benchmark on which the cash flows of the hedging instrument are based, is not altered as a result of interest rate benchmark reform.

**Cash flow hedges**

The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges is recognised in other comprehensive income and accumulated under the heading of hedging reserve, limited to the cumulative change in fair value of the hedged item from inception of the hedge. The gain or loss relating to the ineffective portion, if any, is recognised immediately in profit or loss.

For the purpose of reclassifying the amount of gains and losses accumulated in the hedging reserve in order to determine whether the hedged future cash flows are expected to occur, the Group assumes the interest rate benchmark on which the hedged cash flows (contractually or non-contractually specified) are based is not altered as a result of interest rate benchmark reform.

Amounts previously recognised in other comprehensive income and accumulated in equity are reclassified to profit or loss in the periods when the hedged item affects profit or loss, in the same line as the recognised hedged item. Furthermore, if the Group expects that some or all of the loss accumulated in the hedging reserve will not be recovered in the future, that amount is immediately reclassified to profit or loss.

**Discontinuation of hedge accounting**

The Group discontinues hedge accounting prospectively only when the hedging relationship (or a part thereof) ceases to meet the qualifying criteria (after rebalancing, if applicable). This includes instances when the hedging instrument expires or is sold, terminated or exercised. Discontinuing hedge accounting can either affect a hedging relationship in its entirety or only a part of it (in which case hedge accounting continues for the remainder of the hedging relationship).

#### 4. 重大會計判斷及估計不明朗因素的主要來源

於應用附註3所述本集團的會計政策時，本公司董事須就無法透過其他來源確定的資產及負債的賬面值作出判斷、估計及假設。估計及相關假設乃根據過往經驗及被視為相關的其他因素作出。實際結果可能與該等估計不盡相同。

估計及相關假設會持續獲審閱。對會計估計作出的修訂於該估計修訂的期間確認（倘該修訂僅影響該期間），或於修訂期間及未來期間確認（倘該修訂影響本期間及未來期間）。

##### 應用會計政策時的關鍵判斷

以下為本公司董事於應用本集團會計政策的過程中所作出並對於綜合財務報表所確認金額有最重大影響的關鍵判斷，惟不包括涉及估計的判斷（見下文）。

##### 投資物業的遞延稅項

遞延稅項負債約人民幣2,567,583,000元（二零一九年：人民幣2,271,840,000元），與附註38所載於二零二零年十二月三十一日確認的投資物業公平值變動有關。

就計量利用公平值模式計量的投資物業所產生遞延稅項負債或遞延稅項資產而言，本公司董事已審閱本集團的投資物業組合並得出結論，認為本集團投資物業以旨在隨著時間推移而消耗該等投資物業包含的絕大部分經濟利益的業務模式持有。因此，在釐定本集團投資物業的遞延稅項時，董事認為，國際會計準則第12號所載的以公平值模式計量的投資物業可因出售而收回的假設並不成立。因此，本集團已就投資物業的公平值變動確認遞延稅項，原因為本集團須繳付中國企業所得稅（「企業所得稅」）。

#### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in note 3, the directors of the Company are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

##### Critical judgements in applying accounting policies

The following are the critical judgements, apart from those involving estimations (see below), that the directors of the Company have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements.

##### Deferred taxation on investment properties

Deferred taxation liabilities of approximately RMB2,567,583,000 (2019: RMB2,271,840,000), in relation to fair value change of investment properties, have been recognised as at 31 December 2020 as set out in note 38.

For the purposes of measuring deferred taxation liabilities or deferred taxation assets arising from investment properties that are measured using the fair value model, the directors of the Company have reviewed the Group's investment property portfolios and concluded that the Group's investment properties are held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time. Therefore, in determining the Group's deferred taxation on investment properties, the directors have determined that the presumption set out in IAS 12 that investment properties measured using the fair value model are recovered through sale is rebutted. As a result, the Group has recognised deferred taxation on changes in fair value of investment properties as the Group is subject to PRC Enterprise Income Tax ("EIT").



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 4. 重大會計判斷及估計不明朗因素的主要來源(續)

## 應用會計政策時的關鍵判斷(續)

## 對若干附屬公司的控制權

本集團僅持有若干附屬公司不足50%的股本權益。本集團透過與該等附屬公司其他股東訂立補充協議，從而能夠行使對該等附屬公司的控制權。

本公司董事根據本集團是否有實際能力單方面指示該等附屬公司的相關活動，評估本集團是否對該等附屬公司擁有控制權。於彼等作出判斷時，本公司董事考慮了本集團於該等附屬公司所持有的投票權、其董事會所控制的營運及財務活動以及該等附屬公司管理委員會的能力(在決定對附屬公司相關活動的權力時，如有必要)。透過簽立上述補充協議，即使部分策略性財務及營運決策須獲附屬公司管理委員會批准(視情況而定)，惟所有策略性財務及營運決定必須由董事會(其中大多數董事均由本集團委任)簡單大多數批准。經評估後，董事得出結論，認為本集團就指示該等附屬公司的相關活動具有充足的主導投票權，因此，本集團對該等附屬公司擁有控制權。

## 業務合併與資產收購

本集團於年內已收購多間從事物業開發的附屬公司。本公司董事評估該等收購事項是否構成國際財務報告準則第3號「業務合併」項下的收購。在彼等作出判斷時，董事已考慮該等附屬公司的物業項目的狀況、進行物業預售的階段和已配置勞動力的程度。經評估後，董事得出結論，認為年內所有收購從事物業開發的附屬公司均被視作資產收購。

## 估計不確定性的主要來源

以下為於報告期末有關未来的主要假設及估計不明朗因素的其他主要來源，有關假設及來源具有可能導致資產及負債的賬面值於下一財政年度內作出大幅調整的重大風險。

## 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

(Continued)

## Critical judgements in applying accounting policies (Continued)

## Control over certain subsidiaries

The Group has only held not more than 50% equity interests in certain subsidiaries. By execution of the supplemental agreements entered into between the Group and the other shareholders of these subsidiaries, the Group is able to exercise control over them.

The directors of the Company assessed whether or not the Group has control over these subsidiaries based on whether the Group has the practical ability to direct the relevant activities of these subsidiaries unilaterally. In making their judgements, the directors of the Company considered the Group's voting power in these subsidiaries, the operational and financial activities controlled by their board of directors and the ability of the management committee of the subsidiaries whenever necessary in determining its power over the relevant activities of these subsidiaries. By execution of the aforesaid supplemental agreements, all of the strategic financial and operating decisions must be approved by simple majority of the board of directors, of which majority of the directors are appointed by the Group, despite that some strategic financial and operating decisions are required to be approved by the management committee of the subsidiaries as the case would be. After assessment, the directors concluded that the Group has sufficiently dominant voting power to direct the relevant activities of these subsidiaries and therefore the Group has control over these subsidiaries.

## Business combinations versus acquisition of assets

The Group had acquired a number of subsidiaries engaged in property development during the year. The directors of the Company assessed whether or not these acquisitions constituted an acquisition of a business under IFRS 3 "Business Combinations". In making their judgements, the directors considered the status of the property projects of these subsidiaries, the stage of making pre-sale of properties and the extent of workforce in place. After assessment, the directors concluded that all those acquisition of subsidiaries engaged in property development are considered as acquisition of assets during the year.

## Key sources of estimation uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

#### 4. 重大會計判斷及估計不明朗因素的主要來源(續)

估計不確定性的主要來源(續)

##### 投資物業估值

人民幣22,698,969,000元(二零一九年：人民幣17,686,036,000元)的投資物業根據獨立合資格專業估值師進行的估值按公平值列賬。釐定公平值時，估值師以涉及若干市況估計的估值法為基準計算。於依賴估值報告時，本公司董事已自行作出判斷，並信納估值所用假設能反映現時市況。該等假設的任何變動均會改變本集團投資物業的公平值，並須對綜合損益及其他全面收益表所報損益金額作出相應調整。

##### 擬作出售的開發中物業及持作出售物業(統稱「物業」)

如附註3所說明，本集團物業按成本與可變現淨值兩者中較低者列賬。於釐定該等物業的可變現淨值及該等物業竣工所需未來成本的估算時，本公司董事作出重大判斷。

根據本公司董事的經驗及目標物業性質，本公司董事參考物業的估計市價釐定該等物業的可變現淨值，當中計及多項因素，包括類似項目的類似物業種類或類似物業的近期價格，以及中國及香港房地產市場當前及預測市況。本公司董事參考本集團其他類似已竣工項目的實際開發成本估計物業竣工所需的未來成本，並按若干現時市場數據予以調整。

倘完工成本增加或銷售淨值減少，則可變現淨值將會減少，此可能導致持作出售物業價值撇減。有關撇減需要使用判斷及估計。倘預期與原來估計有別，則物業在有關估計改變期間的賬面值及撇減會作相應調整。

此外，由於物業市場波動及個別物業性質獨特，實際成本及收入結果可能高於或低於報告期末作出的估計。估計出現任何增幅或減幅將會影響未來年度的損益。

#### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

(Continued)

Key sources of estimation uncertainty (Continued)

##### Valuation of investment properties

Investment properties of RMB22,698,969,000 (2019: RMB17,686,036,000) are stated at fair value based on the valuations performed by independent qualified professional valuer. In determining the fair values, the valuer have based on a method of valuation which involves certain estimates of market condition. In relying on the valuation report, the directors of the Company have exercised their judgements and are satisfied that the assumptions used in the valuation are reflective of the current market conditions. Changes to these assumptions would result in changes in the fair values of the Group's investment properties and the corresponding adjustments to the amount of gain or loss reported in the consolidated statement of profit or loss and other comprehensive income.

##### Properties under development for sale and properties held for sale (collectively referred to as the "Properties")

As explained in note 3, the Group's Properties are stated at the lower of cost and NRV. The directors of the Company make significant judgements in determining the NRV of these Properties and the estimation of future costs to completion of these Properties.

Based on the experience of the directors of the Company and the nature of the subject properties, the directors of the Company determine the NRV of these Properties by reference to the estimated market prices of the Properties, which takes into account a number of factors including the recent prices of similar property types in the same project or by similar properties, and the prevailing and forecasted real estate market conditions in the PRC and Hong Kong. The directors of the Company estimate the future cost to completion of the Properties by reference to the actual development cost of other similar completed projects of the Group, adjusted by certain current market data.

If there is an increase in costs to completion or a decrease in net sales value, the NRV will decrease and this may result in write-down of value of the properties for sale. Such write-down requires the use of judgement and estimates. Where the expectation is different from the original estimate, the carrying value and write-down for properties in the periods in which such estimate is changed will be adjusted accordingly.

In addition, given the volatility of the property market and the unique nature of individual properties, the actual outcomes in terms of costs and revenue may be higher or lower than that estimated at the end of the reporting period. Any increase or decrease in the estimates would affect profit or loss in future years.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 4. 重大會計判斷及估計不明朗因素的主要來源(續)

## 估計不確定性的主要來源(續)

## 擬作出售的開發中物業及持作出售物業(統稱「物業」)(續)

於二零二零年十二月三十一日，擬作出售的開發中物業及持作出售物業的賬面值分別為人民幣129,018,163,000元(二零一九年：人民幣115,202,723,000元)及人民幣12,904,429,000元(二零一九年：人民幣15,552,823,000元)。年內概無進行物業撇減(二零一九年：零)。

## 土地增值稅(「土地增值稅」)

本集團於中國發展作銷售的物業就土地增值按30%至60%不等的累進稅率徵收土地增值稅，即物業銷售所得款項減相關可扣稅支出(包括土地成本及銷售收入估計得出的估計建築成本)。

本集團在中國須繳付土地增值稅，其與所使用比率的適當性高度相關。由於不確定物業銷售所得款項及可扣稅支出，本公司董事於估計土地增值金額時須作出重大判斷。

本集團向買方交付物業後於綜合損益及其他全面收益表確認土地增值稅。然而，整個物業項目完成實際增值前，將不會與中國地方稅務機關落實計算及支付年內土地增值稅。最後稅務結果可能有別於最初入賬金額，而該等差額將於本集團與地方稅務機關落實有關稅項期間對所得稅開支及相關所得稅撥備構成影響。

## 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

## (Continued)

## Key sources of estimation uncertainty (Continued)

## Properties under development for sale and properties held for sale (collectively referred to as the "Properties") (Continued)

As at 31 December 2020, the carrying amounts of properties under development for sale and properties held for sale are RMB129,018,163,000 (2019: RMB115,202,723,000) and RMB12,904,429,000 (2019: RMB15,552,823,000) respectively. No write-downs of the properties were made during the year (2019: Nil).

## Land appreciation tax ("LAT")

LAT is levied on properties developed by the Group for sale in the PRC, at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sales of properties less the related deductible expenditures, including the cost of land and estimated construction costs from the estimates of sales revenue.

The Group is subject to LAT in the PRC which is highly dependent on the appropriateness of the rates used. Significant judgements are made by the directors of the Company in estimating the amounts of land appreciation due to the uncertainty of proceeds of sales of properties and deductible expenditures.

The Group recognises LAT in its consolidated statement of profit or loss and other comprehensive income when properties are delivered to the buyers. However, the LAT calculation and payments with local tax authorities in the PRC in the year will not be finalised until the actual appreciation value of the whole property project is completed. The final tax outcome could be different from the amounts that were initially recorded, and these differences will impact the income tax expense and the related income tax provisions in the periods in which such tax is finalised with local tax authorities.

#### 4. 重大會計判斷及估計不明朗因素的主要來源(續)

##### 估計不確定性的主要來源(續)

##### 遞延稅項資產

如附註38所載，於二零二零年十二月三十一日已確認合共約人民幣1,868,651,000元（二零一九年：人民幣1,787,380,000元）的遞延稅項資產，主要有關稅項虧損及土地增值稅。遞延稅項資產是否可予變現要視乎未來有否足夠可供動用的未來利潤或應課稅臨時差額。本公司董事根據已頒佈或實際已頒佈的稅率，以及本集團對預期動用稅項虧損或／及可扣減臨時差額的未來數年所作利潤預測的最佳資料釐定遞延稅項資產。本公司董事於報告期末前審閱假設及利潤預測。倘所產生的實際未來利潤低於所預期者，則可能須撥回遞延稅項資產，並於撥回期間在綜合損益及其他全面收益表內確認。

##### 估計建造成本作收入確認

本集團的若干項目根據開發及交付計劃分為若干階段。本集團於交付物業後確認銷售。銷售成本（包括各階段的建造成本及可分攤至各階段的共同成本）根據管理層對整個項目的總開發成本及物業交付時分攤至各階段的費用所作最佳估計而計算。

##### 公平值計量及估值流程

就財務呈報而言，本集團部分資產及負債按公平值計量。本公司董事負責就公平值計量釐定適當估值方法及輸入數據。

於估計資產或負債的公平值時，本集團使用可供參考的市場可觀察數據。倘並無第一級輸入數據，本集團委聘獨立合資格專業估值師進行估值。本公司董事與獨立合資格專業估值師緊密合作，為模式制定適當的估值方法及輸入數據。董事定期評估資產及負債公平值波動的影響及原因。

#### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

(Continued)

##### Key sources of estimation uncertainty (Continued)

##### Deferred taxation assets

Deferred taxation assets of approximately RMB1,868,651,000 (2019: RMB1,787,380,000) in aggregate mainly in relation to tax losses and LAT, have been recognised as at 31 December 2020 as set out in note 38. The realisability of the deferred taxation assets mainly depends on whether sufficient future profits or taxable temporary differences will be available in the future. The directors of the Company determine the deferred taxation assets based on the enacted or substantially enacted tax rates and the best knowledge of profit projections of the Group for coming years during which the tax losses or/and the deductible temporary differences are expected to be utilised. The directors of the Company review the assumptions and profit projections by the end of the reporting period. In cases where the actual future profits generated are less than expected, a reversal of deferred taxation assets may arise, which would be recognised in the consolidated statement of profit or loss and other comprehensive income for the period in which such a reversal takes place.

##### Construction costs estimation for revenue recognition

Certain projects of the Group are divided into several phases according to the development and delivery plans. The Group recognises sales upon delivery of properties. Cost of sales including construction costs specific to the phases and common costs allocable to the phases are calculated based on management's best estimation of the total development costs for the whole project and the allocation to each phase at the time when the properties are delivered.

##### Fair value measurements and valuation processes

Some of the Group's assets and liabilities are measured at fair value for financial reporting purposes. The directors of the Company are responsible in determining the appropriate valuation techniques and inputs for fair value measurements.

In estimating the fair value of an asset or a liability, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Group engages independent qualified professional valuers to perform the valuation. The directors of the Company work closely with the independent qualified professional valuers to establish the appropriate valuation techniques and inputs to the model. The directors regularly assess the impact and the cause of fluctuations in the fair value of the assets and liabilities.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 4. 重大會計判斷及估計不明朗因素的主要來源(續)

估計不確定性的主要來源(續)

公平值計量及估值流程(續)

本集團使用包含並非基於市場可觀察數據的輸入數據的估值方法估計投資物業及若干類型金融工具的公平值。附註14及52載列於釐定不同資產及負債公平值時所使用的有關估值方法、輸入數據及主要假設的詳細資料。

## 5. 收入

收入指於年內(經扣除折扣後)物業銷售及其他物業相關服務收入、作為出租人的租金收入及提供物業管理及其他相關服務所賺取的收入，其分析如下：

## 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

(Continued)

Key sources of estimation uncertainty (Continued)

Fair value measurements and valuation processes (Continued)

The Group uses valuation techniques that include inputs that are not based on observable market data to estimate the fair value of investment properties and certain types of financial instruments. Notes 14 and 52 provide detailed information about the valuation techniques, inputs and key assumptions used in the determination of the fair value of various assets and liabilities.

## 5. REVENUE

Revenue represents income from sales of properties and other property related services, rental income as a lessor and income from provision of property management and other related services earned during the year, net of discounts allowed, and is analysed as follows:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (Restated) (經重列)
物業銷售及其他物業相關服務收入	Sales of properties and other property related services income	68,539,935	54,232,989
租賃	Leases	590,449	578,313
物業管理及其他服務收入	Property management and other services income	2,668,279	1,639,801
		71,798,663	56,451,103

## 5. 收入 (續)

## (i) 客戶合約收入分拆

## 5. REVENUE (Continued)

## (i) Disaggregation of revenue from contracts with customers

		截至二零二零年十二月三十一日止年度 For the year ended 31 December 2020		
		物業銷售及 其他物業 相關服務 Sales of properties and other property related services 人民幣千元 RMB'000	物業管理及 其他服務 Property management and other services 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
<b>貨品或服務類型</b>	<b>Types of goods or services</b>			
物業銷售	Sales of properties			
住宅	Residential	54,571,202	—	54,571,202
辦公樓及商業	Office & Commercial	6,282,601	—	6,282,601
停車場及其他	Carpark and others	3,466,320	—	3,466,320
		64,320,123	—	64,320,123
物業管理及其他服務	Property management and other services	—	2,668,279	2,668,279
項目管理及其他物業相關服務	Project management and other property related services	4,219,812	—	4,219,812
總計	Total	68,539,935	2,668,279	71,208,214
<b>確認收入的時間</b>	<b>Timing of revenue recognition</b>			
於某一時間點	A point in time	64,320,123	245,638	64,565,761
一段時間內	Over time	4,219,812	2,422,641	6,642,453
總計	Total	68,539,935	2,668,279	71,208,214

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 5. 收入 (續)

## (i) 客戶合約收入分拆 (續)

## 5. REVENUE (Continued)

## (i) Disaggregation of revenue from contracts with customers (Continued)

		截至二零一九年十二月三十一日止年度 For the year ended 31 December 2019		
		物業銷售及 其他物業 相關服務 Sales of properties and other property related services 人民幣千元 RMB'000 (經重列) (Restated)	物業管理及 其他服務 Property management and other services 人民幣千元 RMB'000 (經重列) (Restated)	總計 Total 人民幣千元 RMB'000 (經重列) (Restated)
<b>貨品或服務類型</b>	<b>Types of goods or services</b>			
物業銷售	Sales of properties			
住宅	Residential	45,284,287	—	45,284,287
辦公樓及商業	Office & Commercial	3,812,014	—	3,812,014
停車場及其他	Carpark and others	1,548,147	—	1,548,147
		50,644,448	—	50,644,448
物業管理及其他服務	Property management and other services	—	1,639,801	1,639,801
項目管理及其他物業相關服務	Project management and other property related services	3,588,541	—	3,588,541
總計	Total	54,232,989	1,639,801	55,872,790
<b>確認收入的時間</b>	<b>Timing of revenue recognition</b>			
於某一時間點	A point in time	50,644,448	116,294	50,760,742
一段時間內	Over time	3,588,541	1,523,507	5,112,048
總計	Total	54,232,989	1,639,801	55,872,790



## 5. 收入 (續)

### (ii) 客戶合約的履約責任

就與客戶訂立的銷售物業合約而言，於合約內指定的相關物業基於客戶的規格，且並無其他用途。考慮到相關合約的條款，管理層認為本集團在相關物業轉交至客戶前並無強制執行付款的權利。因此，銷售物業收入於已竣工物業轉交至客戶時（即已竣工物業的控制權已轉讓予客戶（即物業交付予買方的時間點）及本集團對付款擁有現時權利，且很可能收取代價時）確認。

本集團於客戶簽署買賣合約（使用銀行提供的按揭貸款的客戶，只要其滿足銀行要求，合約總價值餘額將由銀行支付予本集團）時收取合約價值的30%至100%，期間物業的建設工程仍持續進行。該等預收客戶合約價值30%至100%的款項導致合約負債，該等合約負債於物業建造期間予以確認，直至物業銷售確認為止。

就物業管理及其他服務而言，本集團按月確認收益，金額相當於對發票的權利，其直接與本集團迄今已向客戶履約的價值相符。本集團已選擇應付可行權宜方法，按本集團有權出具發票的金額確認收入。根據國際財務報告準則第15號所允許者，分配至該等未達成合約的交易價格不予披露。

### (ii) 租賃

所有租賃收入均來自經營租賃。本公司董事認為，計入經營租賃收入且並非取決於指數或利率的可變租賃款項對本集團而言並不重大，故有關財務資料不予披露。

## 5. REVENUE (Continued)

### (ii) Performance obligations for contracts with customers

For contracts entered into with customers on sales of properties, the relevant properties specified in the contracts are based on customer's specifications with no alternative use. Taking into consideration of the relevant contract terms, the management concluded that the Group does not have an enforceable right to payment prior to transfer of the relevant properties to customers. Revenue from sales of properties is therefore recognised at a point in time when the completed property is transferred to customers, being at the point control of the completed property is transferred to the customer, i.e. at the point of delivering of the properties to buyers and the Group has present right to payment and collection of the consideration is probable.

The Group receives 30%-100% of the contract value from customers when they sign the sale and purchase agreement (the customers who use mortgage loans provided by the banks and the remaining amount of the total contract value will be paid to the Group from the banks once the customers meet the requirements of the banks) while construction work of properties is still ongoing. These advance payment of 30%-100% of the contract value from customers resulted in contract liabilities being recognised throughout the property construction period until sales of properties is recognised.

For property management and other services, the Group recognises revenue in the amount that equals to the right to invoice which corresponds directly with the value to the customer of the Group's performance to date, on a monthly basis. The Group has elected to apply the practical expedient by recognising revenue in the amount to which the Group has right to invoice. As permitted under IFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

### (iii) Leases

All the lease income are from operating leases. The directors of the Company consider that the variable lease payments that do not depend on an index or a rate included in the operating lease income was insignificant to the Group and thus the relevant financial information was not disclosed.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 6. 分部資料

本集團根據主要經營決策者(即本公司執行董事)為按分部分配資源及評估其表現而定期審閱的有關本集團組成部分的內部報告,確定其經營分部。

年內,本集團管理層於與永升生活(其提供物業管理及其他相關服務)進行業務合併後,已根據本集團未來發展戰略重新調整其分部呈報。就分部呈報而言,物業銷售分部以及項目管理及其他物業相關服務分部已合併為單一可呈報分部。

主要經營決策者已採用新分部資料進行決策、資源分配及分部表現評估,而國際財務報告準則第8號「經營分部」項下的本集團可呈報及經營分部變動如下:

- 物業銷售及其他物業相關服務:此分部指開發及銷售辦公室、商業物業及住宅物業,且收入來自項目管理。本集團此方面的業務絕大部分於中國及香港開展。
- 物業投資:此分部指租賃本集團開發或購買的投資物業,以賺取租金收入並長期從物業升值中受益。本集團目前的投資物業組合全部位於中國。
- 物業管理及其他相關服務:此分部主要指物業管理所產生的收入。本集團在此方面的業務目前乃於中國開展。

往年分部披露已予重新呈列以與本年度呈報方式一致。

#### 6. SEGMENT INFORMATION

The Group determines its operating segments based on internal reports about components of the Group that are regularly reviewed by the chief operating decision maker (being the executive directors of the Company) in order to allocate resources to the segment and to assess its performance.

In the current year, management of the Group has restructured its segment reporting in accordance with the future development strategy of the Group upon business combination with Ever Sunshine Lifestyle which is engaged in property management and other related services. For segment reporting, sales of properties segment and project management and other property related services segment have been aggregated into a single reportable segment.

The chief operating decision maker has used the new segment information for decision making, resources allocation and segment performance assessment and the Group's reportable segments under IFRS 8 "Operating Segments" are changed to below:

- Sales of properties and other property related services: this segment represents the development and sales of office and commercial premises and residential properties and income generated from project management. Substantially most of the Group's activities in this regard are primarily carried out in the PRC and Hong Kong.
- Property investment: this segment represents the lease of investment properties, which are developed or purchased by the Group to generate rental income and to gain from the appreciation of the properties' values in the long term. Currently, the Group's investment property portfolio is located entirely in the PRC.
- Property management and other related services: this segment mainly represents the income generated from property management. Currently, the Group's activities in this regard are carried out in the PRC.

Prior year segment disclosures have been represented to conform with the current year's presentation.

## 6. 分部資料 (續)

## (a) 分部收入及利潤

年內，提供予本集團主要經營決策者以分配資源及評估分部表現的有關本集團可呈報分部的資料載列如下。

## 6. SEGMENT INFORMATION (Continued)

## (a) Segment revenue and profit

Information regarding the Group's reportable segments as provided to the Group's chief operating decision maker for the purposes of resource allocation and assessment of segment performance for the year is set out below.

		物業銷售及 其他物業相關 服務 Sales of properties and other property related services 人民幣千元 RMB'000	物業投資 Property investment 人民幣千元 RMB'000	物業管理 及其他服務 Property management and other services 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
截至二零二零年十二月三十一日 止年度 Year ended 31 December 2020					
來自外部客戶的可呈報分部 收入	Reportable segment revenue from external customers	68,539,935	590,449	2,668,279	71,798,663
可呈報分部利潤	Reportable segment profit	12,694,243	343,885	503,560	13,541,688

		物業銷售及 其他物業相關 服務 Sales of properties and other property related services 人民幣千元 RMB'000 (經重列) (Restated)	物業投資 Property investment 人民幣千元 RMB'000 (經重列) (Restated)	物業管理 及其他服務 Property management and other services 人民幣千元 RMB'000 (經重列) (Restated)	總計 Total 人民幣千元 RMB'000 (經重列) (Restated)
截至二零一九年十二月三十一日 止年度 Year ended 31 December 2019					
來自外部客戶的可呈報分部 收入	Reportable segment revenue from external customers	54,232,989	578,313	1,639,801	56,451,103
可呈報分部利潤	Reportable segment profit	11,823,742	376,295	336,187	12,536,224

## (b) 分部資產及負債

由於主要經營決策者於計算本集團分部呈報時並無計入資產及負債，因此並無呈列分部資產及負債。

## (b) Segment assets and liabilities

No assets and liabilities are included in the measures of the Group's segment reporting that are used by the chief operating decision maker. Accordingly, no segment assets and liabilities are presented.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 6. 分部資料 (續)

## (c) 可呈報分部收入及利潤的對賬

可呈報分部利潤指各分部業績，未計及本集團主要業務以外業務所賺取的其他收入、收益及虧損的分配、未分配總部及企業開支、物業、廠房及設備折舊、使用權資產折舊、無形資產攤銷、計提信貸虧損撥備、投資物業公平值變動、融資成本以及應佔合營企業及聯營公司業績的任何影響。此乃向主要經營決策者匯報以分配資源及評估表現的計量基礎。

## 6. SEGMENT INFORMATION (Continued)

## (c) Reconciliations of reportable segment revenue and profit

The reportable segment profit represents the results by each segment without including any effect of allocation of other income, gains and losses earned from operations other than the Group's main operations, unallocated head office and corporate expenses, depreciation of property, plant and equipment, depreciation of right-of-use assets, amortisation of intangible assets, provision of allowance for credit losses, change in fair value of investment properties, finance costs and share of results of joint ventures and associates. This is the measurement basis reported to the chief operating decision maker for the purposes of resource allocation and performance assessment.

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
<b>收入</b>	<b>Revenue</b>		
可呈報分部及綜合收入	Reportable segment and consolidated revenue	71,798,663	56,451,103
<b>利潤</b>	<b>Profit</b>		
可呈報分部利潤	Reportable segment profit	13,541,688	12,536,224
其他收入、收益及虧損	Other income, gains and losses	3,173,369	1,469,636
投資物業公平值變動	Change in fair value of investment properties	940,585	200,659
融資成本	Finance costs	(667,424)	(729,158)
應佔合營企業業績	Share of results of joint ventures	968,468	1,984,710
應佔聯營公司業績	Share of results of associates	1,159,501	1,522,961
物業、廠房及設備折舊	Depreciation of property, plant and equipment	(61,760)	(44,020)
使用權資產折舊	Depreciation of right-of-use assets	(87,123)	(50,878)
無形資產攤銷	Amortisation of intangible assets	(35,314)	(4,400)
未分配總部及企業開支	Unallocated head office and corporate expenses	(2,714,141)	(3,026,726)
計提信貸虧損撥備	Provision of allowance for credit losses	(48,082)	(22,282)
除稅前綜合利潤	Consolidated profit before taxation	16,169,767	13,836,726

## (d) 地區資料

由於本集團的經營活動主要於中國及香港展開，故並無呈列地區資料。本集團大部分收入及非流動資產位於中國及香港。

## (d) Geographic information

No geographic information has been presented as the Group's operating activities are primarily carried out in the PRC and Hong Kong. The majority of the Group's revenue and non-current assets are located in the PRC and Hong Kong.

## (e) 主要客戶

並無與單一外部客戶進行的交易所得收入佔本集團收入10%或以上。

## (e) Major customers

No revenue from transactions with a single external customer amounted to 10% or more of the Group's revenue.

## 7. 其他收入、收益及虧損

## 7. OTHER INCOME, GAINS AND LOSSES

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
利息收入	Interest income	618,589	536,387
出售物業、廠房及設備的收益淨額	Gain on disposal of property, plant and equipment, net	5,923	1,710
出售附屬公司的收益淨額(附註40)	Gain on disposal of subsidiaries, net (Note 40)	621,377	974,734
出售合營企業的收益	Gain on disposal of joint ventures	411,560	—
出售一間聯營公司的收益	Gain on disposal of an associate	8,772	—
政府補貼(附註)	Government grants (Note)	135,734	75,623
沒收買家支付的按金	Forfeited deposits paid by purchasers	33,041	34,455
提早贖回優先票據虧損(附註34)	Loss on early redemption of senior notes (Note 34)	(42,545)	(44,043)
按公平值計入損益的金融資產的 公平值變動	Change in fair value of financial assets at FVTPL	401,095	(133,432)
按公平值計入損益的金融資產的 股息收入	Dividend income from financial assets at FVTPL	179,096	32,688
按公平值計入其他全面收入的 金融資產的股息收入	Dividend income from financial assets at FVTOCI	46,106	—
衍生金融工具公平值變動	Change in fair value of derivative financial instruments	(244,099)	23,462
房地產項目投資公平值變動	Change in fair value of investments in property projects	(80,927)	(185,699)
房地產項目投資的股息收入	Dividend income from investments in property projects	100,787	317,624
匯兌收益(虧損)淨額	Net exchange gain (loss)	858,619	(263,652)
雜項收入	Sundry income	120,241	99,779
		3,173,369	1,469,636

附註：政府補貼指政府機構發放的無條件現金付款。

Note: Government grants represented unconditional cash payments granted by government authorities.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 8. 融資成本

## 8. FINANCE COSTS

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
銀行及其他借款的利息	Interest expense on bank and other borrowings	(3,593,664)	(3,433,762)
租賃負債的利息	Interest expense on lease liabilities	(7,397)	(8,230)
優先票據的利息開支	Interest expense on senior notes	(2,182,234)	(1,673,031)
公司債券的利息開支	Interest expense on corporate bonds	(752,443)	(653,938)
可換股債券的利息開支	Interest expense on convertible bonds	—	(8,221)
		(6,535,738)	(5,777,182)
減：擬作出售的開發中物業及 在建投資物業的資本化 金額	Less: Amount capitalised to properties under development for sale and investment properties under construction	5,868,314	5,048,024
		(667,424)	(729,158)

擬作出售的開發中物業及在建投資物業的資本化融資成本根據分別披露於附註33、34、35及44的銀行及其他借款、優先票據、公司債券及可換股債券的實際利率而釐定。

Finance costs capitalised to properties under development for sale and investment properties under construction were determined by the effective interest rates of respective bank and other borrowings, senior notes, corporate bonds and convertible bonds as disclosed in notes 33, 34, 35 and 44.

## 9. 所得稅開支

## 9. INCOME TAX EXPENSE

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
中國企業所得稅	PRC EIT		
本年度	Current year	(3,554,293)	(3,445,512)
過往年度超額撥備	Over provision in respect of prior years	182,316	71,274
土地增值稅	LAT	(1,836,316)	(2,631,589)
		(5,208,293)	(6,005,827)
遞延稅項(附註38)	Deferred taxation (Note 38)		
企業所得稅	EIT	332,522	896,102
土地增值稅	LAT	601,537	514,846
		(4,274,234)	(4,594,879)

根據中國企業所得稅法及企業所得稅法實施條例，兩個年度的中國附屬公司的稅率均為25%。

土地增值稅撥備根據相關中國稅務法律及法規所載規定估計。土地增值稅已按增值價值的累進稅率範圍作出撥備，但允許有若干豁免及減免。

根據英屬處女群島（「英屬處女群島」）及開曼群島的規則及法規，本集團毋須在英屬處女群島及開曼群島繳納任何所得稅。

Under the Law of the PRC on EIT and Implementation Regulation of the Enterprise Income Tax Law, the tax rate of the PRC subsidiaries is 25% for both years.

The provision of LAT is estimated according to the requirements set forth in the relevant PRC tax laws and regulations. LAT has been provided at ranges of progressive rates of the appreciation value, with certain allowable exemptions and deductions.

Pursuant to the rules and regulations of the British Virgin Islands ("BVI") and the Cayman Islands, the Group is not subject to any income tax in the BVI and the Cayman Islands.



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 9. 所得稅開支(續)

由於本集團的收入既不產自亦非來自香港，故並無就香港利得稅作出撥備。

遞延稅項的詳情載於附註38。

年內所得稅開支與綜合損益及其他全面收益表內除稅前利潤的對賬如下：

## 9. INCOME TAX EXPENSE (Continued)

No provision for Hong Kong Profits Tax has been made as the Group's income neither arises in, nor is derived from, Hong Kong.

Details of the deferred taxation are set out in note 38.

The income tax expense for the year can be reconciled to the profit before taxation per the consolidated statement of profit or loss and other comprehensive income as follows:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
除稅前利潤	Profit before taxation	16,169,767	13,836,726
按25%繳納的中國企業所得稅	PRC EIT at 25%	(4,042,442)	(3,459,181)
不可扣稅開支的稅務影響	Tax effect of expenses not deductible for tax purposes	(365,362)	(574,785)
毋須課稅收入的稅務影響	Tax effect of income not taxable for tax purposes	301,520	76,653
土地增值稅	LAT	(1,234,779)	(2,116,743)
土地增值稅的稅務影響	Tax effect of LAT	308,695	529,186
未確認稅項虧損的稅務影響	Tax effect of tax losses not recognised	(122,187)	(139,941)
動用先前未確認的稅項虧損	Utilisation of tax losses previously not recognised	155,803	175,928
未確認可扣減臨時差額的稅務影響 (附註)	Tax effect of deductible temporary differences not recognised (Note)	(15,595)	(46,494)
動用先前未確認的可扣減臨時差額	Utilisation of deductible temporary differences previously not recognised	13,159	12,598
應佔合營企業業績的稅務影響	Tax effect of share of results of joint ventures	242,117	496,177
應佔聯營公司業績的稅務影響	Tax effect of share of results of associates	289,875	380,740
授予若干附屬公司的優惠稅率影響	Effect of tax preferential rates granted to certain subsidiaries	12,646	5,812
過往年度超額撥備	Over provision in respect of prior years	182,316	71,274
將予分派保留盈利的預扣稅	Withholding tax on retained earnings to be distributed	—	(6,103)
年內所得稅開支	Income tax expense for the year	(4,274,234)	(4,594,879)

附註：兩個年度的未確認可扣減臨時差額的稅務影響指調整有關建造物業的公司間交易及公司間轉讓已竣工停車場所產生的可扣減臨時差額。

Note: Tax effect of deductible temporary differences not recognised for both years represent the adjustments of deductible temporary differences arising from inter-company transactions in relation to construction of properties and inter-company transfer of the completed car parks.

## 10. 年內利潤

## 10. PROFIT FOR THE YEAR

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
年內利潤經扣除(計入) 下列各項後得出：	Profit for the year has been arrived at after charging (crediting):		
核數師酬金	Auditors' remuneration	13,446	14,630
計入銷售及服務成本的已售物業成本	Cost of properties sold included in cost of sales and services	52,612,815	39,437,707
物業、廠房及設備折舊	Depreciation of property, plant and equipment	61,760	44,020
使用權資產折舊	Depreciation of right-of-use assets	87,123	50,878
無形資產攤銷	Amortisation of intangible assets	35,314	4,400
計提信貸虧損撥備	Provision of allowance for credit losses	48,082	22,282
董事薪酬(附註11)	Directors' emoluments (Note 11)	33,010	33,578
其他員工成本	Other staff costs		
員工成本(不包括退休福利成本)	Staff costs excluding retirement benefit costs	3,583,571	3,206,399
退休福利供款	Retirement benefit contributions	129,812	217,047
以股本權益結算並以股份付款	Equity-settled share-based payments	85,417	52,993
其他員工成本總額	Total other staff costs	3,798,800	3,476,439
減：擬作出售的開發中物業的 資本化金額	Less: Amount capitalised to properties under development for sale	(1,052,743)	(977,423)
		2,746,057	2,499,016
投資物業租金收入	Rental income from investment properties	(590,449)	(578,313)
減：相關開支	Less: Related outgoings	246,564	202,018
		(343,885)	(376,295)

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 11. 董事及僱員薪酬

## 11. DIRECTORS' AND EMPLOYEES' EMOLUMENTS

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
<b>董事薪酬</b>	<b>Directors' emoluments</b>		
董事袍金	Directors' fees	952	910
獨立非執行董事的以股本權益結算並以股份付款	Equity-settled share-based payments for independent non-executive directors	204	246
執行董事的其他薪酬	Other emoluments for executive directors		
— 基本薪金及津貼	— basic salaries and allowances	21,519	20,248
— 以股本權益結算並以股份付款	— equity-settled share-based payments	362	434
— 酌情花紅	— discretionary bonus	9,632	11,190
— 退休福利供款	— retirement benefit contributions	341	550
		33,010	33,578

		董事袍金 Directors' fees 人民幣千元 RMB'000	基本薪金及津貼 Basic salaries and allowances 人民幣千元 RMB'000	以股本權益結算並以股份付款 Equity-settled share-based payments 人民幣千元 RMB'000	酌情花紅 Discretionary bonus 人民幣千元 RMB'000	退休福利供款 Retirement benefit contributions 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
<b>截至二零二零年十二月三十一日止年度</b>	<b>Year ended 31 December 2020</b>						
<b>執行董事姓名</b>	<b>Name of executive director</b>						
林中先生	Mr. Lin Zhong	—	3,992	—	—	66	4,058
林偉先生	Mr. Lin Wei	—	3,004	—	—	66	3,070
林峰先生	Mr. Lin Feng	—	6,517	224	—	94	6,835
陳東彪先生	Mr. Chen Dongbiao	—	4,020	77	4,000	49	8,146
楊欣先生	Mr. Yang Xin	—	3,986	61	5,632	66	9,745
<b>獨立非執行董事姓名</b>	<b>Name of independent non-executive director</b>						
顧雲昌先生	Mr. Gu Yunchang	285	—	61	—	—	346
張永岳先生	Mr. Zhang Yongyue	285	—	61	—	—	346
陳偉成先生	Mr. Tan Wee Seng	382	—	82	—	—	464
<b>非執行董事姓名</b>	<b>Name of non-executive director</b>						
王威先生	Mr. Wang Wei	—	—	—	—	—	—
		952	21,519	566	9,632	341	33,010

## 11. 董事及僱員薪酬(續)

## 11. DIRECTORS' AND EMPLOYEES' EMOLUMENTS

(Continued)

		董事袍金	基本薪金 及津貼	以股本權益 結算並以 股份付款	酌情花紅	退休福利 供款	總計
		Directors' fees	Basic salaries and allowances	Equity-settled share-based payments	Discretionary bonus	Retirement benefit contributions	Total
		人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
截至二零一九年 十二月三十一日止年度	Year ended 31 December 2019						
<b>執行董事姓名</b>	<b>Name of executive director</b>						
林中先生	Mr. Lin Zhong	—	3,848	—	—	83	3,931
林偉先生	Mr. Lin Wei	—	3,245	—	—	140	3,385
林峰先生	Mr. Lin Feng	—	6,257	269	5,523	117	12,166
陳東彪先生	Mr. Chen Dongbiao	—	3,904	92	2,982	101	7,079
楊欣先生	Mr. Yang Xin	—	2,994	73	2,685	109	5,861
<b>獨立非執行董事姓名</b>	<b>Name of independent non-executive director</b>						
顧雲昌先生	Mr. Gu Yunchang	271	—	74	—	—	345
張永岳先生	Mr. Zhang Yongyue	271	—	74	—	—	345
陳偉成先生	Mr. Tan Wee Seng	368	—	98	—	—	466
<b>非執行董事姓名</b>	<b>Name of non-executive director</b>						
王威先生	Mr. Wang Wei	—	—	—	—	—	—
		910	20,248	680	11,190	550	33,578

以上所示執行董事薪酬乃就彼等有關管理本公司及本集團事務所提供的服務而支付。

The executive directors' emoluments shown above were paid for their services in connection with the management of the affairs of the Company and the Group.

以上所示獨立非執行董事及非執行董事薪酬乃就彼等擔任本公司董事所提供的服務而支付。

The independent non-executive directors' and non-executive directors' emoluments shown above were paid for their services as directors of the Company.

林峰先生為本公司行政總裁，而上文所披露其薪酬包括就其擔任行政總裁所提供服務的薪酬。

Mr. Lin Feng is the Chief Executive Officer of the Company and his emoluments disclosed above include those for services rendered by him as the Chief Executive Officer.

年內，概無有關董事或行政總裁放棄或同意放棄任何薪酬的安排。

There was no arrangement under which a director or the Chief Executive Officer waived or agreed to waive any remuneration during the year.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 11. 董事及僱員薪酬(續)

## 五名最高薪酬人士

截至二零二零年十二月三十一日止年度，五名最高薪酬人士包括三名董事(二零一九年：三名董事)。截至二零二零年十二月三十一日止年度，其餘兩名(二零一九年：兩名)最高薪酬人士的薪酬如下：

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
僱員	Employees		
— 基本薪金及津貼	— basic salaries and allowances	6,708	5,970
— 酌情花紅	— discretionary bonus	12,073	9,613
— 以股本權益結算並以股份付款	— equity-settled share-based payments	332	233
— 退休福利供款	— retirement benefit contributions	99	202
		19,212	16,018

彼等的薪酬屬以下範圍：  
(以港元(「港元」)呈列)

Their emoluments were within the following bands:  
(presented in Hong Kong dollars ("HK\$"))

		人數 Number of individuals 二零二零年 2020	人數 Number of individuals 二零一九年 2019
8,500,001港元至9,000,000港元	HK\$8,500,001 to HK\$9,000,000	—	1
9,000,001港元至9,500,000港元	HK\$9,000,001 to HK\$9,500,000	—	1
9,500,001港元至10,000,000港元	HK\$9,500,001 to HK\$10,000,000	1	—
11,000,001港元至11,500,000港元	HK\$11,000,001 to HK\$11,500,000	1	—

本集團並無向本公司董事或五名最高薪酬人士支付任何薪酬作為加盟本集團或加盟本集團時的獎勵或離職補償。

No emoluments were paid by the Group to the directors of the Company or the five highest paid individuals as an inducement to join or upon joining the Group or as compensation for loss of office.

## 12. 股息

## 12. DIVIDEND

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
建議末期股息－每股普通股人民幣24.3分 (二零一九年：人民幣21.93分)	Proposed final dividend – RMB24.3 cents (2019: RMB21.93 cents) per ordinary share	1,998,595	1,731,850
建議特別股息－每股普通股人民幣零 (二零一九年：人民幣3.66分)	Proposed special dividend – RMB nil (2019: RMB3.66 cents) per ordinary share	–	289,037
		1,998,595	2,020,887

董事會建議派付二零二零年末期股息每股人民幣24.3分（相當於29港分）（二零一九年：人民幣21.93分（相當於24港分））（「建議末期股息」）。本年度建議末期股息總額連同就本年度首六個月已付中期股息每股人民幣9.8分（相當於11港分）總額為每股人民幣34.1分（相當於40港分）。建議末期股息可由股東就全部或部分有關股息選擇以現金支付或以本公司新繳足股份的方式支付。

截至二零二零年十二月三十一日止年度，建議末期股息須獲本公司股東於應屆股東週年大會上批准，方可作實。

The Board recommends the payment of a final dividend for 2020 of RMB24.3 cents (equivalent to HK29 cents) (2019: RMB21.93 cents (equivalent to HK24 cents)) per share (the “Proposed Final Dividend”). The Proposed Final Dividend for the year in aggregate with the interim dividend of RMB9.8 cents (equivalent to HK11 cents) per share paid in respect of the first six months of the year amounted to total dividends of RMB34.1 cents (equivalent to HK40 cents) per share. The Proposed Final Dividend will be payable in cash or in form of new fully paid shares of the Company in respect of part or all of such dividends at shareholders' option.

The Proposed Final Dividend for the year ended 31 December 2020 is subject to the approval of the Company's shareholders at the forthcoming annual general meeting.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 12. 股息 (續)

截至二零二零年十二月三十一日止年度，股東獲派發截至二零一九年十二月三十一日止財政年度的末期股息每股人民幣21.93分(相當於24港分)及特別股息每股人民幣3.66分(相當於4港分)(二零一九年：截至二零一八年十二月三十一日止財政年度為每股人民幣19.68分(相當於23港分))(包括供股東選擇以獲配發新股份代替現金的形式收取末期股息的以股代息選擇)及截至二零二零年六月三十日止六個月的中期股息每股人民幣9.8分(相當於11港分)(二零一九年：截至二零一九年六月三十日止六個月的中期股息每股人民幣8.93分(相當於10港分))，有關詳情如下：

## 12. DIVIDEND (Continued)

During the year ended 31 December 2020, a final dividend of RMB21.93 cents (equivalent to HK24 cents) per share and special dividend of RMB3.66 cents (equivalent to HK4 cents) in respect of the financial year ended 31 December 2019 (2019: RMB19.68 cents (equivalent to HK23 cents) per share in respect of the financial year ended 31 December 2018), which included scrip dividend alternative offered to shareholders to elect receiving the final dividend by allotment of new shares in lieu of cash, and an interim dividend of RMB9.8 cents (equivalent to HK11 cents) per share in respect of the six months ended 30 June 2020 (2019: RMB8.93 cents (equivalent to HK10 cents) per share in respect of the six months ended 30 June 2019), were paid to shareholders, details as follow:

		二零二零年 2020		二零一九年 2019	
		千港元 HK\$'000	人民幣千元 RMB'000	千港元 HK\$'000	人民幣千元 RMB'000
股息	Dividends				
現金	Cash	2,634,411	2,343,308	2,204,395	1,934,018
以股代息選擇 (附註37)	Scrip dividend alternative (Note 37)	545,512	485,233	376,914	332,363
		3,179,923	2,828,541	2,581,309	2,266,381

## 13. 每股盈利

本公司股東權益應佔每股基本及攤薄盈利乃根據下列數據計算：

## 13. EARNINGS PER SHARE

The calculation of the basic and diluted earnings per share attributable to the equity owners of the Company is based on the following data:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
<b>盈利</b>	<b>Earnings</b>		
計算每股基本盈利的盈利 (本公司股東權益應佔 年內利潤)	Earnings for the purpose of basic earnings per share (profit for the year attributable to equity owners of the Company)	8,031,895	6,443,305
具攤薄效應的潛在普通股 對可換股債券的影響	Effect of dilutive potential ordinary shares on convertible bonds	—	(18,468)
計算每股攤薄盈利的盈利	Earnings for the purpose of diluted earnings per share	8,031,895	6,424,837

		二零二零年 2020	二零一九年 2019
<b>股份數目</b>	<b>Number of shares</b>		
就計算每股基本盈利的普通股 加權平均數	Weighted average number of ordinary shares for the purpose of basic earnings per share	8,018,049,222	7,803,996,339
具攤薄效應的潛在普通股攤薄 對以下各項的影響：	Effect of dilutive potential ordinary shares on:		
— 購股權	— share options	67,998,145	69,065,695
— 可換股債券	— convertible bonds	—	13,277,513
就計算每股攤薄盈利的普通股 加權平均數	Weighted average number of ordinary shares for the purpose of diluted earnings per share	8,086,047,367	7,886,339,547

上文所示的普通股加權平均數乃經扣除附註47所載的股份獎勵計劃受託人所持有的股份後得出。

The weighted average number of ordinary shares shown above has been arrived at after deducting the shares held by the trustee of the share award scheme as set out in note 47.



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 14. 投資物業

本集團的投資物業指位於中國的購物商場、住宅及辦公室單位，其根據經營租賃出租，須按月支付租金。租賃的初始期限通常介乎一至二十年。

由於所有租賃均以集團實體各自的功能貨幣計值，故本集團並無因該等租賃安排面臨外幣風險。租賃合約並無包含剩餘價值擔保及／或承租人於租期結束時重續／購買物業的選擇權。

## 14. INVESTMENT PROPERTIES

The investment properties of the Group represented shopping malls, residential and office units located in the PRC, which lease out under operating leases with monthly rentals. The leases typically run for an initial period of one to twenty years.

The Group is not exposed to foreign currency risk as a result of the lease arrangements, as all leases are denominated in the respective functional currency of group entities. The lease contracts do not contain residual value guarantee and/or lessee's option to renew/purchase the property at the end of lease term.

		在建 投資物業 Investment properties under construction 人民幣千元 RMB'000	已竣工 投資物業 Completed investment properties 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
於二零一九年一月一日(經重列)	At 1 January 2019 (restated)	1,331,500	14,865,179	16,196,679
自持作出售物業轉撥	Transfer from properties held for sale	–	427,050	427,050
添置	Additions	424,231	438,498	862,729
公平值增加	Increase in fair value	95,624	105,035	200,659
出售	Disposals	–	(1,081)	(1,081)
完工後轉撥	Transfer upon completion	(1,580,255)	1,580,255	–
於二零一九年十二月三十一日 (經重列)	At 31 December 2019 (restated)	271,100	17,414,936	17,686,036
收購附屬公司(附註39)	Acquisition of subsidiaries (Note 39)	–	2,862,052	2,862,052
自持作出售物業轉撥	Transfer from properties held for sale	–	172,189	172,189
自擬作出售的開發中物業轉撥	Transfer from properties under development for sale	301,609	–	301,609
添置	Additions	638,875	98,555	737,430
公平值增加	Increase in fair value	532,616	407,969	940,585
出售	Disposals	–	(932)	(932)
於二零二零年十二月三十一日	At 31 December 2020	1,744,200	20,954,769	22,698,969
二零二零年十二月三十一日 計入損益的物業重估 未變現收益	31 December 2020 Unrealised gain on property revaluation included in profit or loss	532,616	407,969	940,585
二零一九年十二月三十一日 (經重列)	31 December 2019 (restated)			
計入損益的物業重估 未變現收益	Unrealised gain on property revaluation included in profit or loss	95,624	105,035	200,659

#### 14. 投資物業 (續)

已竣工投資物業及在建投資物業均位於中國。所有本集團為賺取租金或作資本增值而持有作經營租賃的物業權益均按公平值模式計量。

本集團於二零二零年十二月三十一日抵押人民幣15,215,150,000元(二零一九年：人民幣5,756,790,000元)的投資物業，以擔保本集團的銀行及其他借款。

本集團已竣工投資物業及在建投資物業於二零二零年十二月三十一日的公平值分別為人民幣20,899,650,000元(二零一九年：人民幣17,364,122,000元)及人民幣1,744,200,000元(二零一九年：人民幣271,100,000元)，乃基於與本集團並無關連的獨立合資格專業估值師行第一太平戴維斯估值及專業顧問有限公司於該等日期進行的估值而得出。該估值師擁有合適資格，且近期於評估相關地點的類似物業方面擁有經驗。

本集團已竣工投資物業於二零二零年十二月三十一日公平值為人民幣55,119,000元(二零一九年：人民幣50,814,000元)乃基於獨立估值師江蘇中企華中天資產評估有限公司於該等日期進行的估值而得出。該估值師擁有經認可的相關專業資格，且近期於該地點及進行估值的投資物業類別方面擁有經驗。

已竣工投資物業的估值採用收入法透過資本化來自現有租約的淨租金收入及就已竣工投資物業的相關物業復歸收入潛力作出適當撥備為基準計算。

在建投資物業的估值採用餘值法(以收入法透過資本化來自市場上可觀察的已竣工物業交易的淨租金收入為基準計算)，按該等物業將根據最新開發方案開發及竣工的基準，計及完成開發所耗用的建造成本而得出，以反映已竣工開發項目的質素及發展商利潤。

上年度所用估值方法並無變動。於估計物業的公平值時，物業的最高及最佳用途為其當前用途。

#### 14. INVESTMENT PROPERTIES (Continued)

The completed investment properties and investment properties under construction are all situated in the PRC. All of the Group's leasehold property interests held to earn rentals or for capital appreciation purposes are measured using the fair value model.

The Group had pledged investment properties of RMB15,215,150,000 (2019: RMB5,756,790,000) as at 31 December 2020 to secure bank and other borrowings of the Group.

The fair values of the Group's completed investment properties of RMB20,899,650,000 (2019: RMB17,364,122,000) and investment properties under construction of RMB1,744,200,000 (2019: RMB271,100,000) at 31 December 2020 have been arrived at on the basis of valuations on those dates carried out by Savills Valuation and Professional Services Limited, a firm of independent qualified professional valuer which is not connected with the Group, who has appropriate qualifications and recent experiences in the valuation of similar properties in the relevant locations.

The fair value of the Group's completed investment properties of RMB55,119,000 (2019: RMB50,814,000) as at 31 December 2020 have been arrived at on the basis of valuations on those dates carried out by Jiangsu Zhongqihua Zhongtian Asset Evaluation Company Limited (江蘇中企華中天資產評估有限公司), an independent valuer who holds a recognised and relevant professional qualification and has recent experience in the location and category of the investment property being valued.

The valuations of completed investment properties are based on income method by capitalising the net rental income derived from the existing tenancies with due allowance for reversionary income potential of the respective properties on completed investment properties.

The valuations of investment properties under construction were arrived at with adoption of the residual approach, which is based on income method by capitalising the net rental income derived from market observable transactions of completed properties with the basis that they will be developed and completed in accordance with the latest development proposals and taken into account the construction costs that will be expended to complete the development to reflect the quality of the completed development and developer's profit.

There has been no change from the valuation technique used in prior year. In estimating the fair value of the properties, the highest and best use of the properties is their current use.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 14. 投資物業 (續)

本集團於二零二零年及二零一九年十二月三十一日的投資物業及公平值級別資料詳情如下：

## 14. INVESTMENT PROPERTIES (Continued)

Details of the Group's investment properties and information about the fair value hierarchy as at 31 December 2020 and 2019 are as follows:

		於二零二零年 十二月三十一日 的公平值 Fair value as at 第三級 Level 3 31 December 2020 人民幣千元 RMB'000	
於中國的投資物業	Investment properties located in the PRC	22,698,969	22,698,969
		於二零一九年 十二月三十一日 的公平值 Fair value as at 第三級 Level 3 31 December 2019 人民幣千元 RMB'000 (經重列) (Restated)	
於中國的投資物業	Investment properties located in the PRC	17,686,036	17,686,036

年內並無轉入第三級或自當中轉出。

There were no transfers into or out of Level 3 during the year.

下表提供有關如何釐定重大投資物業的公平值(特別是所使用的估值方法及輸入數據)，及公平值計量按公平值計量輸入數據的可觀察程度所劃分的公平值級別(第一級至第三級)的資料。

The following table gives information about how the fair values of the major investment properties are determined (in particular, the valuation techniques and inputs used), as well as the fair value hierarchy into which the fair value measurements are categorised (Levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

## 14. 投資物業 (續)

## 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業				
Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重大無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
已竣工投資物業— 嘉興旭輝廣場 Completed investment property – Jiaxing CIFI Square	第三級 Level 3	收入法（租期復歸法） Income method (term and reversionary approach)	經計入可比較物業產生的收益 及反映所擔保及將收取租期 收入的確定性的調整， 每年租期收益率為4% (二零一九年：4%)。	每年租期收益率上升 將導致公平值減 少，反之亦然。 An increase in the term yield per annum would result in a decrease in fair value and vice versa.
二零二零年： 人民幣3,065,000,000元 2020: RMB3,065,000,000		主要輸入數據為： (1) 每年租期收益率； (2) 每年復歸收益率；及 (3) 個別單位的市場單位 租金 The key inputs are: (1) Term yield per annum; (2) Reversionary yield per annum; and (3) Market unit rent of individual unit	Term yield per annum, taking into account of yield generated from comparable properties and adjustment to reflect the certainty of term income secured and to be received of 4% (2019: 4%).	
二零一九年： 人民幣3,170,000,000元 2019: RMB3,170,000,000			經計入單位市場年度租金收入 及可比較物業的單位市值， 每年復歸收益率為4.5% (二零一九年：4.5%)。 Reversionary yield per annum, taking into account annual unit market rental income and unit market value of the comparable properties of 4.5% (2019: 4.5%).	每年復歸收益率上升 將導致公平值減 少，反之亦然。 An increase in the reversionary yield per annum would result in a decrease in fair value and vice versa.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 14. 投資物業 (續)

## 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業				
Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重大無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
			使用直接市場比較方法並經計 入位置及臨街道路、物業大 小及設施等其他各項因素， 所得市場單位租金介乎約每 平方米每月人民幣227元至每 平方米每月人民幣535元(二 零一九年：每平方米每月人 民幣109元至每平方米每月人 民幣547元)。	市場單位租金上漲將 導致公平值增加， 反之亦然。 An increase in the market unit rent would result in an increase in fair value and vice versa.
			Market unit rent, using direct market comparables and taking into account of location and other individual factors such as road frontage, size of property and facilities range from around RMB227 sq.m./month to RMB535 sq.m./month (2019: RMB109 sq.m./month to RMB547 sq.m./month).	

## 14. 投資物業 (續)

## 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業				
Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重大無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
已竣工投資物業— 上海旭輝海上國際 Completed investment property – Shanghai CIFI Haishang International	第三級 Level 3	收入法 (租期復歸法) Income method (term and reversionary approach)	經計入可比較物業產生的收益 及反映所擔保及將收取租期 收入的確定性的調整， 每年租期收益率為5.0% (二零一九年：5%)。	每年租期收益率上升 將導致公平值減 少，反之亦然 An increase in the term yield per annum would result in a decrease in fair value and vice versa.
二零二零年： 人民幣1,889,650,000元 2020: RMB1,889,650,000		主要輸入數據為： (1) 每年租期收益率； (2) 每年復歸收益率；及 (3) 個別單位的市場單位 租金 The key inputs are: (1) Term yield per annum; (2) Reversionary yield per annum; and (3) Market unit rent of individual unit	Term yield per annum, taking into account of yield generated from comparable properties and adjustment to reflect the certainty of term income secured and to be received of 5.0% (2019: 5%).	
二零一九年： 人民幣1,908,690,000元 2019: RMB1,908,690,000			經計入單位市場年度租金收入 及可比較物業的單位市值， 每年復歸收益率為5.5% (二零一九年：5.5%)。	每年復歸收益率上升 將導致公平值減 少，反之亦然。 An increase in the reversionary yield per annum would result in a decrease in fair value and vice versa.
			Reversionary yield per annum, taking into account annual unit market rental income and unit market value of the comparable properties of 5.5% (2019: 5.5%).	

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 14. 投資物業 (續)

## 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業				
Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重大無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
			使用直接市場比較方法並經計 入位置及臨街道路、物業大 小及設施等其他各項因素， 所得市場單位租金介乎約每 平方米每月人民幣300元至每 平方米每月人民幣439元(二 零一九年：每平方米每月人 民幣230元至每平方米每月人 民幣460元)。	市場單位租金上漲將 導致公平值增加， 反之亦然。 An increase in the market unit rent would result in an increase in fair value and vice versa.
			Market unit rent, using direct market comparables and taking into account of location and other individual factors such as road frontage, size of property and facilities range from around RMB300 sq.m./month to RMB439 sq.m./month (2019: RMB230 sq.m./month to RMB460 sq.m./month).	

## 14. 投資物業 (續)

## 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業				
Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重大無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
已竣工投資物業－ 上海旭輝 浦東洋涇 Completed investment property – Shanghai CIFI Pudong Yangjing	第三級 Level 3	收入法 (租期復歸法) Income method (term and reversionary approach)  主要輸入數據為： (1) 每年租期收益率； (2) 每年復歸收益率；及 (3) 個別單位的市場單位 租金 The key inputs are: (1) Term yield per annum; (2) Reversionary yield per annum; and (3) Market unit rent of individual unit	經計入可比較物業產生的收益 及反映所擔保及將收取租期 收入的確定性的調整，每年 租期收益率為4% (二零一九年：4%)。 Term yield per annum, taking into account of yield generated from comparable properties and adjustment to reflect the certainty of term income secured and to be received of 4% (2019: 4%).  經計入單位市場年度租金收入 及可比較物業的單位市值， 每年復歸收益率為4.5% (二零一九年：4.5%)。 Reversionary yield per annum, taking into account annual unit market rental income and unit market value of the comparable properties of 4.5% (2019: 4.5%).	每年租期收益率上升 將導致公平值減 少，反之亦然。 An increase in the term yield per annum would result in a decrease in fair value and vice versa.  每年復歸收益率上升 將導致公平值減 少，反之亦然。 An increase in the reversionary yield per annum would result in a decrease in fair value and vice versa.

二零二零年：  
人民幣8,407,000,000元  
2020: RMB8,407,000,000

二零一九年：  
人民幣8,400,000,000元  
2019: RMB8,400,000,000



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 14. 投資物業 (續)

## 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業				
Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重大無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
			使用直接市場比較方法並經計 入位置及臨街道路、物業大 小及設施等其他各項因素， 所得市場單位租金介乎約每 平方米每月人民幣267元至每 平方米每月人民幣471元(二 零一九年：每平方米每月人 民幣265元至每平方米每月人 民幣462元)。	市場單位租金上漲將 導致公平值增加， 反之亦然。 An increase in the market unit rent would result in an increase in fair value and vice versa.
			Market unit rent, using direct market comparables and taking into account of location and other individual factors such as road frontage, size of property and facilities range from around RMB267 sq.m./month to RMB471 sq.m./month (2019: RMB265 sq.m./month to RMB462 sq.m./month).	

## 14. 投資物業 (續)

## 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業				
Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重大無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
已竣工投資物業— 上海九亭中心 Completed investment property – Shanghai Jiuting Center	第三級 Level 3	收入法（租期復歸法） Income method (term and reversionary approach)	經計入可比較物業產生的收益 及反映所擔保及將收取租期 收入的確定性的調整，每年 租期收益率為5%（二零一九 年：5%）。	每年租期收益率上升 將導致公平值減 少，反之亦然。 An increase in the term yield per annum would result in a decrease in fair value and vice versa.
二零二零年： 人民幣1,190,000,000元 2020: RMB1,190,000,000		主要輸入數據為： (1) 每年租期收益率； (2) 每年復歸收益率；及 (3) 個別單位的市場單位 租金	Term yield per annum, taking into account of yield generated from comparable properties and adjustment to reflect the certainty of term income secured and to be received of 5% (2019: 5%).	
二零一九年： 人民幣1,180,000,000元 2019: RMB1,180,000,000		The key inputs are: (1) Term yield per annum; (2) Reversionary yield per annum; and (3) Market unit rent of individual unit	經計入單位市場年度租金收入 及可比較物業的單位市值， 每年復歸收益率為5.5%（二 零一九年：5.5%） Reversionary yield per annum, taking into account annual unit market rental income and unit market value of the comparable properties of 5.5% (2019: 5.5%).	每年復歸收益率上升 將導致公平值減 少，反之亦然。 An increase in the reversionary yield per annum would result in a decrease in fair value and vice versa.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 14. 投資物業 (續)

## 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業				
Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重大無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
			使用直接市場比較方法並經計 入位置及臨街道路、物業大 小及設施等其他各項因素， 所得市場單位租金介乎約每 平方米每月人民幣71元至每 平方米每月人民幣182元（二 零一九年：每平方米每月人 民幣71元至每平方米每月人 民幣182元）。	市場單位租金上漲將 導致公平值增加， 反之亦然。 An increase in the market unit rent would result in an increase in fair value and vice versa.
			Market unit rent, using direct market comparables and taking into account of location and other individual factors such as road frontage, size of property and facilities range from around RMB71 sq.m./month to RMB182 sq.m./month. (2019: RMB71 sq.m./month to RMB182 sq.m./month).	

## 14. 投資物業 (續)

## 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業				
Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重大無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
已竣工投資物業— 上海旭輝 浦東洋涇辦事處 Completed investment property – Shanghai CIFI Pudong Yangjing office  二零二零年： 人民幣2,821,000,000元 2020: RMB2,821,000,000  (二零一九年：不適用) (2019: N/A)	第三級 Level 3	收入法 (租期復歸法) Income method (term and reversionary approach)  主要輸入數據為： (1) 每年租期收益率； (2) 每年復歸收益率；及 (3) 個別單位的市場單位 租金  The key inputs are: (1) Term yield per annum; (2) Reversionary yield per annum; and (3) Market unit rent of individual unit	經計入可比較物業產生的收益 及反映所擔保及將收取租期 收入的確定性的調整，每年 租期收益率為4%。 Term yield per annum, taking into account of yield generated from comparable properties and adjustment to reflect the certainty of term income secured and to be received of 4%.  經計入單位市場年度租金收入 及可比較物業的單位市值， 每年復歸收益率為4.5%。 Reversionary yield per annum, taking into account annual unit market rental income and unit market value of the comparable properties of 4.5%.	每年租期收益率上升 將導致公平值減 少，反之亦然。 An increase in the term yield per annum would result in a decrease in fair value and vice versa.  每年復歸收益率上升 將導致公平值減 少，反之亦然。 An increase in the reversionary yield per annum would result in a decrease in fair value and vice versa.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 14. 投資物業 (續)

## 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業				
Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重大無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
			使用直接市場比較方法並經計 入位置及臨街道路、物業大 小及設施等其他各項因素， 所得市場單位租金約每平方 米每月人民幣282元。	市場單位租金上漲將 導致公平值增加， 反之亦然。 An increase in the market unit rent would result in an increase in fair value and vice versa.
			Market unit rent, using direct market comparables and taking into account of location and other individual factors such as road frontage, size of property and facilities approximate to RMB282 sq.m./month.	

## 15. 物業、廠房及設備

## 15. PROPERTY, PLANT AND EQUIPMENT

		自有物業 Owned properties 人民幣千元 RMB'000	機動車輛 Motor vehicles 人民幣千元 RMB'000	設備及傢俬 Equipment and furniture 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
<b>成本</b>	<b>COST</b>				
於二零一九年一月一日(經重列)	At 1 January 2019 (restated)	43,944	67,104	167,791	278,839
添置	Additions	14,275	3,159	36,927	54,361
收購附屬公司(附註39)	Acquisitions of subsidiaries (Note 39)	–	40	36,104	36,144
出售附屬公司(附註40)	Disposal of subsidiaries (Note 40)	–	–	(2,972)	(2,972)
出售	Disposals	(466)	(10,563)	(37,858)	(48,887)
於二零一九年十二月三十一日(經重列)	At 31 December 2019 (restated)	57,753	59,740	199,992	317,485
添置	Additions	40,064	15,403	71,070	126,537
收購附屬公司(附註39)	Acquisitions of subsidiaries (Note 39)	386	1,436	1,924	3,746
出售附屬公司(附註40)	Disposal of subsidiaries (Note 40)	–	–	(1,511)	(1,511)
出售	Disposals	(3,872)	(7,681)	(6,744)	(18,297)
於二零二零年十二月三十一日	At 31 December 2020	94,331	68,898	264,731	427,960
<b>累計折舊</b>	<b>ACCUMULATED DEPRECIATION</b>				
於二零一九年一月一日(經重列)	At 1 January 2019 (restated)	5,561	41,905	70,223	117,689
年內開支	Charge for the year	5,441	8,924	29,655	44,020
出售附屬公司(附註40)	Disposal of subsidiaries (Note 40)	–	–	(741)	(741)
於出售時對銷	Eliminated on disposals	(244)	(9,474)	(6,240)	(15,958)
於二零一九年十二月三十一日(經重列)	At 31 December 2019 (restated)	10,758	41,355	92,897	145,010
年內開支	Charge for the year	11,726	11,079	38,955	61,760
出售附屬公司(附註40)	Disposal of subsidiaries (Note 40)	–	–	(395)	(395)
於出售時對銷	Eliminated on disposals	(1,640)	(6,654)	(5,328)	(13,622)
於二零二零年十二月三十一日	At 31 December 2020	20,844	45,780	126,129	192,753
<b>賬面值</b>	<b>CARRYING VALUES</b>				
於二零二零年十二月三十一日	At 31 December 2020	73,487	23,118	138,602	235,207
於二零一九年十二月三十一日(經重列)	At 31 December 2019 (restated)	46,995	18,385	107,095	172,475

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 15. 物業、廠房及設備(續)

上述物業、廠房及設備項目於計及按照下列年率計算的估計剩餘價值後以直線法折舊：

自有物業	按估計可使用年期20年或租期(以較短者為準)
機動車輛	20%
設備及傢俬	20%

所有樓宇均位於中國境內土地上。

本集團於二零二零年十二月三十一日抵押人民幣20,549,000元(二零一九年：人民幣22,832,000元)的物業、廠房及設備，以擔保本集團銀行及其他借款。

## 15. PROPERTY, PLANT AND EQUIPMENT (Continued)

The above items of property, plant and equipment are depreciated using the straight-line method after taking into account of their estimated residual values at the following rates per annum:

Owned properties	Over the estimated useful lives of 20 years or the term of the leases, whichever is shorter
Motor vehicles	20%
Equipment and furniture	20%

The buildings are all situated on land in the PRC.

The Group had pledged property, plant and equipment of RMB20,549,000 (2019: RMB22,832,000) as at 31 December 2020 to secure bank and other borrowings of the Group.

## 16. 使用權資產

## 16. RIGHT-OF-USE ASSETS

		租賃土地及樓宇 Leasehold land and buildings 人民幣千元 RMB'000	租賃辦公設備 Leased office equipment 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
於二零二零年十二月三十一日 賬面值	As at 31 December 2020 Carrying amount	115,806	1,519	117,325
於二零一九年十二月三十一日 賬面值(經重列)	As at 31 December 2019 Carrying amount (restated)	137,818	4,272	142,090
截至二零二零年十二月三十一日 止年度 折舊費用	For the year ended 31 December 2020 Depreciation charge	83,449	3,674	87,123
截至二零一九年十二月三十一日 止年度 折舊費用	For the year ended 31 December 2019 Depreciation charge	47,700	3,178	50,878

## 16. 使用權資產(續)

## 16. RIGHT-OF-USE ASSETS (Continued)

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
有關短期租賃及其他12個月內 屆滿租賃的開支	Expense relating to short-term leases and other leases with lease terms ended within 12 months	88,595	58,440
有關低價值資產租賃(不包括 低價值資產的短期租賃)的開支	Expense relating to leases of low-value assets, excluding short-term leases of low value assets	16,722	18,243
租賃現金流出總額	Total cash outflow for leases	191,229	139,232
添置使用權資產(附註55)	Additions to right-of-use assets (Note 55)	62,358	85,497

於該兩個年度，本集團為營運租賃各種辦公室及辦公設備。租賃合約按三個月至五年的固定期限訂立。租賃條款按個別基準商定，其中包含廣泛的不同條款及條件。於釐定租期及評估不可撤銷期間時長時，本集團應用合約的定義並確定可強制執行合約的期間。

本集團就機械及設備定期訂立短期租賃。於二零二零年及二零一九年十二月三十一日，短期租賃組合與上文所披露短期租賃支銷的短期租賃組合相似。

For both years, the Group leases various offices and office equipment for its operations. Lease contracts are entered into for fixed term of three months to five years. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. In determining the lease term and assessing the length of the non-cancellable period, the Group applies the definition of a contract and determines the period for which the contract is enforceable.

The Group regularly entered into short-term leases for machinery and equipment. As at 31 December 2020 and 2019, the portfolio of short-term leases is similar to the portfolio of short-term leases to which the short-term lease expense disclosed above.



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 17. 無形資產及商譽

## 17. INTANGIBLE ASSETS AND GOODWILL

		其他無形 資產－物業 管理合約及 客戶關係 Other intangible assets – property management contracts and customer relationship 人民幣千元 RMB'000	商譽 Goodwill 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
<b>成本</b>	<b>COST</b>			
於二零一九年一月一日(經重列)	At 1 January 2019 (restated)	–	17,230	17,230
收購附屬公司時產生(附註39)	Arising on acquisition of subsidiaries (Note 39)	105,000	413,898	518,898
於二零一九年十二月三十一日 (經重列)	At 31 December 2019 (restated)	105,000	431,128	536,128
收購附屬公司時產生(附註39)	Arising on acquisition of subsidiaries (Note 39)	25,763	39,824	65,587
於二零二零年十二月三十一日	At 31 December 2020	130,763	470,952	601,715
<b>攤銷</b>	<b>AMORTISATION</b>			
於二零一九年一月一日(經重列)	At 1 January 2019 (restated)	–	–	–
年內撥備	Provided for the year	4,400	–	4,400
於二零一九年十二月三十一日 (經重列)	At 31 December 2019 (restated)	4,400	–	4,400
年內撥備	Provided for the year	35,314	–	35,314
於二零二零年十二月三十一日	At 31 December 2020	39,714	–	39,714
<b>賬面值</b>	<b>CARRYING VALUES</b>			
於二零二零年十二月三十一日	At 31 December 2020	91,049	470,952	562,001
於二零一九年十二月三十一日 (經重列)	At 31 December 2019 (restated)	100,600	431,128	531,728

物業管理合約、客戶關係及商譽均為透過收購附屬公司自第三方獲得。

The property management contracts, customers' relationship and goodwill were acquired from third parties through the acquisition of subsidiaries.

無形資產具有有限可使用年期，其於五至十年期間按直線法攤銷。

The intangible assets have finite useful lives and are amortised on a straight-line basis over five to ten years.

## 18. 於聯營公司的權益

本集團於聯營公司的權益詳情如下：

## 18. INTERESTS IN ASSOCIATES

Details of the Group's interests in associates are as follows:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
於聯營公司的非上市投資成本	Cost of unlisted investments in associates	13,643,272	5,188,574
應佔收購後業績及其他全面收益， 扣除已收股息	Share of post-acquisition results and other comprehensive income, net of dividend received	3,218,589	2,831,019
		16,861,861	8,019,593

於二零二零年及二零一九年十二月三十一日，本集團主要聯營公司的詳情載列如下：

Particulars of the Group's principal associates as at 31 December 2020 and 2019 are set out as follows:

聯營公司名稱 Name of associates	註冊成立／ 成立地點	經營地點 Place of operation	本集團應佔股權		本集團所持投票權比率		主要業務 Principal activities
	Place of incorporation/ establishment		Equity interest		Proportion of		
			attributable to the Group		voting power held		
			二零二零年 2020	二零一九年 2019	二零二零年 2020	二零一九年 2019	
杭州綠旭企業管理公司 Hangzhou LvXu Investment holding Co., Ltd.	中國 PRC	中國 PRC	49%	不適用 N/A	49%	不適用 N/A	投資控股 Investment holding
紹興金翎置業有限公司 Shaoxing Jinling Property Co., Ltd.	中國 PRC	中國 PRC	49%	不適用 N/A	49%	不適用 N/A	房地產開發 Property development
蘇州旭融商務諮詢有限公司 (「蘇州旭融」) Suzhou Xurong Business Consulting Co., Ltd. (“Suzhou Xurong”)	中國 PRC	中國 PRC	49%*	不適用 N/A	49%*	不適用 N/A	投資控股 Investment holding
北京金開輝泰房地產開發有限公司 Beijing Jinkaihuilai Property Development Co., Ltd.	中國 PRC	中國 PRC	33%	33%	33%	33%	房地產開發 Property development

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 18. 於聯營公司的權益 (續)

於二零二零年及二零一九年十二月三十一日，本集團主要聯營公司的詳情載列如下：(續)

## 18. INTERESTS IN ASSOCIATES (Continued)

Particulars of the Group's principal associates as at 31 December 2020 and 2019 are set out as follows: (Continued)

聯營公司名稱 Name of associates	註冊成立／ 成立地點	經營地點 Place of operation	本集團所持投票權比率				主要業務 Principal activities
	Place of incorporation/ establishment		本集團應佔股權		Proportion of voting power held		
			Equity interest		by the Group		
			二零二零年 2020	二零一九年 2019	二零二零年 2020	二零一九年 2019	
寧波上湖置業有限公司 (「寧波上湖」) Ningbo Shanghu Property Co., Ltd. (“Ningbo Shanghu”)	中國 PRC	中國 PRC	33%	33%	33%	33%	房地產開發 Property development
貴州金科金辰房地產開發有限公司 Guizhou Jinkejinchen Property Development Co., Ltd.	中國 PRC	中國 PRC	49%	不適用 N/A	49%	不適用 N/A	房地產開發 Property development
重慶睿豐致元實業有限公司 (「重慶睿豐致元」) Chongqing Ruifengzhiyuan Property Development Co., Ltd. (“Chongqing Ruifengzhiyuan”)	中國 PRC	中國 PRC	33.3%	33.3%	33.3%	33.3%	房地產開發 Property development
天津市遠銘置業有限公司 Jinan Yuanming Property Development Co., Ltd.	中國 PRC	中國 PRC	20%	20%	20%	20%	房地產開發 Property development
里安市新城億弘房地產開發有限公司 (「里安市新城億弘」) Ruian Xinchengyihong Property Development Co., Ltd. (“Rui'an Xincheng Yihong”)	中國 PRC	中國 PRC	17.9%*	17.9%*	17.9%*	17.9%*	房地產開發 Property development
合肥永拓置業發展有限公司 (「合肥永拓」) Hefei Yongtuo Property Co., Ltd. (“Hefei Yongtuo”)	中國 PRC	中國 PRC	17%*	17%*	17%*	17%*	房地產開發 Property development

\* 該等公司於各期間結束日期根據各公司的章程大綱及細則入賬為聯營公司，該等公司的主要財務及營運政策須由董事會簡單大多數同意通過。本集團佔蘇州旭融董事會5名董事中的2名、里安市新城億弘董事會11名董事中的1名及合肥永拓董事會9名董事中的1名，因此，本集團對該等公司有重大影響力。

\* These companies are accounted for as associates of the Company at the respective period end date as in accordance with the memorandum and articles of the companies, major financial and operating policies of these companies require consent with simple majority in the board of directors. The Group has 2 out of 5 directors in the board of Suzhou Xurong, 1 out of 11 directors in the board of Ruian Xincheng Yihong, 1 out of 9 directors in the board of Hefei Yongtuo, thus, the Group has significant influence over these companies.

## 18. 於聯營公司的權益(續)

## 重大聯營公司的財務資料概要

有關本集團重大聯營公司的財務資料概要載列如下。下述財務資料概要為根據國際財務報告準則編製的聯營公司財務報表所示金額。

該等聯營公司按權益法於綜合財務報表列賬。

截至二零二零年十二月三十一日止年度  
重慶睿豐致元及其附屬公司

## 18. INTERESTS IN ASSOCIATES (Continued)

## Summarised financial information of material associates

Summarised financial information in respect of the Group's material associate is set out below. The summarised financial information below represents amounts shown in the associate's financial statements prepared in accordance with IFRSs.

The associate is accounted for using the equity method in the consolidated financial statements.

For the year ended 31 December 2020

Chongqing Ruifengzhiyuan and its subsidiary

		於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000
流動資產	Current assets	2,327,024
非流動資產	Non-current assets	267
流動負債	Current liabilities	737,216
非流動負債	Non-current liabilities	265,000
上述資產及負債金額包括下列各項：	The above amounts of assets and liabilities included the following:	
擬作出售的開發中物業	Properties under development for sale	586,450
應收股東款項	Amounts due from shareholders	1,779,838
現金及現金等價物	Cash and cash equivalents	39,676
流動金融負債(不包括貿易及其他應付款項及撥備)	Current financial liabilities (excluding trade and other payables and provisions)	162,482

		截至二零二零年 十二月三十一日 止年度 Year ended 31 December 2020 人民幣千元 RMB'000
收入	Revenue	2,310,957
年內利潤及全面收入總額	Profit and total comprehensive income for the year	875,498

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 18. 於聯營公司的權益 (續)

重大聯營公司的財務資料概要 (續)

截至二零二零年十二月三十一日止年度 (續)

重慶睿豐致元及其附屬公司 (續)

上述年內利潤及全面收入總額包括以下各項：

## 18. INTERESTS IN ASSOCIATES (Continued)

Summarised financial information of material associates (Continued)

For the year ended 31 December 2020 (Continued)

Chongqing Ruifengzhiyuan and its subsidiary (Continued)

The above profit and total comprehensive income for the year includes the following:

		於二零二零年 十二月三十一日 Year ended 31 December 2020 人民幣千元 RMB'000
折舊及攤銷	Depreciation and amortisation	101
利息收入	Interest income	76,121
所得稅開支	Income tax expenses	322,653

上述財務資料概要與綜合財務報表中確  
認的重慶睿豐致元權益賬面值對賬：Reconciliation of the above summarised financial information to the carrying  
amount of the interest in Chongqing Ruifengzhiyuan recognised in the  
consolidated financial statements:

		於二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000
重慶睿豐致元的資產淨值	Net assets of Chongqing Ruifengzhiyuan	1,325,075
本集團於重慶睿豐致元的 擁有權比例	Proportion of the Group's ownership interest in Chongqing Ruifengzhiyuan	33.30%
本集團於重慶睿豐致元的權益賬面值	Carrying amount of the Group's interest in Chongqing Ruifengzhiyuan	441,250

## 18. 於聯營公司的權益 (續)

重大聯營公司的財務資料概要 (續)

截至二零一九年十二月三十一日止年度

寧波上湖及其附屬公司

## 18. INTERESTS IN ASSOCIATES (Continued)

Summarised financial information of material associates (Continued)

For the year ended 31 December 2019

Ningbo Shanghu and its subsidiary

		於 二零一九年 十二月三十一日 At 31 December 2019 人民幣千元 RMB'000
流動資產	Current assets	5,623,298
非流動資產	Non-current assets	34,902
流動負債	Current liabilities	4,481,866
述資產及負債金額包括以下各項：	The above amounts of assets and liabilities included the following:	
擬作出售的開發中物業	Properties under development for sale	2,072,885
應收股東款項	Amounts due from shareholders	2,773,313
現金及現金等價物	Cash and cash equivalents	125,994
流動金融負債(不包括貿易及 其他應付款項及撥備)	Current financial liabilities (excluding trade and other payables and provisions)	3,491,280
		截至 二零一九年 十二月三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000
收入	Revenue	5,000,581
年內利潤及全面收入總額	Profit and total comprehensive income for the year	967,958

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 18. 於聯營公司的權益(續)

重大聯營公司的財務資料概要(續)

截至二零一九年十二月三十一日止年度(續)

寧波上湖及其附屬公司(續)

上述年內利潤及全面收入總額包括以下各項：

## 18. INTERESTS IN ASSOCIATES (Continued)

Summarised financial information of material associates (Continued)

For the year ended 31 December 2019 (Continued)

Ningbo Shanghu and its subsidiary (Continued)

The above profit and total comprehensive income for the year includes the following:

		截至 二零一九年 十二月三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000
折舊及攤銷	Depreciation and amortisation	101
利息收入	Interest income	76,121
所得稅開支	Income tax expenses	322,653

上述財務資料概要與綜合財務報表中確  
認的寧波上湖權益賬面值對賬：

Reconciliation of the above summarised financial information to the carrying  
amount of the interest in Ningbo Shanghu recognised in the consolidated  
financial statements:

		於 二零一九年 十二月三十一日 At 31 December 2019 人民幣千元 RMB'000
寧波上湖的資產淨值	Net assets of Ningbo Shanghu	1,176,334
本集團於寧波上湖的擁有權比例	Proportion of the Group's ownership interest in Ningbo Shanghu	33%
本集團於寧波上湖的權益賬面值	Carrying amount of the Group's interest in Ningbo Shanghu	388,190

## 18. 於聯營公司的權益(續)

非個別重大聯營公司的匯總資料

## 18. INTERESTS IN ASSOCIATES (Continued)

Aggregate information of associates that are not individually material

		截至 二零二零年 十二月三十一日 止年度 Year ended 31 December 2020 人民幣千元 RMB'000	截至 二零一九年 十二月三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000 (經重列) (Restated)
本集團應佔利潤及全面收入總額	The Group's share of profit and total comprehensive income	867,960	1,203,535

		於 二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000	於 二零一九年 十二月三十一日 At 31 December 2019 人民幣千元 RMB'000 (經重列) (Restated)
本集團於該等聯營公司的權益 賬面總值	Aggregate carrying amount of the Group's interests in these associates	16,420,611	7,631,403

## 19. 於合營企業的權益

本集團於合營企業的權益詳情如下：

## 19. INTERESTS IN JOINT VENTURES

Details of the Group's interests in joint ventures are as follows:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
於合營企業的非上市投資成本	Cost of unlisted investments in joint ventures	14,681,826	9,523,116
應佔收購後業績及其他全面收入， 扣除已收股息	Share of post-acquisition results and other comprehensive income, net of dividend received	3,143,770	3,348,955
		17,825,596	12,872,071



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 19. 於合營企業的權益 (續)

於二零二零年及二零一九年十二月三十一日，本集團主要合營企業的詳情載列如下：

## 19. INTERESTS IN JOINT VENTURES (Continued)

Particulars of the Group's principal joint ventures as at 31 December 2020 and 2019 are set out as follows:

合營企業名稱 Name of joint venture	註冊成立/ 成立地點 Place of incorporation/ establishment	經營地點 Place of operation	本集團應佔股權 Equity interest attributable to the Group		本集團所持投票權比率 Proportion of voting power held by the Group		主要業務 Principal activities
			二零二零年 2020	二零一九年 2019	二零二零年 2020	二零一九年 2019	
旭寶有限公司 Xu Bao Co., Ltd.	英屬處女群島 BVI	中國 PRC	50%	50%	50%	50%	投資控股 Investment holding
天津和隆房地產資訊諮詢有限公司 (「天津和隆」) Tianjin Helong Property Information Consultation Co., Ltd. ("Tianjin Helong")	中國 PRC	中國 PRC	51%*	51%*	51%*	51%*	投資控股 Investment holding
蘇州興格置業有限公司 Suzhou Xingge Property Co., Ltd.	中國 PRC	中國 PRC	45%*	不適用 N/A	45%*	不適用 N/A	房地產開發 Property development
合肥錦順房地產開發有限公司 (「合肥錦順」) Hefei Jinshun Property Development Co., Ltd. ("Hefei Jinshun")	中國 PRC	中國 PRC	25.4%*	25.4%*	25.4%*	25.4%*	房地產開發 Property development
Wonder Sign Limited ("Wonder Sign")	英屬處女群島 BVI	香港 Hong Kong	50%	50%	50%	50%	房地產開發 Property development
溫州市美昱置業有限公司 Wenzhou Meiyu Property Co., Ltd.	中國 PRC	中國 PRC	50%	不適用 N/A	50%	不適用 N/A	房地產開發 Property development
杭州臨盛置業有限公司 Hangzhou Linsheng Property Co., Ltd.	中國 PRC	中國 PRC	50%	50%	50%	50%	房地產開發 Property development
三亞海力投資置業有限公司 Sanya Haili Property Investment Co., Ltd.	中國 PRC	中國 PRC	50%*	50%*	50%*	50%*	投資控股 Investment holding
廣州市保瑞房地產開發有限公司 Guangzhou Baorui Property Development Co., Ltd.	中國 PRC	中國 PRC	23.5%*	23.5%*	23.5%*	23.5%*	房地產開發 Property development

\* 該等公司於各期間結束日期根據各公司的章程大綱及細則入賬為合營企業，該等公司的主要財務及營運政策須由全體董事一致通過。

\* These companies are accounted for as joint ventures at the respective period end date as in accordance with the memorandum and articles of the companies, major financial and operating policies of these companies require the unanimous consent of all directors.

## 19. 於合營企業的權益 (續)

合營企業於二零二零年十二月三十一日擁有位於中國、香港及日本擬作出售的開發中物業及持作出售物業分別總值人民幣150,905,000,000元（二零一九年：人民幣123,978,000,000元）及人民幣8,077,000,000元（二零一九年：人民幣13,502,000,000元）。

### 重大合營企業的財務料概要

以下載列有關本集團重大合營企業的財務資料概要。下述財務資料概要為合營企業根據國際財務報告準則編製的未經審核管理賬目所示金額。

合營企業按權益法於該等綜合財務報表列賬。

截至二零二零年十二月三十一日止年度

## 19. INTERESTS IN JOINT VENTURES (Continued)

The joint ventures had properties under development for sale of approximately RMB150,905 million (2019: RMB123,978 million) and properties held for sale of approximately RMB8,077 million (2019: RMB13,502 million) as at 31 December 2020, all of which are situated in the PRC, Hong Kong and Japan.

### Summarised financial information of material joint ventures

Summarised financial information in respect of the Group's material joint ventures is set out below. The summarised financial information below represents amounts shown in the joint ventures' financial statements prepared in accordance with IFRSs.

The joint ventures are accounted for using the equity method in the consolidated financial statements.

For the year ended 31 December 2020

		合肥錦順 Hefei Jinshun 人民幣千元 RMB'000	Wonder Sign 人民幣千元 RMB'000
流動資產	Current assets	2,500,266	1,878,565
非流動資產	Non-current assets	148,918	9,039
流動負債	Current liabilities	1,213,744	1,107,159
收入	Revenue	2,803,475	2,449,851
年內利潤及全面收入總額	Profit and total comprehensive income for the year	671,041	862,108

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 19. 於合營企業的權益 (續)

重大合營企業的財務料概要 (續)

截至二零二零年十二月三十一日止年度 (續)

上述資產及負債金額主要包括以下各項：

## 19. INTERESTS IN JOINT VENTURES (Continued)

Summarised financial information of material joint venture (Continued)

For the year ended 31 December 2020 (Continued)

The above amounts of assets and liabilities mainly include the following:

		合肥錦順 Hefei Jinshun 人民幣千元 RMB'000	Wonder Sign 人民幣千元 RMB'000
擬作出售的開發中物業	Properties under development for sale	917,308	944,725
現金及現金等價物	Cash and cash equivalents	405,651	102,439
流動金融負債(不包括貿易及 其他應付款項及撥備)	Current financial liabilities (excluding trade and other payables and provisions)	—	292,220

上述年內利潤及全面收入總額包括以下  
各項：The above profit and total comprehensive income for the year includes the  
following:

		合肥錦順 Hefei Jinshun 人民幣千元 RMB'000	Wonder Sign 人民幣千元 RMB'000
利息收入	Interest income	194	1,508
所得稅開支	Income tax expense	157,402	—

上述財務資料概要與綜合財務報表中確  
認的重大合營企業權益賬面值對賬：Reconciliation of the above summarised financial information to the carrying  
amounts of the interests in the material joint ventures recognised in the  
consolidated financial statements:

		合肥錦順 Hefei Jinshun 人民幣千元 RMB'000	Wonder Sign 人民幣千元 RMB'000
該等合營企業的資產淨值	Net assets of the joint ventures	1,435,440	780,445
本集團於該等合營企業的 擁有權比例	Proportion of the Group's ownership interests in the joint ventures	25.4%	50%
本集團於該等合營企業的 權益賬面值	Carrying amount of the Group's interests in the joint ventures	364,602	390,223

## 19. 於合營企業的權益 (續)

重大合營企業的財務料概要 (續)

截至二零一九年十二月三十一日止年度

天津和隆及其附屬公司

## 19. INTERESTS IN JOINT VENTURES (Continued)

Summarised financial information of material joint venture (Continued)

For the year ended 31 December 2019

Tianjin Helong and its subsidiary

		於 二零一九年 十二月三十一日 At 31 December 2019 人民幣千元 RMB'000
流動資產	Current assets	7,967,162
非流動資產	Non-current assets	1,748
流動負債	Current liabilities	3,476,610
非流動負債	Non-current liabilities	2,498,000
上述資產及負債金額主要包括以下各項：	The above amounts of assets and liabilities mainly include the following:	
擬作出售的開發中物業	Properties under development for sale	3,906,406
應收股東款項	Amounts due from shareholders	3,980,921
現金及現金等價物	Cash and cash equivalents	44,014
流動金融負債 (不包括貿易及其他應付款項及撥備)	Current financial liabilities (excluding trade and other payables and provisions)	2,292,220
		截至二零一九年 十二月三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000
收入	Revenue	—
年內虧損及全面開支總額	Loss and total comprehensive expense for the year	(5,700)

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 19. 於合營企業的權益 (續)

重大合營企業的財務料概要 (續)

截至二零一九年十二月三十一日止年度 (續)

天津和隆及其附屬公司 (續)

上述年內虧損及全面開支總額包括以下各項：

## 19. INTERESTS IN JOINT VENTURES (Continued)

Summarised financial information of material joint venture (Continued)

For the year ended 31 December 2019 (Continued)

Tianjin Helong and its subsidiary (Continued)

The above loss and total comprehensive expense for the year includes the following:

		截至二零一九年 十二月三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000
利息收入	Interest income	194
所得稅開支	Income tax expenses	1,748

上述財務資料概要與綜合財務報表中確認的天津和隆權益賬面值對賬：

Reconciliation of the above summarised financial information to the carrying amount of the interest in Tianjin Helong recognised in the consolidated financial statements:

		於二零一九年 十二月三十一日 At 31 December 2019 人民幣千元 RMB'000
天津和隆的資產淨值	Net assets of Tianjin Helong	1,994,300
本集團於天津和隆的擁有權比例	Proportion of the Group's ownership interest in Tianjin Helong	51%
本集團於天津和隆的權益賬面值	Carrying amount of the Group's interest in Tianjin Helong	1,017,093

## 19. 於合營企業的權益 (續)

非個別重大合營企業的匯總資料

## 19. INTERESTS IN JOINT VENTURES (Continued)

Aggregate information of joint ventures that are not individually material

		截至 二零二零年 十二月三十一日 止年度 Year ended 31 December 2020 人民幣千元 RMB'000	截至 二零一九年 十二月三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000
本集團應佔利潤及全面收入總額	The Group's share of profit and total comprehensive income	366,970	1,987,617

		於 二零二零年 十二月三十一日 At 31 December 2020 人民幣千元 RMB'000	於 二零一九年 十二月三十一日 At 31 December 2019 人民幣千元 RMB'000
本集團於該等合營企業的權益 賬面值總額	Aggregate carrying amount of the Group's interests in these joint ventures	17,070,771	11,854,978

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 20. 於物業項目的投資

## 20. INVESTMENTS IN PROPERTY PROJECTS

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
按公平值計入損益的金融資產：	Financial assets at FVTPL:		
於物業項目的投資	Investments in property projects	286,531	417,688

上述餘額指本集團於蘇州、宜興、長沙及南京物業項目的權益，而將予收取的金額乃根據與交易對手方訂立的各安排所訂明相關物業單位的銷售額及成本釐定，且將於報告期末按公平值列賬。於二零二零年及二零一九年十二月三十一日的公平值乃基於與本集團並無關連的獨立合資格專業估值師行第一太平戴維斯估值及專業顧問有限公司進行的估值而得出。該估值師擁有合適資格，且近期於評估相關地點的類似物業方面擁有經驗。有關公平值計量的詳情載於附註52。

The above balance represents the Group's interests in the property projects located in Suzhou, Yixing, Changsha and Nanjing of which the amounts to be receivable are determined based on the sales and costs of the relevant property units specified in the respective arrangement with the counterparts and it is carried at fair value at the end of the reporting period. The fair value at 31 December 2020 and 2019 has been arrived at on the basis of valuation carried out by Savills Valuation and Professional Services Limited, a firm of independent qualified professional valuer which is not connected with the Group, who has appropriate qualifications and recent experiences in the valuation of similar properties in the relevant locations. Details of the fair value measurements are set out in note 52.

## 21. 按公平值計入損益的金融資產

按公平值計入損益的金融資產：

## 21. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

Financial assets mandatorily measured at FVTPL:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
持作買賣的上市證券：	Listed securities held for trading:		
於聯交所上市的股本證券	Equity securities listed on the Stock Exchange	86,841	121,051
於深圳證券交易所上市的股本證券	Equity securities listed on the Shenzhen Stock Exchange	287,420	452,710
		374,261	573,761
按公平值計入損益的金融資產：	Financial assets at FVTPL:		
非上市私人股本投資基金	Unlisted private equity investments fund	905,388	526,458
		1,279,649	1,100,219
就報告目的分析如下：	Analysed for reporting purpose as:		
流動資產	Current assets	374,261	573,761
非流動資產	Non-current assets	905,388	526,458
		1,279,649	1,100,219
		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
按貨幣劃分且按公平值計入損益的金融資產分析：	Analysis of financial assets at FVTPL by currency:		
— 以人民幣計值	– Denominated in RMB	287,420	452,710
— 以港元計值	– Denominated in HK\$	297,326	323,396
— 以美元計值	– Denominated in USD	694,903	324,113
		1,279,649	1,100,219



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 22. 按公平值計入其他全面收入的股本工具

## 22. EQUITY INSTRUMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
於紐約證券交易所上市的股本證券	Equity securities listed on the New York Stock Exchange	499,446	—
非上市投資：	Unlisted investments:		
於中國成立的私人實體的股本投資	Equity investments in private entities established in the PRC	240,239	881,832
		739,685	881,832

該等投資並非持作買賣，而是為長遠策略而持有。由於本公司董事認為，確認該等投資計入損益的公平值的短期波動與本集團為長遠持有該等投資及實現其長遠潛在表現的策略不符，因此已選擇將該等股本工具投資指定為按公平值計入其他全面收入。

These investments are not held for trading, instead, they are held for long-term strategic purposes. The directors of the Company have elected to designate these investments in equity instruments at FVTOCI as they believe that recognising short-term fluctuations in these investments' fair value in profit or loss would not be consistent with the Group's strategy of holding these investments for long-term purposes and realising their performance potential in the long run.

## 23. 持作出售物業

本集團的持作出售物業主要位於中國。所有持作出售物業按成本與可變現淨值兩者間的較低者列賬。

## 23. PROPERTIES HELD FOR SALE

The Group's properties held for sale are substantially situated in the PRC. All the properties held for sale are stated at the lower of cost and NRV.

於二零二零年十二月三十一日，本集團抵押約人民幣4,336,747,000元（二零一九年：人民幣3,935,311,000元）的持作出售物業以擔保本集團的銀行及其他借款。

The Group had pledged properties held for sale of approximately RMB4,336,747,000 (2019: RMB3,935,311,000) as at 31 December 2020 to secure bank and other borrowings of the Group.

#### 24. 擬作出售的開發中物業

租賃土地的賬面值按成本減任何累積折舊及累積減值成本計量。剩餘價值釐定為租賃土地組成部分的估計出售價值。經計及二零二零年及二零一九年十二月三十一日的估計剩餘價值，並無就租賃土地作出折舊費用。

於截至二零二零年十二月三十一日止年度，添置租賃土地金額為人民幣35,417,002,000元（二零一九年：人民幣52,729,334,000元）。

擬作出售的開發中物業均位於中國，代表該等在完工後用作後續出售的開發中物業。

於二零二零年十二月三十一日，本集團抵押約人民幣88,939,631,000元（二零一九年：人民幣75,563,893,000元）的擬作出售的開發中物業以擔保本集團的銀行及其他借款。

#### 24. PROPERTIES UNDER DEVELOPMENT FOR SALE

The carrying amount of leasehold lands is measured at cost less any accumulated depreciation and any impairment losses. The residual values are determined as the estimated disposal value of the leasehold land component. No depreciation charge is made on the leasehold lands taking into account the estimated residual values as at 31 December 2020 and 2019.

During the year ended 31 December 2020, there are additions to leasehold lands amounting to RMB35,417,002,000 (2019: RMB52,729,334,000).

The properties under development for sale are located in the PRC and represent properties under development for subsequent sale upon completion.

The Group had pledged properties under development for sale of approximately RMB88,939,631,000 (2019: RMB75,563,893,000) as at 31 December 2020 to secure bank and other borrowings of the Group.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 25. 應收賬款及其他應收款項、按金及預付款項

應收賬款主要來自物業銷售。有關已售物業的代價乃根據相關買賣協議的條款且通常自協議日期起計介乎60至180日內支付。

## 25. ACCOUNTS AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

Accounts receivables mainly arise from the sales of properties. Considerations in respect of properties sold are paid in accordance with the terms of the related sales and purchase agreements, normally with a range of 60 days to 180 days from the date of agreement.

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
應收賬款－客戶合約	Accounts receivables – contracts with customers	3,515,164	2,977,236
減：信貸虧損撥備	Less: Allowance for credit losses	(56,582)	(26,569)
		3,458,582	2,950,667
其他應收款項(附註)	Other receivables (Note)	20,559,466	17,565,134
減：信貸虧損撥備	Less: Allowance for credit losses	(17,656)	(15,781)
		20,541,810	17,549,353
預付稅項	Prepaid tax	3,962,056	2,891,189
按金及預付款項	Deposits and prepayments	2,434,186	1,218,954
		30,396,634	24,610,163
減：非流動資產項下所示金額	Less: Amount shown under non-current assets	(12,448)	(13,368)
流動資產項下所示金額	Amounts shown under current assets	30,384,186	24,596,795

附註：有關金額主要包括就潛在物業發展項目的臨時付款及於完成開發項目後可返還的項目相關按金。其他應收款項並無固定還款期，董事認為其須按要求償還。賬齡於一年內的其他應收款項(扣除撥備)為人民幣19,366,551,000元(二零一九年：人民幣16,206,270,000元)，而賬齡超過一年的其他應收款項為人民幣1,175,259,000元(二零一九年：人民幣1,343,083,000元)。

Note: The amount mainly includes temporary payments paid for potential property development projects and project-related deposits which would be refundable upon completion of the development projects. There is no fixed repayment term for other receivables and the directors consider they are repayable on demand. The other receivables (net of allowance) amounted to RMB19,366,551,000 (2019: RMB16,206,270,000) with aged within one year and RMB1,175,259,000 (2019: RMB1,343,083,000) aged over one year respectively.

於二零一九年一月一日，來自客戶合約的應收賬款為人民幣818,781,000元。

As at 1 January 2019, accounts receivables from contracts with customers amounted to RMB818,781,000.

## 25. 應收賬款及其他應收款項、按金及預付款項 (續)

以下為於報告期末按協議日期編製的應收賬款（經扣除撥備）賬齡分析：

## 25. ACCOUNTS AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS (Continued)

The following is an aged analysis of accounts receivables, based on the date of agreement and net of allowance, at the end of the reporting period:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
於60日內	Within 60 days	1,615,155	1,066,471
61至180日	61–180 days	367,697	744,148
181至365日	181–365 days	990,132	741,098
1年以上	Over 1 year	485,598	398,950
		3,458,582	2,950,667

於接納任何企業客戶前，本集團使用內部信貸評估制度評估潛在客戶的信貸質素。

Before accepting any corporate customer, the Group uses an internal credit assessment system to assess the potential customers' credit quality.

於二零二零年十二月三十一日，於報告日期末逾期賬面值總額為人民幣282,834,000元（二零一九年：人民幣298,010,000元）的應收賬款，計入本集團的應收賬款餘額。於已逾期結餘中，人民幣158,953,000元（二零一九年：人民幣142,696,000元）已逾期90日或以上，而並不視為違約，原因為該等結餘主要來自信譽良好的銀行，且目前正處於完成按揭的程序中。

As at 31 December 2020, included in the Group's accounts receivables balance are debtors with aggregate carrying amount of RMB282,834,000 (2019: RMB298,010,000) which are past due at the end of the reporting period. Out of the past due balances, RMB158,953,000 (2019: RMB142,696,000) has been past due for 90 days or more for which are not considered as in default as those balances are mainly those banks with good quality and pending for completing their mortgage procedures.

有關應收賬款及其他應收款項的減值評估詳情載於附註51。

Details of impairment assessment of accounts and other receivables are set out in note 51.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 26. 應收／應付非控股權益款項

應收／應付非控股權益款項為無抵押、免息及須按要求償還。本公司董事預期該等款項將自報告期末起計十二個月內償還。

## 26. AMOUNTS DUE FROM/TO NON-CONTROLLING INTERESTS

The amounts due from/to non-controlling interests are unsecured, interest-free and are repayable on demand. The directors of the Company expect the amounts will be settled within 12 months from the end of the reporting period.

## 27. 應收／應付合營企業及聯營公司款項

應收／應付合營企業及聯營公司款項為無抵押、免息及須按要求償還。本公司董事預計該等款項將自報告期末起計十二個月內償還。

## 27. AMOUNTS DUE FROM/TO JOINT VENTURES AND ASSOCIATES

The amounts due from/to joint ventures and associates are unsecured, interest-free and are repayable on demand. The directors of the Company expect the amounts will be settled within 12 months from the end of the reporting period.

## 28. 衍生金融工具

## 28. DERIVATIVE FINANCIAL INSTRUMENTS

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
衍生金融資產：	Derivative financial assets:		
利率掉期	Interest rate swaps	—	11,912
衍生金融負債：	Derivative financial liabilities:		
指定為對沖工具的 利率掉期(附註a)	Interest rate swaps that are designated as hedging instruments (Note a)	(57,054)	—
外幣遠期合約(附註b)	Foreign currency forward contracts (Note b)	(266,362)	(19,260)
		(323,416)	(19,260)
就報告目的分析如下：	Analysed for reporting purpose as:		
流動負債	Current liabilities	(266,362)	(19,260)
非流動負債	Non-current liabilities	(57,054)	—
		(323,416)	(19,260)

## 28. 衍生金融工具 (續)

附註：

- (a) 於二零二零年十二月三十一日，本集團已將利率掉期指定為對沖工具，以於借款到期日將美元（「美元」）銀行借款浮息付款轉為定息付款所承擔的現金流量利率風險減至最低。

利率掉期條款經磋商釐定，以符合各指定對沖項目的條款，董事認為利率掉期為有效對沖工具。該等掉期於二零二零年十二月三十一日的主要條款如下：

## 倫敦銀行同業拆息

名義金額	330,000,000美元
到期日	二零二三年二月二十七日至 二零二三年十月九日
行使利率 (固定利率區間)	0.85厘至1.33厘

## 香港銀行同業拆息

名義金額	815,000,000港元
到期日	二零二一年九月二十九日
行使利率 (固定利率區間)	1.75厘

上述所有利率掉期均為指定現金流量對沖。於二零二零年十二月三十一日，上述利率掉期的公平值虧損為人民幣89,227,000元（二零一九年：零），於其他全面開支中確認，並於現金流量對沖儲備中累計。利率掉期人民幣20,260,000元（二零一九年：零）已於借款到期日自權益重新分類至損益。

- (b) 於二零二零年十二月三十一日，遠期合約名義總金額為550,000,000美元（二零一九年：600,000,000美元），而遠期合約乃為減輕借款相關外幣風險而訂立。

## 29. 受限制銀行存款／銀行結餘及現金

於二零二零年十二月三十一日，計入綜合財務狀況表銀行結餘及現金內的受銀行監管的特殊用途資金約為人民幣11,927,841,000元（二零一九年：人民幣12,326,098,000元），而該受限制銀行結餘僅可用於指定房地產開發項目。

根據若干銀行貸款協議，本集團須存置若干現金存款作為銀行及其他借款的抵押。有關受限制存款僅於悉數償還相關借款後獲解除。受限制銀行存款分類為流動資產，原因為於報告期末，相關借款須於一年內償還。

銀行結餘及現金包括本集團所持現金及原到期日為三個月或以下的活期存款。銀行結餘按現行市場利率計息。

## 28. DERIVATIVE FINANCIAL INSTRUMENTS (Continued)

Notes:

- (a) As at 31 December 2020, the Group had interest rate swaps designated as hedging instruments in order to minimise its exposures to cash flow interest rate risk on its floating-rate interest payments to fixed rate interest payments on its United States dollars ("USD") bank borrowings at the borrowings maturity dates.

The terms of the interest rate swaps have been negotiated to match the terms of the respective designated hedging items and the directors consider that the interest rate swaps are effective hedging instruments. The major terms of these swaps as at 31 December 2020 are as follows:

## London inter-bank offered rate

Notional amount	US\$330,000,000
Maturity date	27 February 2023 to 9 October 2023
Strike rate (fixed rate range)	0.85%–1.33%

## Hong Kong inter-bank offered rate

Notional amount	HK\$815,000,000
Maturity date	29 September 2021
Strike rate (fixed rate range)	1.75%

All of the above interest rate swaps are designated as cash flow hedges. The fair value losses of the above interest rate swaps amounting to RMB89,227,000 (2019: nil) are recognised in other comprehensive expense and accumulated under the hedging reserve at 31 December 2020. The interest rate swaps amounting to RMB20,260,000 (2019: nil) have reclassified from equity to profit or loss at the borrowings maturity dates.

- (b) As at 31 December 2020, total notional amount of the forward contracts was USD550,000,000 (2019: USD600,000,000) in aggregate of which the forward contracts were entered into for mitigating the foreign exchange exposure in relation to the borrowings.

## 29. RESTRICTED BANK DEPOSITS/BANK BALANCES AND CASH

Included in bank balances and cash in the consolidated statement of financial position are funds under supervision by banks for special use with an amount of approximately RMB11,927,841,000 (2019: RMB12,326,098,000) at 31 December 2020, which can only be applied in the designated property development projects.

Pursuant to certain bank loan agreements, the Group is required to place certain cash deposits as securities for bank and other borrowings. Such restricted deposits will only be released after full repayment of relevant borrowings. The restricted bank deposits are classified as current assets, as the relevant borrowings are repayable within one year as at the end of the reporting period.

Bank balances and cash comprise cash held by the Group and demand deposits with an original maturity of three months or less. Bank balances carry prevailing market interest rates.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 29. 受限制銀行存款／銀行結餘及現金(續)

受限制銀行存款減值評估的詳情載於附註51。

## 29. RESTRICTED BANK DEPOSITS/BANK BALANCES AND CASH (Continued)

Details of impairment assessment of restricted bank deposits are set out in note 51.

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
按貨幣劃分的銀行結餘及現金分析：	Analysis of bank balances and cash by currency:		
－以人民幣計值	－ Denominated in RMB	43,893,248	55,568,203
－以港元計值	－ Denominated in HK\$	1,945,799	1,406,525
－以美元計值	－ Denominated in USD	5,195,737	1,554,091
－以其他貨幣計值	－ Denominated in other currencies	17,912	7,857
		51,052,696	58,536,676

## 30. 應付賬款及其他應付款項以及應計開支

## 30. ACCOUNTS AND OTHER PAYABLES AND ACCRUED CHARGES

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
應付賬款	Accounts payables	28,053,575	16,480,402
其他應付款項及應計開支	Other payables and accrued charges	29,195,986	21,573,754
其他應付稅項	Other tax payable	1,089,297	1,793,907
		58,338,858	39,848,063
減：非流動負債項下所示金額	Less: Amounts shown under non-current liabilities	(6,849)	(1,265)
流動負債項下所示金額	Amounts shown under current liabilities	58,332,009	39,846,798

### 30. 應付賬款及其他應付款項以及應計開支(續)

有關建設的應付賬款及應計開支包括建造成本及其他項目相關開支，該等款項乃根據本集團計量的項目進度支付。

以下為於報告期末按發票日期編製的應付賬款賬齡分析：

### 30. ACCOUNTS AND OTHER PAYABLES AND ACCRUED CHARGES (Continued)

Accounts payables and accrued expenditure on construction comprise construction costs and other project-related expenses which are payable based on project progress measured by the Group.

The following is an aged analysis of accounts payables, based on the invoice date, at the end of the reporting period:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
於60日內	Within 60 days	9,340,576	5,139,586
61至180日	61–180 days	7,714,065	3,197,901
181至365日	181–365 days	6,900,879	5,408,442
1年以上	Over 1 year	4,098,055	2,734,473
		28,053,575	16,480,402

其他應付款項及應計開支主要指就招標及執行施工合同自承包商收取的各類按金、就潛在物業開發項目收取的臨時付款以及將於開發項目完工時退還的項目相關按金。

Other payables and accrued charges mainly represent various deposits received from contractors in relation to tendering and execution of construction contracts and temporary payments received for potential property development projects and project-related deposits which will be refunded upon completion of the development projects.



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 31. 合約負債

## 31. CONTRACT LIABILITIES

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
銷售物業(附註a)	Sales of properties (Note a)	74,238,993	54,195,700
物業管理及其他服務(附註b)	Property management and other services (Note b)	387,825	269,382
		74,626,818	54,465,082

於二零一九年一月一日，合約負債為人民幣44,405,099,000元。

As at 1 January 2019, contract liabilities amounted to RMB44,405,099,000.

預期合約負債將於本集團一般營運周期內結算。

Contract liabilities are expected to be settled within the Group's normal operating cycle.

下表列示於本年度確認的收入與結轉合約負債的相關程度。

The following table shows how much of the revenue recognised in the current year relates to carried-forward contract liabilities.

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
計入年初合約負債結餘的已確認收入	Revenue recognised that was included in the contract liabilities balance at the beginning of the year		
— 銷售物業	— Sales of properties	44,239,316	32,523,493
— 物業管理及其他服務	— Property management and other services	313,095	137,577
		44,552,411	32,661,070

附註：

Notes:

(a) 本集團可於客戶簽署買賣協議時自客戶收取30%至100%的合約價值作為按金。

(a) The Group receives 30%-100% of the contract value as deposits from customers when they sign the sale and purchase agreements.

(b) 合約負債主要來自客戶在尚未獲提供相關服務的情況下作出的墊款。

(b) The contract liabilities mainly arise from the advance payments made by customers while the underlying services are yet to be provided.

## 32. 租賃負債

## 32. LEASE LIABILITIES

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
應付租賃負債：	Lease liabilities payable:		
一年內	Within one year	65,824	66,570
為期一年以上，但不超過兩年	Within a period of more than one year but not more than two years	41,195	38,886
為期兩年以上，但不超過五年	Within a period of more than two years but not more than five years	15,553	25,507
為期五年以上	Within a period of more than five years	—	7,766
		122,572	138,729
減：流動負債項下所示12個月內 到期結算的金額	Less: Amounts due for settlement within 12 months shown under current liabilities	(65,824)	(66,570)
非流動負債項下所示12個月後 到期結算的金額	Amounts due for settlement after 12 months shown under non-current liabilities	56,748	72,159

應用至租賃負債的加權平均增量借款利率每年介乎3.50%至6.00%（二零一九年：介乎3.50%至6.00%）。

The weighted average incremental borrowing rates applied to lease liabilities range from 3.50% to 6.00% (2019: from 3.50% to 6.00%) per annum.

以有關集團實體的功能貨幣以外貨幣計值的租賃負債載列如下：

Lease obligations that are denominated in currency other than the functional currency of the relevant group entities are set out below:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
港元	HK\$	21,634	3,402

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 33. 銀行及其他借款

## 33. BANK AND OTHER BORROWINGS

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
有抵押銀行貸款(附註d)	Bank loans, secured (Note d)	42,958,149	50,625,286
雙邊貸款(附註e)	Bilateral loans (Note e)	4,913,170	4,012,423
銀團貸款(附註f)	Syndicated loans (Note f)	9,872,078	9,128,402
資產擔保證券(「資產擔保證券」) (附註g)	Asset-backed-securities (“ABS”) (Note g)	1,317,980	1,316,121
商業抵押擔保證券 (「商業抵押擔保證券」)(附註h)	Commercial-mortgage-backed-securities (“CMBS”) (Note h)	2,499,787	—
		61,561,164	65,082,232

於各報告期末的若干銀行及其他借款乃以附註42所載抵押資產及若干附屬公司的股權擔保。

Certain bank and other borrowings as at the end of each reporting period were secured by the pledge of assets set out in note 42 and equity interests in certain subsidiaries.

附註：

Notes:

(a) 借款須按以下償還：

(a) The borrowings are repayable:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
一年內或按要求	Within one year or on demand	7,300,715	13,941,253
一年以上，但不超過兩年	More than one year, but not exceeding two years	19,290,463	15,245,682
兩年以上，但不超過三年	More than two years, but not exceeding three years	29,138,994	27,950,438
三年以上，但不超過五年	More than three years, but not exceeding five years	1,449,925	7,603,359
五年以上	More than five years	4,381,067	341,500
		61,561,164	65,082,232
減：流動負債項下所示一年內到期金額	Less: Amounts due within one year shown under current liabilities	(7,300,715)	(13,941,253)
一年後到期金額	Amounts due after one year	54,260,449	51,140,979

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
以貨幣劃分的借款分析：	Analysis of borrowings by currency:		
—以人民幣計值	— Denominated in RMB	46,371,170	48,254,985
—以港元計值	— Denominated in HK\$	8,058,434	9,680,245
—以美元計值	— Denominated in USD	7,116,590	7,127,495
—以其他貨幣計值	— Denominated in other currencies	14,970	19,507
		61,561,164	65,082,232

## 33. 銀行及其他借款(續)

附註：(續)

(b) 於二零二零年十二月三十一日，約人民幣17,567,109,000元（二零一九年：人民幣18,063,126,000元）的定息借款按介乎1.48厘至10.50厘（二零一九年：3.00厘至10.60厘）的年利率計息，令本集團面對公平值利率風險。餘下借款按浮動利率安排，於二零二零年十二月三十一日，實際年利率介乎1.50厘至8.50厘（二零一九年：1.88厘至10.30厘），令本集團面對現金流利率風險。若干浮息借款透過附註28詳述的利率掉期對沖。

(c) 於各報告期末的實際利率範圍如下：

	二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
銀行貸款	1.48%–10.50%	1.88%–10.60%

(d) 於二零二零年十二月三十一日，計入本集團銀行貸款的金額約人民幣11,130,854,000元（二零一九年：人民幣12,913,568,000元）乃由本公司若干附屬公司的股權作抵押。

(e) 本公司（作為借款方）與多間離岸銀行及融資機構（作為貸款方）訂立融資協議（「雙邊貸款」）。雙邊貸款的年期最多為三年並由本公司若干離岸附屬公司的股權作抵押，並分別由香港銀行同業拆息率加2.25厘至香港銀行同業拆息率加4厘及恒生銀行人民幣最優惠利率加1.90厘的浮動年利率計息。

(f) 於二零二零年四月九日，本公司（作為借款方）及本公司若干離岸附屬公司（作為初步擔保人），與一組財務機構（作為貸款方）訂立銀團貸款協議。銀團貸款為雙幣種的固定期限貸款融資，總額約為5,371,000,000港元，分為兩部分：(i)美元部分合共489,000,000美元；及(ii)港元部分合共1,557,000,000港元，最後期限為自首次動用日期起計四十二個月，並按香港銀行同業拆息率加3.0厘及倫敦銀行同業拆息率加3.0厘的年利率計息。

於二零一九年八月二十八日，本公司（作為借款方）及本公司若干離岸附屬公司（作為初步擔保人），與一組財務機構（作為貸款方）訂立銀團貸款協議。銀團貸款為雙幣種的固定期限貸款融資，總額約為2,846,000,000港元，分為兩部分：(i)美元部分合共160,000,000美元；及(ii)港元部分合共1,598,000,000港元，最後期限為自首次動用日期起計四十二個月，並按香港銀行同業拆息率加3.10厘及倫敦銀行同業拆息率加3.10厘的年利率計息。

於二零一九年九月二十四日，本公司（作為借款方）及本公司若干離岸附屬公司（作為初步擔保人），與一組財務機構（作為貸款方）訂立額外銀團貸款協議。額外銀團貸款為雙幣種的固定期限貸款融資，總額約為803,000,000港元，分為兩部分：(i)美元部分合共20,000,000美元；及(ii)港元部分合共647,000,000港元連同於二零一九年八月二十八日借入的銀團貸款，兩者期限及利息相同。

## 33. BANK AND OTHER BORROWINGS (Continued)

Notes: (Continued)

(b) Fixed-rate borrowings amounted to approximately RMB17,567,109,000 (2019: RMB18,063,126,000) carry interest ranging from 1.48% to 10.50% (2019: 3.00% to 10.60%) per annum at 31 December 2020 and expose the Group to fair value interest rate risk. The remaining borrowings are arranged at variable rates with effective interest rates ranging from 1.50% to 8.50% (2019: 1.88% to 10.30%) per annum at 31 December 2020, and expose the Group to cash flow interest rate risk. Certain floating-rate interest borrowings are hedged by interest rate swaps as detailed in note 28.

(c) The range of effective interest rates at the end of each reporting period are as follows:

(d) Included in the Group's bank loans, amount of approximately RMB11,130,854,000 (2019: RMB12,913,568,000) as at 31 December 2020 is secured by equity interests of certain subsidiaries of the Company.

(e) The Company as borrower, entered into facility agreements with various offshore banks and financial institutions as lenders ("Bilateral loans"). The Bilateral loans have terms ranging up to three years and were secured by equity interests of certain offshore subsidiaries of the Company and carried various interest from HIBOR plus 2.25% to HIBOR plus 4%, and the Hang Seng Bank RMB Prime Rate plus 1.90% per annum.

(f) On 9 April 2020, the Company as borrower, and certain offshore subsidiaries of the Company as initial guarantors, entered into a syndicated loan agreement with a group of financial institutions as lenders. The syndicated loan is a dual-currency term loan facility with an aggregate amount of approximately HK\$5,371 million divided into two tranches: (i) United States dollars tranche with an aggregate amount of USD489 million; and (ii) Hong Kong dollars tranche with an aggregate amount of HK\$1,557 million, with final maturity of forty-two months from the date of first utilisation date and carried interest at HIBOR plus 3.0% and LIBOR plus 3.0% per annum.

On 28 August 2019, the Company as borrower, and certain offshore subsidiaries of the Company as initial guarantors, entered into a syndicated loan agreement with a group of financial institutions as lenders. The syndicated loan is a dual-currency term loan facility with an aggregate amount of approximately HK\$2,846 million divided into two tranches: (i) United States dollars tranche with an aggregate amount of USD160 million; and (ii) Hong Kong dollars tranche with an aggregate amount of HK\$1,598 million, with final maturity of forty-two months from the date of first utilisation date and carried interest at HIBOR plus 3.10% and LIBOR plus 3.10% per annum.

On 24 September 2019, the Company as borrower, and certain offshore subsidiaries of the Company as initial guarantors, entered into an additional syndicated loan agreement with a group of financial institutions as lenders. The additional syndicated loan is a dual-currency term loan facility with an aggregate amount of approximately HK\$803 million divided into two tranches: (i) United States dollars tranche with an aggregate amount of USD20 million; and (ii) Hong Kong dollars tranche with an aggregate amount of HK\$647 million consolidated with the syndicated loan borrowed on 28 August 2019, carried the same maturity date and interest.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 33. 銀行及其他借款(續)

附註：(續)

(f) (續)

於二零一八年三月二十九日，本公司(作為借款方)及本公司若干離岸附屬公司(作為初步擔保人)，與一組財務機構(作為貸款方)訂立銀團貸款協議。銀團貸款為雙幣種的固定期限貸款融資，總額約為1,600,000,000港元，分為兩部分：(i)美元部分合共9,000,000美元；及(ii)港元部分合共1,530,000,000港元，最後期限為自首次動用日期起計四十二個月，並按香港銀行同業拆息率加3.32厘的年利率計息。

於二零一七年九月二十日，本公司(作為借款方)及本公司若干離岸附屬公司(作為初步擔保人)，與一組財務機構(作為貸款方)訂立銀團貸款協議。銀團貸款為美元固定期限貸款，總額為135,000,000美元，最終期限為自首次動用日期起計三年，並按倫敦銀行同業拆息率加3.30厘的年利率計息。

(g) 於二零一九年一月十五日，本公司全資附屬公司旭輝集團股份有限公司(「旭輝中國」)根據以物業銷售未來盈利作抵押的證券化安排發行面值總額人民幣1,370,000,000元於二零二二年一月十五日到期於上海證券交易所(「上交所」)上市的資產擔保證券(「二零二二年一月到期資產擔保證券」)。根據該等安排，二零二二年一月到期資產擔保證券的優先部分以面值總額人民幣1,300,000,000元發行，按年利率7.4厘計息，利息每季支付，並由獨立第三方認購；而面值總額為人民幣70,000,000元的二零二二年一月到期資產擔保證券的次級部分已發行，其不計息並已由旭輝中國認購。如發生違約，優先部分較次級部分優先償還。二零二二年一月到期資產擔保證券的實際年利率為7.57厘。

(h) 於二零二零年十一月十日，旭輝中國根據以租金收入未來盈利作抵押的證券化安排發行面值總額人民幣2,501,000,000元於二零三八年十月六日到期於上交所上市的商業抵押擔保證券(「二零三八年十月到期商業抵押擔保證券」)。根據該等安排，二零三八年十月到期商業抵押擔保證券的優先部分以面值總額人民幣2,500,000,000元發行，按年利率5厘計息，利息每季支付，並由獨立第三方認購；而面值總額為人民幣1,000,000元的二零三八年十月到期商業抵押擔保證券的次級部分已發行，其不計息並已由旭輝中國認購。如發生違約，優先部分較次級部分優先償還。二零三八年十月到期商業抵押擔保證券的實際年利率為5厘。

## 33. BANK AND OTHER BORROWINGS (Continued)

Notes: (Continued)

(f) (Continued)

On 29 March 2018, the Company as borrower, and certain offshore subsidiaries of the Company as initial guarantors, entered into a syndicated loan agreement with a group of financial institutions as lenders. The syndicated loan is a dual-currency term loan facility with an aggregate amount of approximately HK\$1,600 million divided into two tranches: (i) United States dollars tranche with an aggregate amount of USD9 million; and (ii) Hong Kong dollars tranche with an aggregate amount of HK\$1,530 million, with final maturity of forty-two months from the date of first utilisation date and carried interest at HIBOR plus 3.32% per annum.

On 20 September 2017, the Company as borrower, and certain offshore subsidiaries of the Company as initial guarantors, entered into a syndicated loan agreement with a group of financial institutions as lenders. The syndicated loan is a USD term loan with an aggregate amount of USD135 million with final maturity of three years from the date of first utilisation date and carried interest at LIBOR plus 3.30% per annum.

(g) On 15 January 2019, CIFI Group Co., Ltd. ("CIFI PRC"), a wholly owned subsidiary of the Company, issued ABS ("January 2022 due ABS") which is listed on the Shanghai Stock Exchange ("SSE") under securitisation arrangements collateralised by the future earnings relating to property sale with maturity on 15 January 2022 at a total nominal amount of RMB1,370,000,000. Under the arrangements, priority portion of January 2022 due ABS were issued with aggregate nominal value of RMB1,300,000,000 which carry interests of 7.4% per annum, interests payable quarterly and were subscribed by independent third parties, while secondary portion of January 2022 due ABS with aggregate nominal value of RMB70,000,000 were issued, interest-free and were subscribed by CIFI PRC. The priority portion takes priority over the secondary portion in event of default. The effective interest of January 2022 due ABS is 7.57% per annum.

(h) On 10 November 2020, CIFI PRC issued CMBS ("October 2038 due CMBS") which is listed on the SSE under securitisation arrangements collateralised by the future earnings relating to rental income with maturity on 6 October 2038 at a total nominal amount of RMB2,501,000,000. Under the arrangements, priority portion of October 2038 due CMBS were issued with aggregate nominal value of RMB2,500,000,000 which carry interests of 5% per annum, interests payable quarterly and were subscribed by independent third parties, while secondary portion of October 2038 due CMBS with aggregate nominal value of RMB1,000,000 were issued, interest-free and were subscribed by CIFI PRC. The priority portion takes priority over the secondary portion in event of default. The effective interest of October 2038 due CMBS is 5% per annum.

## 34. 優先票據

## 34. SENIOR NOTES

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
以美元計值的優先票據：	Senior notes denominated in USD:		
二零二二年一月到期優先票據(附註a)	Senior notes due in January 2022 (Note a)	3,837,404	4,024,308
二零二三年一月到期優先票據(附註b)	Senior notes due in January 2023 (Note b)	1,983,703	2,114,448
二零二一年四月到期優先票據(附註c)	Senior notes due in April 2021 (Note c)	1,983,962	3,559,747
二零二零年五月到期優先票據(附註d)	Senior notes due in May 2020 (Note d)	–	2,159,849
二零二一年三月到期優先票據(附註f)	Senior notes due in March 2021 (Note f)	1,653,152	2,859,133
二零二三年二月到期優先票據(附註g)	Senior notes due in February 2023 (Note g)	2,003,240	2,129,898
二零二四年三月到期優先票據(附註h)	Senior notes due in March 2024 (Note h)	3,653,168	3,881,389
二零二四年十一月到期優先票據(附註i)	Senior notes due in November 2024 (Note i)	3,288,786	3,498,239
二零二五年七月到期優先票據(附註k)	Senior notes due in July 2025 (Note k)	3,767,438	–
二零二五年十月到期優先票據(附註l)	Senior notes due in October 2025 (Note l)	3,327,887	–
二零二六年五月到期優先票據(附註n)	Senior notes due in May 2026 (Note n)	2,273,945	–
以人民幣計值的優先票據：	Senior notes denominated in RMB:		
二零二零年九月到期優先票據(附註e)	Senior notes due in September 2020 (Note e)	–	1,030,507
二零二二年四月到期優先票據(附註j)	Senior notes due in April 2022 (Note j)	1,629,524	1,607,026
二零二三年八月到期優先票據(附註m)	Senior notes due in August 2023 (Note m)	1,214,644	–
		30,616,853	26,864,544
減：計入流動負債內的一年內到期金額	Less: Amounts due within one year included in current liabilities	(3,637,114)	(3,190,356)
計入非流動負債內的一年後到期金額	Amounts due after one year included in non-current liabilities	26,979,739	23,674,188

附註：

Notes:

(a) 於二零一七年一月二十四日，本公司發行面值總額達285,000,000美元的有擔保定息優先票據（「二零二二年一月到期原票據」），以年利率5.5厘的定息計息（須每半年支付一次利息），並將於二零二二年一月二十三日按面值完全償還。

於二零一八年十月八日，本公司發行面值總額達300,000,000美元的額外有擔保定息優先票據，該等優先票據與二零二二年一月到期原票據（統稱「二零二二年一月到期票據」）合併並組成單一系列。二零二二年一月到期票據按固定年利率5.5厘計息（須每半年支付一次利息），並將於二零二二年一月二十三日按面值完全償還。

(a) On 24 January 2017, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD285,000,000 (the “Original January 2022 due Notes”) which carry fixed interest of 5.5% per annum (interest payable semi-annually in arrears) and will be fully repayable on 23 January 2022 at par value.

On 8 October 2018, the Company issued additional guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000, which is consolidated and formed a single class with the Original January 2022 due Notes (collectively referred to as the “January 2022 due Notes”). The January 2022 due Notes carry fixed interest of 5.5% per annum (interest payable semi-annually in arrears) and will be fully repayable on 23 January 2022 at par value.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 34. 優先票據 (續)

附註：(續)

(a) (續)

倘於下文所示任何年度一月二十三日開始的十二個月期間贖回，則本公司可於二零二零年一月二十三日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回全部或部分二零二零年一月到期票據：

期間	Period	贖回價 Redemption price
二零二零年	2020	102.750%
二零二一年	2021	101.375%

(b) 於二零一八年一月二十三日，本公司發行面值總額達300,000,000美元有擔保息優先票據(「二零二三年一月到期票據」)，按固定年利率5.5厘計息(須每半年支付一次利息)，並將於二零二三年一月二十三日按面值完全償還。

就二零二三年一月到期票據而言，本公司可於二零二一年一月二十三日隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二三年一月到期票據本金額105.5%的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回二零二三年一月到期票據本金總額的最多35%(須受若干條件限制)。此外，本公司可於二零二一年一月二十三日隨時及不時按二零二三年一月到期票據本金額100%的贖回價，另加截至贖回日期的二零二三年一月適用溢價以及計至(惟不包括)贖回日期的應計及未付利息(如有)，選擇贖回全部而非部分二零二三年一月到期票據。

「二零二三年一月適用溢價」指於任何贖回日期，就二零二三年一月到期票據而言，(1)有關二零二三年一月到期票據本金額的1.00%與(2)(A)(i)有關二零二三年一月到期票據於二零二一年一月二十三日的贖回價加(ii)直至二零二一年一月二十三日有關二零二三年一月到期票據所有規定餘下到期擬定利息付款(惟不包括直至贖回日期的應計及未付利息)的金額於有關贖回日期的現值(按相當於經調整國債利率加100個基點的貼現率計算)超出(B)於有關贖回日期有關二零二三年一月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度一月二十三日開始的十二個月期間贖回，則本公司可於二零二一年一月二十三日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回全部或部分二零二三年一月到期票據：

期間	Period	贖回價 Redemption price
二零二一年	2021	102.750%
二零二二年	2022	101.375%

## 34. SENIOR NOTES (Continued)

Notes: (Continued)

(a) (Continued)

At any time and from time to time on or after 23 January 2020, the Company may redeem the January 2022 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 23 January of any year set forth below:

(b) On 23 January 2018, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000 (the "January 2023 due Notes") which carry fixed interest of 5.5% per annum (interest payable semi-annually in arrears) and will be fully repayable on 23 January 2023 at par value.

For the January 2023 due Notes, at any time and from time to time prior to 23 January 2021, the Company may redeem up to 35% of the aggregate principal amount of the January 2023 due Notes at a redemption price of 105.5% of the principal amount of the January 2023 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 23 January 2021, the Company may at its option redeem the January 2023 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the January 2023 due Notes plus the January 2023 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"January 2023 Applicable Premium" means with respect to the January 2023 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such January 2023 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such January 2023 due Notes on 23 January 2021 plus (ii) all required remaining scheduled interest payments due on such January 2023 due Notes through 23 January 2021 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such January 2023 due Notes on such redemption date.

At any time and from time to time on or after 23 January 2021, the Company may redeem the January 2023 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 23 January of any year set forth below:

## 34. 優先票據 (續)

附註：(續)

- (c) 於二零一八年四月二十三日，本公司發行面值總額達500,000,000美元的有擔保定息優先票據（「二零二一年四月到期票據」），按固定年利率6.875厘計息（須每半年支付一次利息），並將於二零二一年四月二十三日按面值完全償還。

本公司可於二零二零年四月二十三日或之後隨時及不時按相等於二零二一年四月到期票據本金額102%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二一年四月到期票據。

於二零二零年十一月，本公司按相等於本金額101.8%的價格，另加公開市場應計及未付利息，購回本金總額207,303,000美元的二零二一年四月到期票據並於其後註銷。有關購回已付溢價人民幣24,332,000元於年內損益確認為提早贖回優先票據虧損。

- (d) 於二零一八年五月二日，本公司發行面值總額達300,000,000美元的有擔保定息優先票據（「二零二零年五月到期票據」），按固定年利率6.375厘計息（須每半年支付一次利息），並將於二零二零年五月二日按面值完全償還。

於二零二零年五月，二零二零年五月到期票據於到期後贖回人民幣2,134,548,000元。概無因贖回二零二零年五月到期票據而產生收益或虧損。

- (e) 於二零一八年九月二十日，本公司發行面值總額達人民幣1,000,000,000元的有擔保定息優先票據（「二零二零年九月到期票據」），按固定年利率7.75厘計息（須每半年支付一次利息），並將於二零二零年九月二十日按面值完全償還。

於二零二零年九月，二零二零年九月到期票據於到期後贖回人民幣1,000,000,000元。概無因贖回二零二零年九月到期票據而產生收益或虧損。

## 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (c) On 23 April 2018, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD500,000,000 (the "April 2021 due Notes") which carry fixed interest of 6.875% per annum (interest payable semi-annually in arrears) and will be fully repayable on 23 April 2021 at par value.

At any time and from time to time on or after 23 April 2020, the Company may redeem the April 2021 due Notes, in whole or in part, at a redemption price equal to 102% of principal amount of the April 2021 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date.

In November 2020, the Company repurchased and subsequently cancelled an aggregate principal amount of USD207,303,000 of the April 2021 due Notes at a price equal to 101.8% of the principal amount plus the accrued and unpaid interest from the open market. The premium paid of RMB24,332,000 on the repurchase are recognised as loss on early redemption of senior notes in profit or loss during the year.

- (d) On 2 May 2018, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000 (the "May 2020 due Notes") which carry fixed interest of 6.375% per annum (interest payable semi-annually in arrears) and will be fully repayable on 2 May 2020 at par value.

In May 2020, the May 2020 due Notes were redeemed upon maturity for RMB2,134,548,000. No gain or loss was resulted from the redemption of the May 2020 due Notes.

- (e) On 20 September 2018, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of RMB1,000,000,000 (the "September 2020 due Notes") which carry fixed interest of 7.75% per annum (interest payable semi-annually in arrears) and will be fully repayable on 20 September 2020 at par value.

In September 2020, the September 2020 due Notes were redeemed upon maturity for RMB1,000,000,000. No gain or loss was resulted from the redemption of the September 2020 due Notes.



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 34. 優先票據 (續)

附註：(續)

- (f) 於二零一九年一月二日，本公司發行面值總額達400,000,000美元的有擔保定息優先票據（「二零二一年三月到期票據」），按固定年利率7.625厘計息（須每半年支付一次利息），並將於二零二一年三月二日按面值完全償還。

就二零二一年三月到期票據而言，本公司可於二零二一年三月二日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二一年三月到期票據本金額107.625%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二一年三月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二一年三月二日前隨時及不時按二零二一年三月到期票據本金額100%的贖回價，另加截至贖回日期的二零二一年三月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二一年三月到期票據。

「二零二一年三月適用溢價」指於任何贖回日期，就二零二一年三月到期票據而言，(1)有關二零二一年三月到期票據本金額的1.00%與(2)(A)(i)有關二零二一年三月到期票據於二零二一年三月二日的贖回價加(ii)直至二零二一年三月二日有關二零二一年三月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按相當於經調整國債利率加100個基點的貼現率計算）超出(B)於有關贖回日期有關二零二一年三月到期票據本金額的款額兩者之間的較高者。

於二零二零年十一月，本公司按相等於本金額101.75%的價格，另加公開市場應計及未付利息，購回本金總額159,600,000美元的二零二一年三月到期票據並於其後註銷。有關購回已付溢價人民幣18,213,000元於年內損益確認為提早贖回優先票據虧損。

## 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (f) On 2 January 2019, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD400,000,000 (the "March 2021 due Notes") which carry fixed interest of 7.625% per annum (interest payable semi-annually in arrears) and will be fully repayable on 2 March 2021 at par value.

For the March 2021 due Notes, at any time and from time to time prior to 2 March 2021, the Company may redeem up to 35% of the aggregate principal amount of the March 2021 due Notes at a redemption price of 107.625% of the principal amount of the March 2021 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 2 March 2021, the Company may at its option redeem the March 2021 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the March 2021 due Notes plus the March 2021 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"March 2021 Applicable Premium" means with respect to the March 2021 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such March 2021 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such March 2021 due Notes on 2 March 2021 plus (ii) all required remaining scheduled interest payments due on such March 2021 due Notes through 2 March 2021 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such March 2021 due Notes on such redemption date.

In November 2020, the Company repurchased and subsequently cancelled an aggregate principal amount of USD159,600,000 of the March 2021 due Notes at a price equal to 101.75% of the principal amount plus the accrued and unpaid interest from the open market. The premium paid of RMB18,213,000 on the repurchase are recognised as loss on early redemption of senior notes in profit or loss during the year.

## 34. 優先票據 (續)

附註：(續)

- (g) 於二零一九年二月二十八日，本公司發行面值總額達300,000,000美元的有擔保定息優先票據（「二零二三年二月到期票據」），按固定年利率7.625厘計息（須每半年支付一次利息），並將於二零二三年二月二十八日按面值完全償還。

就二零二三年二月到期票據而言，本公司可於二零二一年二月二十八日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二三年二月到期票據本金額107.625%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二三年二月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二一年二月二十八日前隨時及不時按二零二三年二月到期票據本金額100%的贖回價，另加截至贖回日期的二零二三年二月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二三年二月到期票據。

「二零二三年二月適用溢價」指於任何贖回日期，就二零二三年二月到期票據而言，(1)有關二零二三年二月到期票據本金額的1.00%與(2)(A)(i)有關二零二三年二月到期票據於二零二一年二月二十八日的贖回價加(ii)直至二零二一年二月二十八日有關二零二三年二月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按相當於經調整國債利率加100個基點的貼現率計算）超出(B)於有關贖回日期有關二零二三年二月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度二月二十八日開始的十二個月期間贖回，則本公司可於二零二一年二月二十八日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二三年二月到期票據：

期間	Period	贖回價 Redemption price
二零二一年	2021	103.8125%
二零二二年	2022	101.0000%

## 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (g) On 28 February 2019, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000 (the "February 2023 due Notes") which carry fixed interest of 7.625% per annum (interest payable semi-annually in arrears) and will be fully repayable on 28 February 2023 at par value.

For the February 2023 due Notes, at any time and from time to time prior to 28 February 2021, the Company may redeem up to 35% of the aggregate principal amount of the February 2023 due Notes at a redemption price of 107.625% of the principal amount of the February 2023 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 28 February 2021, the Company may at its option redeem the February 2023 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the February 2023 due Notes plus the February 2023 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"February 2023 Applicable Premium" means with respect to the February 2023 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such February 2023 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such February 2023 due Notes on 28 February 2021 plus (ii) all required remaining scheduled interest payments due on such February 2023 due Notes through 28 February 2021 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such February 2023 due Notes on such redemption date.

At any time and from time to time on or after 28 February 2021, the Company may redeem the February 2023 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 28 February of any year set forth below:

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 34. 優先票據 (續)

附註：(續)

- (h) 於二零一九年三月二十八日，本公司發行面值總額達255,000,000美元的有擔保定息優先票據（「二零二四年三月到期原先票據」），按固定年利率6.55厘計息（須每半年支付一次利息），並將於二零二四年三月二十八日按面值完全償還。

於二零一九年七月八日，本公司發行面值總額達300,000,000美元的額外有擔保定息優先票據，該等優先票據與二零二四年三月到期原先票據（統稱「二零二四年三月到期票據」）合併並組成單一系列。二零二四年三月到期票據按固定年利率6.55厘計息（須每半年支付一次利息），並將於二零二四年三月二十八日按面值完全償還。

就二零二四年三月到期票據而言，本公司可於二零二二年三月二十八日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二四年三月到期票據本金額106.55%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二四年三月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二二年三月二十八日前隨時及不時按二零二四年三月到期票據本金額100%的贖回價，另加截至贖回日期的二零二四年三月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二四年三月到期票據。

「二零二四年三月適用溢價」指於任何贖回日期，就二零二四年三月到期票據而言，(1)有關二零二四年三月到期票據本金額的1.00%與(2)(A)(i)有關二零二四年三月到期票據於二零二二年三月二十八日的贖回價加(ii)直至二零二二年三月二十八日有關二零二四年三月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按相當於經調整國債利率加100個基點的貼現率計算）超出(B)於有關贖回日期有關二零二四年三月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度三月二十八日開始的十二個月期間贖回，則本公司可於二零二二年三月二十八日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二四年三月到期票據：

期間	Period	贖回價 Redemption price
二零二二年	2022	103.275%
二零二三年	2023	101.000%

## 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (h) On 28 March 2019, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD255,000,000 (the "Original March 2024 due Notes") which carry fixed interest of 6.55% per annum (interest payable semi-annually in arrears) and will be fully repayable on 28 March 2024 at par value.

On 8 July 2019, the Company issued additional guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000, which is consolidated and formed a single class with the Original March 2024 due Notes (collectively referred to as the "March 2024 due Notes"). The March 2024 due Notes carry fixed interest of 6.55% per annum (interest payable semi-annually in arrears) and will be fully repayable on 28 March 2024 at par value.

For the March 2024 due Notes, at any time and from time to time prior to 28 March 2022, the Company may redeem up to 35% of the aggregate principal amount of the March 2024 due Notes at a redemption price of 106.55% of the principal amount of the March 2024 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 28 March 2022, the Company may at its option redeem the March 2024 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the March 2024 due Notes plus the March 2024 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"March 2024 Applicable Premium" means with respect to the March 2024 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such March 2024 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such March 2024 due Notes on 28 March 2022 plus (ii) all required remaining scheduled interest payments due on such March 2024 due Notes through 28 March 2022 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such March 2024 due Notes on such redemption date.

At any time and from time to time on or after 28 March 2022, the Company may redeem the March 2024 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 28 March of any year set forth below:

## 34. 優先票據 (續)

附註：(續)

- (i) 於二零一九年十月二十九日，本公司發行面值總額達400,000,000美元的有擔保定息優先票據（「二零二四年十一月到期原先票據」），按固定年利率6.45厘計息（須每半年支付一次利息），並將於二零二四年十一月七日按面值完全償還。

於二零一九年十一月六日，本公司發行面值總額達100,000,000美元的額外有擔保定息優先票據，該等優先票據與二零二四年十一月到期原先票據（統稱「二零二四年十一月到期票據」）合併並組成單一系列。二零二四年十一月到期票據按固定年利率6.45厘計息（須每半年支付一次利息），並將於二零二四年十一月七日前按面值完全償還。

就二零二四年十一月到期票據而言，本公司可於二零二二年十一月七日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二四年十一月到期票據本金額106.45%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二四年十一月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二二年十一月七日前隨時及不時按二零二四年十一月到期票據本金額100%的贖回價，另加截至贖回日期的二零二四年十一月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二四年十一月到期票據。

「二零二四年十一月適用溢價」指於任何贖回日期，就二零二四年十一月到期票據而言，(1)有關二零二四年十一月到期票據本金額的1.00%與(2)(A)(i)有關二零二四年十一月到期票據於二零二二年十一月七日的贖回價加(ii)直至二零二二年十一月七日有關二零二四年十一月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按相當於經調整國債利率加100個基點的貼現率計算）超出(B)於有關贖回日期有關二零二四年十一月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度十一月七日開始的十二個月期間贖回，則本公司可於二零二二年十一月七日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二四年十一月到期票據：

期間	Period	贖回價 Redemption price
二零二二年	2022	103.2250%
二零二三年	2023	101.0000%

## 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (i) On 29 October 2019, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD400,000,000 (the "Original November 2024 due Notes") which carry fixed interest of 6.45% per annum (interest payable semi-annually in arrears) and will be fully repayable on 7 November 2024 at par value.

On 6 November 2019, the Company issued additional guaranteed fixed rate senior notes with aggregate nominal value of USD100,000,000, which is consolidated and formed a single class with the Original November 2024 due Notes (collectively referred to as the "November 2024 due Notes"). The November 2024 due Notes carry fixed interest of 6.45% per annum (interest payable semi-annually in arrears) and will be fully repayable on 7 November 2024 at par value.

For the November 2024 due Notes, at any time and from time to time prior to 7 November 2022, the Company may redeem up to 35% of the aggregate principal amount of the November 2024 due Notes at a redemption price of 106.45% of the principal amount of the November 2024 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 7 November 2022, the Company may at its option redeem the November 2024 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the November 2024 due Notes plus the November 2024 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"November 2024 Applicable Premium" means with respect to the November 2024 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such November 2024 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such November 2024 due Notes on 7 November 2022 plus (ii) all required remaining scheduled interest payments due on such November 2024 due Notes through 7 November 2022 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such November 2024 due Notes on such redemption date.

At any time and from time to time on or after 7 November 2022, the Company may redeem the November 2024 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 7 November of any year set forth below:

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 34. 優先票據 (續)

附註：(續)

- (i) 於二零一九年七月十六日，本公司發行面值總額達人民幣1,600,000,000元的有擔保定息優先票據（「二零二二年四月到期票據」），按固定年利率6.70厘計息（須每半年支付一次利息），並將於二零二二年四月二十三日按面值完全償還。

就二零二二年四月到期票據而言，本公司可於二零二一年七月二十三日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二二年四月到期票據本金額106.70%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二二年四月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二一年七月二十三日前隨時及不時按二零二二年四月到期票據本金額100%的贖回價，另加截至贖回日期的二零二二年四月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二二年四月到期票據。

「二零二二年四月適用溢價」指於任何贖回日期，就二零二二年四月到期票據而言，(1)有關二零二二年四月到期票據本金額的1.00%與(2)(A)(i)有關二零二二年四月到期票據於二零二一年七月二十三日的贖回價加(ii)直至二零二一年七月二十三日止有關二零二二年四月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按年貼現率2.50%計算）超出(B)於有關贖回日期有關二零二二年四月到期票據本金額的款額兩者之間的較高者。

本公司可於二零二一年七月二十三日或之後隨時及不時按相等於二零二二年四月到期票據本金額103.35%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二二年四月到期票據。

## 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (i) On 16 July 2019, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of RMB1,600,000,000 (the "April 2022 due Notes") which carry fixed interest of 6.70% per annum (interest payable semi-annually in arrears) and will be fully repayable on 23 April 2022 at par value.

For the April 2022 due Notes, at any time and from time to time prior to 23 July 2021, the Company may redeem up to 35% of the aggregate principal amount of the April 2022 due Notes at a redemption price of 106.70% of the principal amount of the April 2022 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 23 July 2021, the Company may at its option redeem the April 2022 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the April 2022 due Notes plus the April 2022 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"April 2022 Applicable Premium" means with respect to the April 2022 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such April 2022 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such April 2022 due Notes on 23 July 2021 plus (ii) all required remaining scheduled interest payments due on such April 2022 due Notes through 23 July 2021 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate of 2.50% per annum, over (B) the principal amount of such April 2022 due Notes on such redemption date.

At any time and from time to time on or after 23 July 2021, the Company may redeem the April 2022 due Notes, in whole or in part, at a redemption price equal to 103.35% of principal amount of the April 2022 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date.

## 34. 優先票據 (續)

附註：(續)

- (k) 於二零二零年一月七日，本公司發行面值總額達400,000,000美元的有擔保定息優先票據（「二零二五年七月到期原先票據」），按固定年利率6.0厘計息（須每半年支付一次利息），並將於二零二五年七月十六日按面值完全償還。

於二零二零年一月九日，本公司發行面值總額達167,000,000美元的額外有擔保定息優先票據，該等優先票據與二零二五年七月到期原先票據（統稱「二零二五年七月到期票據」）合併並組成單一系列。二零二五年七月到期票據按固定年利率6.0厘計息（須每半年支付一次利息），並將於二零二五年七月十六日按面值完全償還。

就二零二五年七月到期票據而言，本公司可於二零二三年一月十六日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二五年七月到期票據本金額106.0%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二五年七月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二三年一月十六日前隨時及不時按二零二五年七月到期票據本金額100%的贖回價，另加截至贖回日期的二零二五年七月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二五年七月到期票據。

「二零二五年七月適用溢價」指於任何贖回日期，就二零二五年七月到期票據而言，(1)有關二零二五年七月到期票據本金額的1.00%與(2)(A)(i)有關二零二五年七月到期票據於二零二三年一月十六日的贖回價加(ii)直至二零二三年一月十六日的有關二零二五年七月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按相當於經調整國債利率加100個基點的貼現率計算）超出(B)於有關贖回日期的二零二五年七月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度一月十六日開始的十二個月期間贖回，則本公司可於二零二三年一月十六日或之後隨時及不時按相等於下文載列的本金額百分比的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部而非部分二零二五年七月到期票據：

## 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (k) On 7 January 2020, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD400,000,000 (the "Original July 2025 due Notes") which carry fixed interest of 6.0% per annum (interest payable semi-annually in arrears) and will be fully repayable on 16 July 2025 at par value.

On 9 January 2020, the Company issued additional guaranteed fixed rate senior notes with aggregate nominal value of USD167,000,000, which is consolidated and formed a single class with the Original July 2025 due Notes (collectively referred to as the "July 2025 due Notes"). The July 2025 due Notes carry fixed interest of 6.0% per annum (interest payable semi-annually in arrears) and will be fully repayable on 16 July 2025 at par value.

For the July 2025 due Notes, at any time and from time to time prior to 16 January 2023, the Company may redeem up to 35% of the aggregate principal amount of the July 2025 due Notes at a redemption price of 106.0% of the principal amount of the July 2025 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 16 January 2023, the Company may at its option redeem the July 2025 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the July 2025 due Notes plus the July 2025 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"July 2025 Applicable Premium" means with respect to the July 2025 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such July 2025 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such July 2025 due Notes on 16 January 2023 plus (ii) all required remaining scheduled interest payments due on such July 2025 due Notes through 16 January 2023 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such July 2025 due Notes on such redemption date.

At any time and from time to time on or after 16 January 2023, the Company may redeem the July 2025 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 16 January of any year set forth below:

期間	Period	贖回價 Redemption price
二零二三年	2023	103.0%
二零二四年	2024	101.0%
二零二五年	2025	100.0%

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 34. 優先票據 (續)

附註：(續)

- (i) 於二零二零年七月十三日，本公司發行面值總額達300,000,000美元的有擔保定息優先票據(「二零二五年十月到期原先票據」)，以年利率5.95厘的定息計息(須每半年支付一次利息)，並將於二零二五年十月二十日按面值完全償還。

於二零二零年七月二十九日，本公司發行面值總額達200,000,000美元的額外有擔保定息優先票據，該等優先票據與二零二五年十月到期原先票據(統稱「二零二五年十月到期票據」)合併並組成單一系。二零二五年十月到期票據按固定年利率5.95厘計息(須每半年支付一次利息)，並將於二零二五年十月二十日按面值完全償還。

就二零二五年十月到期票據而言，本公司可於二零二三年七月二十日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二五年十月到期票據本金額105.95%的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回二零二五年十月到期票據本金總額的最多35%(須受若干條件限制)。此外，本公司可於二零二三年七月二十日前隨時及不時按二零二五年十月到期票據本金額100%的贖回價，另加截至贖回日期的二零二五年十月適用溢價以及計至(惟不包括)贖回日期的應計及未付利息(如有)，選擇贖回全部而非部分二零二五年十月到期票據。

「二零二五年十月適用溢價」指於任何贖回日期，就二零二五年十月到期票據而言，(1)有關二零二五年十月到期票據本金額的1.00%與(2)(A)(i)有關二零二五年十月到期票據於二零二三年七月二十日的贖回價加(ii)直至二零二三年七月二十日有關二零二五年十月到期票據所有規定餘下到期擬定利息付款(惟不包括直至贖回日期的應計及未付利息)的金額於有關贖回日期的現值(按相當於經調整國債利率加100個基點的貼現率計算)超出(B)於有關贖回日期有關二零二五年十月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度七月二十日開始的十二個月期間贖回，則本公司可於二零二三年七月二十日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回全部或部分二零二五年十月到期票據：

期間	Period	贖回價 Redemption price
二零二三年	2023	102.975%
二零二四年	2024	101.000%
二零二五年	2025	100.000%

## 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (i) On 13 July 2020, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000 (the "Original October 2025 due Notes") which carry fixed interest of 5.95% per annum (interest payable semi-annually in arrears) and will be fully repayable on 20 October 2025 at par value.

On 29 July 2020, the Company issued additional guaranteed fixed rate senior notes with aggregate nominal value of USD200,000,000, which is consolidated and formed a single class with the Original October 2025 due Notes (collectively referred to as the "October 2025 due Notes"). The October 2025 due Notes carry fixed interest of 5.95% per annum (interest payable semi-annually in arrears) and will be fully repayable on 20 October 2025 at par value.

For the October 2025 due Notes, at any time and from time to time prior to 20 July 2023, the Company may redeem up to 35% of the aggregate principal amount of the October 2025 due Notes at a redemption price of 105.95% of the principal amount of the October 2025 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 20 July 2023, the Company may at its option redeem the October 2025 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the October 2025 due Notes plus the October 2025 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"October 2025 Applicable Premium" means with respect to the October 2025 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such October 2025 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such October 2025 due Notes on 20 July 2023 plus (ii) all required remaining scheduled interest payments due on such October 2025 due Notes through 20 July 2023 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such October 2025 due Notes on such redemption date.

At any time and from time to time on or after 20 July 2023, the Company may redeem the October 2025 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 20 July of any year set forth below:

## 34. 優先票據 (續)

附註：(續)

- (m) 於二零二零年八月十二日，本公司發行面值總額達人民幣1,200,000,000元的有擔保定息優先票據（「二零二三年八月到期票據」），以年利率5.85厘的定息計息（須每半年支付一次利息），並將於二零二三年八月十九日按面值完全償還。

就二零二三年八月到期票據而言，本公司可於二零二二年八月十九日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二三年八月到期票據本金額105.85%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二三年八月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二二年八月十九日前隨時及不時按二零二三年八月到期票據本金額100%的贖回價，另加截至贖回日期的二零二三年八月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二三年八月到期票據。

「二零二三年八月適用溢價」指於任何贖回日期，就二零二三年八月到期票據而言，(1)有關二零二三年八月到期票據本金額的1.00%與(2)(A)(i)有關二零二三年八月到期票據於二零二二年八月十九日的贖回價加(ii)直至二零二二年八月十九日有關二零二三年八月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按年貼現率2.50%計算）超出(B)於有關贖回日期有關二零二三年八月到期票據本金額的款額兩者之間的較高者。

本公司可於二零二二年八月十九日或之後隨時及不時按相等於二零二三年八月到期票據本金額102.925%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二三年八月到期票據。

## 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (m) On 12 August 2020, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of RMB1,200,000,000 (the "August 2023 due Notes") which carry fixed interest of 5.85% per annum (interest payable semi-annually in arrears) and will be fully repayable on 19 August 2023 at par value.

For the August 2023 due Notes, at any time and from time to time prior to 19 August 2022, the Company may redeem up to 35% of the aggregate principal amount of the August 2023 due Notes at a redemption price of 105.85% of the principal amount of the August 2023 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 19 August 2022, the Company may at its option redeem the August 2023 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the August 2023 due Notes plus the August 2023 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"August 2023 Applicable Premium" means with respect to the August 2023 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such August 2023 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such August 2023 due Notes on 19 August 2022 plus (ii) all required remaining scheduled interest payments due on such August 2023 due Notes through 19 August 2022 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate of 2.50% per annum, over (B) the principal amount of such August 2023 due Notes on such redemption date.

At any time and from time to time on or after 19 August 2022, the Company may redeem the August 2023 due Notes, in whole or in part, at a redemption price equal to 102.925% of principal amount of the August 2023 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date.



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 34. 優先票據 (續)

附註：(續)

- (n) 於二零二零年十一月六日，本公司發行面值總額達350,000,000美元的有擔保定息優先票據（「二零二六年五月到期票據」），以年利率5.25厘的定息計息（須每半年支付一次利息），並將於二零二六年五月十三日按面值完全償還。

就二零二六年五月到期票據而言，本公司可於二零二三年十一月十三日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二六年五月到期票據本金額105.25%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二六年五月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二三年十一月十三日前隨時及不時按二零二六年五月到期票據本金額100%的贖回價，另加截至贖回日期的二零二六年五月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二六年五月到期票據。

「二零二六年五月適用溢價」指於任何贖回日期，就二零二六年五月到期票據而言，(1)有關二零二六年五月到期票據本金額的1.00%與(2)(A)(i)有關二零二六年五月到期票據於二零二三年十一月十三日的贖回價加(ii)直至二零二三年十一月十三日有關二零二六年五月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按相當於經調整國債利率加100個基點的貼現率計算）超出(B)於有關贖回日期有關二零二六年五月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度十一月十三日開始的十二個月期間贖回，則本公司可於二零二三年十一月十三日或之後隨時及不時按相等於下文載列本金額百分比的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二六年五月到期票據：

期間	Period	贖回價 Redemption price
二零二三年	2023	102.625%
二零二四年	2024	101.000%
二零二五年	2025	100.000%

## 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (n) On 6 November 2020, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD350,000,000 (the "May 2026 due Notes") which carry fixed interest of 5.25% per annum (interest payable semi-annually in arrears) and will be fully repayable on 13 May 2026 at par value.

For the May 2026 due Notes, at any time and from time to time prior to 13 November 2023, the Company may redeem up to 35% of the aggregate principal amount of the May 2026 due Notes at a redemption price of 105.25% of the principal amount of the May 2026 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 13 November 2023, the Company may at its option redeem the May 2026 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the May 2026 due Notes plus the May 2026 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"May 2026 Applicable Premium" means with respect to the May 2026 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such May 2026 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such May 2026 due Notes on 13 November 2023 plus (ii) all required remaining scheduled interest payments due on such May 2026 due Notes through 13 November 2023 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such May 2026 due Notes on such redemption date.

At any time and from time to time on or after 13 November 2023, the Company may redeem the May 2026 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 13 November of any year set forth below:

### 34. 優先票據 (續)

除於新加坡證券交易所有限公司（「新交所」）上市的二零二零年五月到期票據外，本公司發行的優先票據均於聯交所上市。彼等為本公司的無抵押優先責任，並由若干本公司現有附屬公司（不包括根據中國法律成立的附屬公司）擔保。該等擔保實際上從屬於各擔保人的其他已抵押責任，並以作為抵押的資產價值為限。

董事認為，於初步確認及報告期末，提早贖回購股權的公平值並不重大。

以美元計值的優先票據於二零二零年十二月三十一日的賬面淨值以扣除發行開支合共4,467,792,000美元（相當於約人民幣27,772,685,000元（二零一九年：3,360,083,000美元（相當於約人民幣24,227,011,000元））後列示。

優先票據的實際年利率載列如下：

二零二二年一月到期優先票據  
 二零二三年一月到期優先票據  
 二零二一年四月到期優先票據  
 二零二零年五月到期優先票據  
 二零二一年三月到期優先票據  
 二零二三年二月到期優先票據  
 二零二四年三月到期優先票據  
 二零二四年十一月到期優先票據  
 二零二五年七月到期優先票據  
 二零二五年十月到期優先票據  
 二零二六年五月到期優先票據  
 二零二零年九月到期優先票據  
 二零二二年四月到期優先票據  
 二零二三年八月到期優先票據

### 34. SENIOR NOTES (Continued)

The senior notes issued by the Company, other than the May 2020 due Notes which are listed on the Singapore Exchange Securities Trading Limited (the “SGX-ST”), are listed on the Stock Exchange. They are unsecured, senior obligations of the Company and guaranteed by certain of the Company’s existing subsidiaries, other than those established under the laws of the PRC. The guarantees are effectively subordinated to the other secured obligations of each guarantor, to the extent of the value of assets serving as security.

In the opinion of the directors, the fair values of the early redemption options related to the senior notes are insignificant at initial recognition and at the end of the reporting period.

The net carrying amounts of senior notes denominated in USD as at 31 December 2020 are stated at net of issue expenses totalling USD4,467,792,000, equivalent to approximately RMB27,772,685,000 (2019: USD3,360,083,000, equivalent to approximately RMB24,227,011,000).

The effective interest rate per annum of the senior notes are set out below:

Senior notes due in January 2022	6.28%
Senior notes due in January 2023	5.87%
Senior notes due in April 2021	8.14%
Senior notes due in May 2020	8.53%
Senior notes due in March 2021	8.85%
Senior notes due in February 2023	8.22%
Senior notes due in March 2024	7.14%
Senior notes due in November 2024	7.07%
Senior notes due in July 2025	6.15%
Senior notes due in October 2025	6.09%
Senior notes due in May 2026	5.83%
Senior notes due in September 2020	9.27%
Senior notes due in April 2022	8.11%
Senior notes due in August 2023	6.48%

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 34. 優先票據 (續)

年內所有優先票據的變動載列如下：

## 34. SENIOR NOTES (Continued)

The movements of all senior notes for the year are set out below:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
於一月一日的賬面值	Carrying amount as at 1 January	26,864,544	15,293,614
於發行日期的初步公平值	Initial fair values on the dates of issuance	10,307,538	13,307,860
提早贖回優先票據	Early redemption of senior notes	(2,349,956)	(2,844,121)
匯兌(收益)虧損	Exchange (gain) loss	(1,440,144)	728,576
利息開支(附註8)	Interest expense (Note 8)	2,182,234	1,673,031
年內已付利息	Interest paid during the year	(1,812,815)	(1,294,416)
償還優先票據	Repayment of senior notes	(3,134,548)	—
於十二月三十一日的賬面值	Carrying amount as at 31 December	30,616,853	26,864,544

經參考聯交所及新交所所報市價，優先票據於二零二零年十二月三十一日的公平值總額達約人民幣34,025,298,000元(二零一九年：人民幣27,139,330,000元)。

The aggregated fair value of all the senior notes at 31 December 2020 with reference to the quoted market price available on the Stock Exchange and the SGX-ST amounted to approximately RMB34,025,298,000 (2019: RMB27,139,330,000).

## 35. 公司債券

## 35. CORPORATE BONDS

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
以人民幣計值的公司債券：	Corporate bonds denominated in RMB:		
二零二零年十月及二零二零年十一月到期的公司債券(附註a)	Corporate bonds due in October 2020 & November 2020 (Note a)	—	619,631
二零二一年九月到期的公司債券(附註b)	Corporate bonds due in September 2021 (Note b)	4,033,984	4,020,958
二零二二年三月及二零二三年三月到期的公司債券(附註c)	Corporate bonds due in March 2022 & March 2023 (Note c)	3,677,675	3,674,234
二零二一年八月到期的公司債券(附註d)	Corporate bonds due in August 2021 (Note d)	—	2,548,550
二零二二年九月到期的公司債券(附註e)	Corporate bonds due in September 2022 (Note e)	889,328	888,422
二零二五年五月及二零二五年十月到期的公司債券(附註f)	Corporate bonds due in May 2025 & October 2025 (Note f)	3,936,109	—
		12,537,096	11,751,795
減：計入流動負債內的一年內到期金額	Less: amounts due within one year included in current liabilities	(7,761,443)	(4,006,799)
計入非流動負債內的一年後到期金額	Amounts due after one year included in non-current liabilities	4,775,653	7,744,996

附註：

Notes:

(a) 於二零一五年十月十四日，旭輝中國發行人民幣3,495,000,000元的公開發行公司債券（「首期二零二零年十月到期人民幣債券」，於上交所上市），首期二零二零年十月到期人民幣債券以年利率4.95厘計息及利息每年支付一次。

於二零一五年十一月十二日，旭輝中國發行人民幣500,000,000元的公開發行公司債券（「第二期二零二零年十一月到期人民幣債券」，於上交所上市）。第二期二零二零年十一月到期人民幣債券以年利率5.96厘計息及利息每年支付一次。

於二零一八年八月八日，旭輝中國將首期二零二零年十月到期人民幣債券的年利率由4.95厘調整至5.2厘。有關調整自二零一八年十月十四日起生效。

於二零一八年九月十四日，持有人按贖回價人民幣3,374,438,000元贖回首期二零二零年十月到期人民幣債券本金額人民幣3,374,438,000元。

於二零二零年十月十三日及二零二零年十一月十一日，首期二零二零年十月到期人民幣債券剩餘本金額及第二期二零二零年十一月到期人民幣債券分別按贖回價人民幣120,562,000元及人民幣500,000,000元於到期後贖回。概無贖回公司債券的收益或虧損中確認。

(a) On 14 October 2015, CIFI PRC, issued public corporate bonds of RMB3,495,000,000 ("First Tranche October 2020 due RMB Bond") which are listed on the SSE. First Tranche October 2020 due RMB Bond carry interest at rate of 4.95% per annum and interest is payable annually.

On 12 November 2015, CIFI PRC issued public corporate bonds of RMB500,000,000 ("Second Tranche November 2020 due RMB Bond") which are listed on the SSE. Second Tranche November 2020 due RMB Bond carry interest at rate of 5.96% per annum and interest is payable annually.

On 8 August 2018, CIFI PRC adjusted the interest rate of First Tranche October 2020 due RMB Bonds from 4.95% per annum to 5.2% per annum. Such adjustment became effective from 14 October 2018.

On 14 September 2018, the holders redeemed RMB3,374,438,000 principal amount of the First Tranche October 2020 due RMB Bond at a redemption price of RMB3,374,438,000.

On 13 October 2020 and 11 November 2020, the remaining principal amount of the First Tranche October 2020 due RMB Bond and the Second Tranche November 2020 due RMB Bond were redeemed upon maturity at a redemption price of RMB120,562,000 and RMB500,000,000, respectively. No gain or loss on redemption of corporate bonds is recognised in profit or loss.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 35. 公司債券 (續)

附註：(續)

- (b) 於二零一六年九月二十六日，旭輝中國發行人民幣4,000,000,000元的非公開發行公司債券（於上交所上市），其中包括：(i)本金額人民幣3,500,000,000元（「首期二零二一年九月到期人民幣債券」）及(ii)本金額人民幣500,000,000元（「第二期二零二一年九月到期人民幣債券」）。首期二零二一年九月到期人民幣債券以年利率4.30厘計息及利息每年支付一次。首期二零二一年九月到期人民幣債券將於二零二一年九月二十六日按面值完全償還。第二期二零二一年九月到期人民幣債券以年利率5.50厘計息及利息每年支付一次。第二期二零二一年九月到期人民幣債券將於二零二一年九月二十六日按面值完全償還。

於起始日期後的第三年年末，旭輝中國（作為發行人）有權調整利率，而首期二零二一年九月到期人民幣債券的持有人可選擇於利率調整後的三個交易日內按其本金額向旭輝中國售回全部或部分債券。

於二零一九年八月二十三日，旭輝中國將首期二零二一年九月到期人民幣債券的年利率由4.30厘調整至6.00厘。有關調整自二零一九年九月二十六日起生效。

於二零一九年九月二十六日，持有人按贖回價人民幣830,000,000元贖回首期二零二一年九月到期人民幣債券本金額人民幣830,000,000元。所贖回首期二零二一年九月到期人民幣債券的本金額為人民幣827,000,000元，於上交所上市並以人民幣809,500,000元的價格出售。

- (c) 於二零一八年三月二十二日，旭輝中國發行人民幣800,000,000元的非公開發行公司債券（「首期二零二二年三月到期人民幣債券」，於上交所上市）。首期二零二二年三月到期人民幣債券以年利率6.50厘計息及利息每年支付一次。首期二零二二年三月到期人民幣債券將於二零二二年三月二十二日按面值完全償還。

於二零一八年三月二十二日，旭輝中國發行人民幣2,700,000,000元的非公開發行公司債券（「第二期二零二三年三月到期人民幣債券」，於上交所上市）。第二期二零二三年三月到期人民幣債券以年利率6.80厘計息及利息每年支付一次。第二期二零二三年三月到期人民幣債券將於二零二三年三月二十二日按面值完全償還。

於起始日期後的第二年年末，旭輝中國（作為發行人）有權調整利率，而首期二零二二年三月到期人民幣債券的持有人可選擇於利率調整後的十六個交易日內按其本金額向旭輝中國售回全部或部分債券。

於二零二零年三月二十一日，旭輝中國將首期二零二二年三月到期人民幣債券的年利率由6.50厘調整至5.30厘。有關調整自二零二零年三月二十一日起生效。有關利率調整的收益對本集團而言並不重大。

於起始日期後的第三年年末，旭輝中國（作為發行人）有權調整利率，而第二期二零二三年三月到期人民幣債券持有人可選擇於利率調整後的十六個交易日內按其本金額向旭輝中國售回全部或部分債券。

## 35. CORPORATE BONDS (Continued)

Notes: (Continued)

- (b) On 26 September 2016, CIFI PRC issued non-public corporate bonds of RMB4,000,000,000 which are listed on the SSE and comprise: (i) a principal amount of RMB3,500,000,000 ("First Tranche September 2021 due RMB Bond") and (ii) a principal amount of RMB500,000,000 ("Second Tranche September 2021 due RMB Bond"). First Tranche September 2021 due RMB Bond carry interest at rate of 4.30% per annum and interest is payable annually. First Tranche September 2021 due RMB Bond will be fully repayable on 26 September 2021 at par value. Second Tranche September 2021 due RMB Bond carry interest at rate of 5.50% per annum and interest is payable annually. Second Tranche September 2021 due RMB Bond will be fully repayable on 26 September 2021 at par value.

At the end of the third year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of First Tranche September 2021 due RMB Bond may at their options to sell back the bonds to CIFI PRC in whole or in part at their principal amount within three days of trading upon the interest adjustment.

On 23 August 2019, CIFI PRC adjusted the interest rate of the First Tranche September 2021 due RMB Bond from 4.30% per annum to 6.00% per annum. Such adjustment became effective from 26 September 2019.

On 26 September 2019, the holders redeemed RMB830,000,000 principal amount of the First Tranche September 2021 due RMB Bond at a redemption price of RMB830,000,000 and the redeemed First Tranche September 2021 due RMB Bond with a principal amount of RMB827,000,000 was put on the SSE and sold at a price of RMB809,500,000.

- (c) On 22 March 2018, CIFI PRC issued non-public corporate bonds of RMB800,000,000 ("First Tranche March 2022 due RMB Bond") which are listed on the SSE. First Tranche March 2022 due RMB Bond carry interest at rate of 6.50% per annum and interest is payable annually. First Tranche March 2022 due RMB Bond will be fully repayable on 22 March 2022 at par value.

On 22 March 2018, CIFI PRC issued non-public corporate bonds of RMB2,700,000,000 ("Second Tranche March 2023 due RMB Bond") which are listed on the SSE. Second Tranche March 2023 due RMB Bond carry interest at rate of 6.80% per annum and interest is payable annually. Second Tranche March 2023 due RMB Bond will be fully repayable on 22 March 2023 at par value.

At the end of the second year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of First Tranche March 2022 due RMB Bond may at their options to sell back the bonds to CIFI PRC in whole or in part at their principal amount within sixteen days of trading upon the interest adjustment.

On 21 March 2020, CIFI PRC adjusted the interest rate of the First Tranche March 2022 due RMB Bond from 6.50% per annum to 5.30% per annum. Such adjustment became effective from 21 March 2020. The gain on the interest rate adjustment is immaterial to the Group.

At the end of the third year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of Second Tranche March 2023 due RMB Bond may at their options to sell back the bonds to CIFI PRC in whole or in part at their principal amount within sixteen days of trading upon the interest adjustment.

## 35. 公司債券 (續)

附註：(續)

- (d) 於二零一八年八月九日，旭輝中國發行人民幣2,500,000,000元的公開發行公司債券（「二零二一年八月到期人民幣債券」，於上交所上市）。二零二一年八月到期人民幣債券以年利率5.46厘計息及利息每年支付一次。二零二一年八月到期人民幣債券將於二零二一年八月九日按面值完全償還。

於起始日期後的第二年年末，旭輝中國（作為發行人）有權調整二零二一年八月到期人民幣債券的利率，而二零二一年八月到期人民幣債券的持有人可選擇於利率調整後的三個交易日內按其本金額向旭輝中國售回全部或部分債券。

於二零二零年八月，旭輝中國將二零二一年八月到期人民幣債券的年利率由5.46厘調整至2.80厘。有關調整自二零二零年八月九日起生效。於二零二零年八月九日，持有人按贖回價人民幣2,500,000,000元贖回二零二一年八月到期人民幣債券本金額人民幣2,500,000,000元。概無贖回二零二一年八月到期人民幣債券的收益或虧損於損益中確認。

- (e) 於二零一八年九月十九日，旭輝中國發行人民幣875,000,000元的公開發行公司債券（「二零二二年九月到期人民幣債券」，於上交所上市）。二零二二年九月到期人民幣債券以年利率6.39厘計息及利息每年支付一次。二零二二年九月到期人民幣債券將於二零二二年九月十九日按面值完全償還。

於起始日期後的第三年年末，旭輝中國（作為發行人）有權調整利率，而二零二二年九月到期人民幣債券的持有人可選擇於利率調整後的三個交易日內按其本金額向旭輝中國售回全部或部分債券。

- (f) 於二零二零年五月二十九日，旭輝中國發行人民幣3,120,000,000元的公開發行公司債券（於上交所上市），其中包括：(i) 本金額人民幣2,120,000,000元（「首期二零二五年五月到期人民幣債券」）及(ii) 本金額人民幣1,000,000,000元（「第二期二零二五年五月到期人民幣債券」）。首期二零二五年五月到期人民幣債券以年利率3.80厘計息及利息每年支付一次。首期二零二五年五月到期人民幣債券將於二零二五年五月二十八日按面值完全償還。第二期二零二五年五月到期人民幣債券以年利率4.50厘計息及利息每年支付一次。第二期二零二五年五月到期人民幣債券將於二零二五年五月二十八日按面值完全償還。

於二零二零年十月二十五日，旭輝中國發行人民幣750,000,000元的公開發行公司債券（「第三期二零二五年十月到期人民幣債券」，於上交所上市）。第三期二零二五年十月到期人民幣債券以年利率4.23厘計息及利息每年支付一次。第三期二零二五年十月到期人民幣債券將於二零二五年十月二十五日按面值完全償還。

於起始日期後的第三年年末，旭輝中國（作為發行人）有權調整利率，而首期二零二五年五月到期人民幣債券及第三期二零二五年十月到期人民幣債券的持有人可選擇於該日按其本金額向旭輝中國售回全部或部分債券。

## 35. CORPORATE BONDS (Continued)

Notes: (Continued)

- (d) On 9 August 2018, CIFI PRC issued public corporate bonds of RMB2,500,000,000 ("August 2021 due RMB Bond") which are listed on the SSE. August 2021 due RMB Bond carry interest at rate of 5.46% per annum and interest is payable annually. August 2021 due RMB Bond will be fully repayable on 9 August 2021 at par value.

At the end of the second year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate of and the holders of August 2021 due RMB Bond may at their options to sell back the bonds to CIFI PRC in whole or in part at their principal amount within three days of trading upon the interest adjustment.

In August 2020, CIFI PRC adjusted the interest rate of the August 2021 due RMB Bond from 5.46% per annum to 2.80% per annum. Such adjustment became effective from 9 August 2020. On 9 August 2020, the holders redeemed RMB2,500,000,000 principal amount of the August 2021 due RMB Bond at a redemption price of RMB2,500,000,000. No gain or loss on redemption of the August 2021 due RMB Bond is recognised in profit or loss.

- (e) On 19 September 2018, CIFI PRC issued public corporate bonds of RMB875,000,000 ("September 2022 due RMB Bond") which are listed on the SSE. September 2022 due RMB Bond carry interest at rate of 6.39% per annum and interest is payable annually. September 2022 due RMB Bond will be fully repayable on 19 September 2022 at par value.

At the end of the third year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of September 2022 due RMB Bond may at their options to sell back the bonds to CIFI PRC in whole or in part at their principal amount within three days of trading upon the interest adjustment.

- (f) On 29 May 2020, CIFI PRC issued public corporate bonds of RMB3,120,000,000, which are listed on the SSE and comprise: (i) a principal amount of RMB2,120,000,000 ("First Tranche May 2025 due RMB Bond") and (ii) a principal amount of RMB1,000,000,000 ("Second Tranche May 2025 due RMB Bond"). First Tranche May 2025 due RMB Bond carry interest at rate of 3.80% per annum and interest is payable annually. First Tranche May 2025 due RMB will be fully repayable on 28 May 2025 at par value. Second Tranche May 2025 due RMB Bond carry interest at rate of 4.50% per annum and interest is payable annually. Second Tranche May 2025 due RMB Bond will be fully repayable on 28 May 2025 at par value.

On 25 October 2020, CIFI PRC issued public corporate bonds of RMB750,000,000 ("Third Tranche October 2025 due RMB Bond") which are listed on the SSE. Third Tranche October 2025 due RMB Bond carry interest at rate of 4.23% per annum and interest is payable annually. Third Tranche October 2025 due RMB Bond will be fully repayable on 25 October 2025.

At the end of the third year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of First Tranche May 2025 due RMB Bond and Third Tranche October 2025 due RMB Bond may at their options on such day to sell back the bonds to CIFI PRC in whole or in part at their principal amount.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 35. 公司債券 (續)

公司債券的實際年利率載列如下：

首期二零二零年十月到期人民幣債券
第二期二零二零年十一月到期人民幣債券
首期二零二一年九月到期人民幣債券
第二期二零二一年九月到期人民幣債券
首期二零二二年三月到期人民幣債券
第二期二零二三年三月到期人民幣債券
二零二一年八月到期人民幣債券
二零二二年九月到期人民幣債券
首期二零二五年五月到期人民幣債券
第二期二零二五年五月到期人民幣債券
第三期二零二五年十月到期人民幣債券

董事認為，於初步確認時及於報告期末，有關利率調整期權及公司債券的提早贖回權的公平值並不重大。

年內公司債券的變動載列如下：

## 35. CORPORATE BONDS (Continued)

The effective interest rate per annum of the corporate bonds are set out below:

First Tranche October 2020 due RMB Bond	5.04%
Second Tranche November 2020 due RMB Bond	6.06%
First Tranche September 2021 due RMB Bond	6.14%
Second Tranche September 2021 due RMB Bond	5.61%
First Tranche March 2022 due RMB Bond	6.62%
Second Tranche March 2023 due RMB Bond	6.90%
August 2021 due RMB Bond	5.61%
September 2022 due RMB Bond	6.51%
First Tranche May 2025 due RMB Bond	3.89%
Second Tranche May 2025 due RMB Bond	4.59%
Third Tranche October 2025 due RMB Bond	4.32%

In the opinion of the directors, the fair values of the interest rate adjustment options and the early redemption options related to the corporate bonds are insignificant at initial recognition and at the end of the reporting period.

The movements of the corporate bonds for the year are set out below:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
於一月一日的賬面值	Carrying amount as at 1 January	11,751,795	11,760,137
於發行日期的初步公平值	Initial fair values on the dates of issuance	3,854,520	809,500
利息開支(附註8)	Interest expense (Note 8)	752,443	653,938
年內已付利息	Interest paid during the year	(701,100)	(641,780)
贖回	Redemption	(3,120,562)	(830,000)
於十二月三十一日的賬面值	Carrying amount as at 31 December	12,537,096	11,751,795

經參考上交所所報市價，公司債券於二零二零年十二月三十一日的公平值總額達約人民幣12,011,419,000元(二零一九年：人民幣11,538,968,000元)。

The aggregated fair values of the corporate bonds at 31 December 2020 with reference to the quoted market price available on the SSE amounted to approximately RMB12,011,419,000 (2019: RMB11,538,968,000).

## 36. 永久資本工具

## 36. PERPETUAL CAPITAL INSTRUMENTS

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
以美元計值的永久資本工具：	Perpetual capital instruments denominated in USD:		
於二零一七年八月發行的 永久資本工具(附註a)	Perpetual capital instruments issued in August 2017 (Note a)	1,924,545	1,924,545
於二零一七年十二月發行的 永久資本工具(附註b)	Perpetual capital instruments issued in December 2017 (Note b)	1,612,332	1,959,027
		3,536,877	3,883,572

## 附註

## Notes

- (a) 於二零一七年八月十五日，本公司透過與一組金融機構訂立協議（「協議I」），發行本金總額300,000,000美元的永久資本工具（「二零一七年八月永久資本工具」，於聯交所上市）。

根據協議I，二零一七年八月永久資本工具並無固定到期日，且本公司可選擇按本金額另加應計、未付或遞延分派付款於二零二二年八月二十四日或之後贖回。工具於發行日期至二零二二年八月二十三日的分派率為每年5.375%，之後每年增加5%。本集團並無就二零一七年八月永久資本工具作出任何擔保或質押。

- (b) 於二零一七年十二月十二日，本公司透過與一組金融機構訂立協議（「協議II」），發行本金總額300,000,000美元的永久資本工具（「二零一七年十二月永久資本工具」，於聯交所上市）。

根據協議II，二零一七年十二月永久資本工具並無固定到期日，且本公司可選擇按本金額另加應計、未付或遞延分派付款於二零二一年二月二十八日或之後贖回。工具於發行日期至二零二一年二月二十七日的分派率為每年5.375%，之後每年增加4%。本集團並無就二零一七年十二月永久資本工具作出任何擔保或質押。

- (a) On 15 August 2017, the Company issued perpetual capital instruments (the "August 2017 Perpetual Capital Instruments") which is listed on the Stock Exchange with the aggregate principal amount of USD300,000,000 by entering into an agreement (the "Agreement I") with a group of financial institutions.

Pursuant to the Agreement I, the August 2017 Perpetual Capital Instruments have no fixed maturity date and are redeemable on or after 24 August 2022 at the Company's option at the principal amount together with accrued, unpaid or deferred distribution payments. The distribution rate for the instruments is 5.375% per annum from date of issue to 23 August 2022, then increase by 5% per annum thereafter. No guarantee or pledge was made by the Group for August 2017 Perpetual Capital Instruments.

- (b) On 12 December 2017, the Company issued perpetual capital instruments (the "December 2017 Perpetual Capital Instruments") which is listed on the Stock Exchange with the aggregate principal amount of USD300,000,000 by entering into an agreement (the "Agreement II") with a group of financial institutions.

Pursuant to the Agreement II, the December 2017 Perpetual Capital Instruments have no fixed maturity date and are redeemable on or after 28 February 2021 at the Company's option at the principal amount together with accrued, unpaid or deferred distribution payments. The distribution rate for the instruments is 5.375% per annum from date of issue to 27 February 2021, then increase by 4% per annum thereafter. No guarantee or pledge was made by the Group for December 2017 Perpetual Capital Instruments.



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 36. 永久資本工具(續)

二零一七年八月及二零一七年十二月永久資本工具僅可由本公司選擇贖回，且本公司可酌情延遲分派付款，直至向本公司普通股持有人宣派股息或本公司結清二零一七年八月及二零一七年十二月永久資本工具為止。本公司並無責任就永久工具交付現金、支付利息或行使其贖回權利。因此，二零一七年八月永久資本工具及二零一七年十二月永久資本工具分類為股本工具，並於綜合財務狀況表呈列為股本的一部分。

於二零二零年十一月，本公司按相當於100.4%本金額另加應計及未付利息的價格自公開市場購回並隨後註銷二零一七年十二月永久資本工具本金總額53,092,000美元。年內購回所付溢價人民幣1,473,000元直接於股本內確認。

## 37. 股本

## 36. PERPETUAL CAPITAL INSTRUMENTS (Continued)

Both August 2017 and December 2017 Perpetual Capital Instruments can only be redeemed at the Company's option and the payments of distribution can be deferred at the discretion of the Company until declaration of dividends to ordinary shareholders of the Company by or the liquidation of the Company for both August 2017 and December 2017 Perpetual Capital Instruments. The Company has no obligation to deliver cash in respect of the perpetual instruments, pay interest nor exercise its right of redemption. Therefore, the August 2017 Perpetual Capital Instruments and December 2017 Perpetual Capital Instruments are classified as equity instruments and presented as a part of equity in the consolidated statement of financial position.

In November 2020, the Company repurchased and subsequently cancelled an aggregate principal amount of USD53,092,000 of the December 2017 Perpetual Capital Instruments at a price equal to 100.4% of the principal amount plus the accrued and unpaid interest from the open market. The premium paid of RMB1,473,000 on the repurchase are recognised directly in equity during the year.

## 37. SHARE CAPITAL

		二零二零年 2020 千港元 HK\$'000	二零一九年 2019 千港元 HK\$'000
法定股本：	Authorised:		
10,000,000,000股(二零一九年： 10,000,000,000股) 每股面值0.1港元(二零一九年： 每股面值0.1港元)的普通股	10,000,000,000 (2019: 10,000,000,000) ordinary shares of HK\$0.1 each (2019: HK\$0.1 each)	1,000,000	1,000,000
已發行及繳足：	Issued and fully paid:		
於年初	At the beginning of the year	789,717	774,470
行使購股權時發行(附註a)	Issued upon exercise of share options (Note a)	5,602	7,036
以股代息發行(附註b)	Issued as scrip dividend (Note b)	8,228	8,166
配售股份(附註c)	Placing of shares (Note c)	18,500	—
轉換可換股債券時發行	Issued upon conversion of convertible bonds	—	45
於年末	At the end of the year	822,047	789,717

## 37. 股本 (續)

## 37. SHARE CAPITAL (Continued)

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
於綜合財務報表呈列為	Shown in the consolidated financial statements as	668,481	639,723

股本變動如下：

The movements in share capital are as follows:

附註：

Notes:

- (a) 截至二零二零年十二月三十一日止年度，本公司於行使購股權時發行56,015,417股（二零一九年：70,359,834股）每股面值0.10港元的普通股。年內，購股權的行使價介乎1.478港元至4.34港元（二零一九年：1.478港元至4.34港元）。新普通股與當時現有股份於各方面享有同等地位。
- (b) 截至二零二零年十二月三十一日止年度，本公司約82,279,281股（二零一九年：81,653,809股）每股面值0.10港元的普通股按每股6.63港元（二零一九年：4.616港元）以股代息發行。
- (c) 截至二零二零年十二月三十一日止年度，本公司按配售價每股6.28港元發行185,000,000股每股面值0.10港元的普通股。配售所得款項淨額約為1,153百萬港元（相當於約人民幣1,026百萬元）。
- (d) 根據本公司組織章程細則第24.2條，本公司可通過股份溢價賬及保留利潤賬支付末期股息。

- (a) During the year ended 31 December 2020, the Company issued 56,015,417 (2019: 70,359,834) ordinary shares of HK\$0.10 each upon exercise of share options. The exercise price of the share options during the year ranging from HK\$1.478 to HK\$4.34 (2019: HK\$1.478 to HK\$4.34). The new ordinary shares rank pari passu with the then existing shares in all respects.
- (b) During the year ended 31 December 2020, approximately 82,279,281 (2019: 81,653,809) ordinary shares of HK\$0.10 each in the Company were issued at HK\$6.63 (2019: HK\$4.616) per share as scrip dividend.
- (c) During the year ended 31 December 2020, the Company issued 185,000,000 ordinary shares of HK\$0.10 each at a placing price of HK\$6.28 per share. The net proceeds from the placing is approximately HK\$1,153 million (equivalent to approximately RMB1,026 million).
- (d) Pursuant to article 24.2 of the Company's Articles of Association, the Company is permitted to pay out final dividend from share premium account and retained profits account.

年內，概無本公司附屬公司購買、出售或贖回本公司任何上市證券。

None of the Company's subsidiaries purchased, sold or redeemed any of the Company's listed securities during the year.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 37. 股本 (續)

有關參考上述本公司已發行股本及股份溢價變動的交易概述如下：

## 37. SHARE CAPITAL (Continued)

A summary of the transactions with reference to the above-mentioned movements in the Company's issued share capital and share premium is as follows:

		已發行繳足 普通股數目 Number of issued fully paid ordinary shares	普通股面值 Nominal value of ordinary shares 千港元 HK\$'000	股份溢價 Share premium 千港元 HK\$'000	普通股 面值等值 Equivalent nominal value of ordinary shares 人民幣千元 RMB'000	股份 溢價等值 Equivalent share premium 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
於二零一九年一月一日	At 1 January 2019	7,744,709,286	774,470	4,017,200	626,271	3,079,702	3,705,973
行使購股權時發行股份	Issue of shares upon exercise of share options	70,359,834	7,036	151,707	6,213	135,702	141,915
就以股代息發行股份	Issue of shares for scrip dividend	81,653,809	8,166	368,749	7,200	325,163	332,363
轉換可換股債券時發行	Issued upon conversion of convertible bonds	449,438	45	3,779	39	3,381	3,420
於二零一九年十二月三十一日	At 31 December 2019	7,897,172,367	789,717	4,541,435	639,723	3,543,948	4,183,671
行使購股權時發行股份	Issue of shares upon exercise of share options	56,015,417	5,602	136,273	4,983	121,896	126,879
就以股代息發行股份	Issue of shares for scrip dividend	82,279,281	8,228	537,284	7,319	477,914	485,233
配售股份	Placing of shares	185,000,000	18,500	1,134,497	16,456	1,009,135	1,025,591
於二零二零年十二月三十一日	At 31 December 2020	8,220,467,065	822,047	6,349,489	668,481	5,152,893	5,821,374

## 38. 遞延稅項

以下為於年內確認的主要遞延稅項資產（負債）及其中變動：

## 38. DEFERRED TAXATION

The following are the major deferred taxation assets (liabilities) recognised and movements thereon during the years:

		公司間交易 未變現收益 的臨時差額 Temporary differences on unrealised gain arising from inter- company transactions	投資物業 公平值 Fair value of investment properties	其他物業及 投資公平值 Fair value of other properties and investments	稅務虧損 Tax losses	土地增值稅 撥備的 臨時差額 Temporary differences on LAT provision	租賃 Leases	其他 Others	總計 Total
		人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
於二零一九年一月一日（經重列）	At 1 January 2019 (restated)	14,751	(2,156,129)	(1,955,139)	208,909	1,096,831	-	(2,005)	(2,792,782)
於損益計入（扣除）	Credit (charge) to profit or loss	10,831	(115,711)	1,034,795	257,213	224,427	(840)	233	1,410,948
計入其他全面收入	Credit to other comprehensive income	-	-	8,813	-	-	-	-	8,813
收購附屬公司（附註39）	Acquisitions of subsidiaries (Note 39)	-	-	(26,653)	-	-	-	913	(25,740)
於二零一九年十二月三十一日（經重列）	At 31 December 2019 (restated)	25,582	(2,271,840)	(938,184)	466,122	1,321,258	(840)	(859)	(1,398,761)
於損益計入（扣除）	Credit (charge) to profit or loss	118,428	(295,743)	1,022,450	201,345	(120,074)	2,131	5,522	934,059
計入其他全面收入	Credit to other comprehensive income	-	-	16,720	-	-	-	-	16,720
收購附屬公司（附註39）	Acquisition of subsidiaries (Note 39)	-	-	(6,840)	-	-	-	527	(6,313)
於二零二零年十二月三十一日	At 31 December 2020	144,010	(2,567,583)	94,146	667,467	1,201,184	1,291	5,190	(454,295)

為呈報綜合財務狀況表，若干遞延稅項資產（負債）已抵銷。以下為就財務報告作出的遞延稅項結餘分析：

For the presentation purposes on the consolidated statement of financial position, certain deferred taxation assets (liabilities) have been offset. The following is the analysis of the deferred taxation balances for financial reporting purposes:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
遞延稅項資產	Deferred taxation assets	2,195,730	1,758,447
遞延稅項負債	Deferred taxation liabilities	(2,650,025)	(3,157,208)
		(454,295)	(1,398,761)

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 38. 遞延稅項(續)

於二零二零年十二月三十一日，本集團擁有未動用稅務虧損約人民幣3,368,343,000元(二零一九年：人民幣2,551,507,000元)可供抵銷未來利潤。於二零二零年十二月三十一日，已就約人民幣2,669,868,000元(二零一九年：人民幣1,861,052,000元)虧損確認遞延稅項資產。由於不可預測未來利潤來源，故於二零二零年十二月三十一日概無就餘下虧損約人民幣698,475,000元(二零一九年：人民幣690,455,000元)確認遞延稅項資產。未確認稅務虧損將於下列年度屆滿：

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
二零二零年	2020	—	533
二零二一年	2021	6,567	2,436
二零二二年	2022	55,083	52,785
二零二三年	2023	73,141	74,937
二零二四年	2024	74,937	559,764
二零二五年	2025	488,747	—
		698,475	690,455

於二零二零年十二月三十一日，本集團來自有關建造物業的公司間交易及已竣工物業的公司間轉讓產生的可扣稅臨時差額約為人民幣254,525,000元(二零一九年：人民幣244,784,000元)。由於不大可能有應課稅利潤可供抵銷可扣稅臨時差額，故並無就該等可扣稅臨時差額確認遞延稅項資產。

根據《中國企業所得稅法》，由二零零八年一月一日起，就中國附屬公司賺取的利潤所宣派股息須徵收預提所得稅。綜合財務報表中未有就於二零二零年十二月三十一日的中國附屬公司累計利潤應佔臨時差額約人民幣45,109,820,000元(二零一九年：人民幣36,652,869,000元)作出遞延稅項撥備，乃因本集團能夠控制臨時差額撥回時間，且該等臨時差額在可見將來不大可能撥回。

## 38. DEFERRED TAXATION (Continued)

At 31 December 2020, the Group had unused tax losses of approximately RMB3,368,343,000 (2019: RMB2,551,507,000) available to offset against future profits. Deferred taxation assets have been recognised in respect of such losses of approximately RMB2,669,868,000 (2019: RMB1,861,052,000) at 31 December 2020. No deferred taxation asset has been recognised in respect of the remaining losses of approximately RMB698,475,000 (2019: RMB690,455,000) at 31 December 2020 due to the unpredictability of future profit streams. The unrecognised tax losses will expire in the following years:

At 31 December 2020, the Group had deductible temporary differences arising from inter-company transactions in relation to construction of properties and inter-company transfer of completed properties amounted to approximately RMB254,525,000 (2019: RMB244,784,000). No deferred taxation asset has been recognised in relation to such deductible temporary difference as it is not probable that taxable profit will be available against which the deductible temporary differences can be utilised.

Under the PRC enterprise income law, withholding income tax is imposed on dividends declared in respect of profits earned by PRC subsidiaries from 1 January 2008 onwards. Deferred taxation has not been provided for in the consolidated financial statements in respect of temporary differences attributable to accumulated profits of certain PRC subsidiaries amounting to approximately RMB45,109,820,000 (2019: RMB36,652,869,000) as at 31 December 2020, as the Group is able to control the timing of the reversal of the temporary differences and it is probable that the temporary differences will not reverse in the foreseeable future.

## 39. 收購附屬公司

(a) 透過收購附屬公司收購資產及負債

## 39. ACQUISITION OF SUBSIDIARIES

(a) Acquisitions of assets and liabilities through acquisitions of subsidiaries

截至二零二零年十二月三十一日止年度

For the year ended 31 December 2020

附屬公司名稱 Name of subsidiary	註冊成立／ 成立地點 Place of incorporation/ establishment	本集團 於收購事項前 持有的 股本權益 Equity interest held by the Group before acquisition	本集團 於收購事項後 持有的 股本權益 Equity interest held by the Group after acquisition	總代價 Total consideration 人民幣千元 RMB'000
上海濤峽企業管理有限公司(「上海濤峽」) Shanghai Taoxia Enterprise Management Co., Ltd. (“Shanghai Taoxia”)	中國 PRC	零 Nil	50% (附註i) (Note i)	150,000
上海平拓商務諮詢有限公司 Shanghai Pingtuo Enterprise Management Co., Ltd.	中國 PRC	1%	100%	990
上海信繼晨敘商務服務有限公司 Shanghai Xinji Chenxu Enterprise Services Co., Ltd.	中國 PRC	零 Nil	100%	50,000
上海信絲晨悉商務諮詢有限公司 Shanghai Xinsi Chenxi Enterprise Consulting Co., Ltd	中國 PRC	零 Nil	100%	50,000
北京盛創置業有限公司 Beijing Shengchuang Real Estate Co., Ltd	中國 PRC	50%	100%	10,000
蘇州花萬裡酒店有限公司 Suzhou Huawanli Hotel Co., Ltd	中國 PRC	零 Nil	100%	238,000
杭州聚厲企業管理有限公司 Hangzhou Juli Enterprise Management Co., Ltd.	中國 PRC	34%	34% (附註ii) (Note ii)	零 Nil
煙台泰恒房地產有限公司 Yantai Taiheng Real Estate Development Co. Ltd	中國 PRC	46%	46% (附註iii) (Note iii)	零 Nil
				498,990

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 39. 收購附屬公司 (續)

## (a) 透過收購附屬公司收購資產及負債 (續)

截至二零二零年十二月三十一日止年度 (續)

附註：

- (i) 截至二零二零年十二月三十一日止年度，本集團以總代價人民幣150,000,000元收購上海濤峽的50%股本權益。本次收購完成後，本集團持有上海濤峽50%股本權益。根據管理細則，本集團可行使上海濤峽的51%投票權且策略性財務及經營決策等所有相關活動必須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及其他股東提名。因此，本集團已取得上海濤峽的控制權，而後者入賬列為本集團的附屬公司。
- (ii) 截至二零二零年十二月三十一日止年度，該實體的全體股東訂立一項補充協議。透過簽立補充協議，策略性財務及經營決策等所有相關活動須經董事會簡單大多數批准，當中四名董事及三名董事分別由本集團及其他股東提名。由於本集團已取得投票權的實際控制權以規管該實體的相關活動，故其被視為本集團的附屬公司。
- (iii) 截至二零二零年十二月三十一日止年度，該實體的全體股東訂立一項補充協議。透過簽立補充協議，策略性財務及經營決策等所有相關活動須經董事會簡單大多數批准，當中四名董事及一名董事分別由本集團及其他股東提名。由於本集團已取得投票權的實際控制權以規管該實體的相關活動，故其被視為本集團的附屬公司。

由於該等公司僅持有投資物業、多幅用作房地產開發的地塊或物業，但並無執行適用於該等物業的重大程序，故上述交易作為透過收購附屬公司收購資產及負債入賬。

## 39. ACQUISITION OF SUBSIDIARIES (Continued)

## (a) Acquisitions of assets and liabilities through acquisitions of subsidiaries (Continued)

For the year ended 31 December 2020 (Continued)

Notes:

- (i) During the year ended 31 December 2020, the Group acquired 50% equity interests of Shanghai Taoxia at a total consideration of RMB150,000,000. Upon the completion of this acquisition, the Group held 50% equity interests of Shanghai Taoxia. Pursuant to the management article, the Group can exercise 51% voting power of Shanghai Taoxia and all of the relevant activities including the strategic financial and operating decisions required approval by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholder, respectively. Accordingly, the Group has control over Shanghai Taoxia and the latter is accounted for as a subsidiary of the Group.
- (ii) During the year ended 31 December 2020, all shareholders of the entity entered into a supplementary agreement. By execution of the supplementary agreement, all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which four directors and three directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of the entity, it is regarded as a subsidiary of the Group.
- (iii) During the year ended 31 December 2020, all shareholders of the entity entered into a supplementary agreement. By execution of the supplementary agreement, all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which four directors and one director are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of the entity, it is regarded as a subsidiary of the Group.

The above transactions are accounted for as acquisition of assets and liabilities through acquisition of subsidiaries because these companies only hold investment properties, pieces of land for property development or properties without significant processes applied to the properties.

## 39. 收購附屬公司 (續)

(a) 透過收購附屬公司收購資產及負債  
(續)

## 39. ACQUISITION OF SUBSIDIARIES (Continued)

(a) Acquisitions of assets and liabilities through acquisitions of subsidiaries (Continued)

截至二零一九年十二月三十一日止年度

For the year ended 31 December 2019

附屬公司名稱 Name of subsidiary	註冊成立/ 成立地點 Place of incorporation/ establishment	本集團 於收購事項前 持有的 股本權益 Equity interest held by the Group before acquisition	本集團 於收購事項後 持有的 股本權益 Equity interest held by the Group after acquisition	總代價 Total consideration 人民幣千元 RMB'000
湖南湘銀置業有限公司 (「湖南湘銀」) Hunan Xiangyin Property Co., Ltd. (“Hunan Xiangyin”)	中國 PRC	零 Nil	70%	352,847
雲南金宏雅房地產開發有限公司 (「雲南金宏雅」) Yunnan Jinhongya Property Development Co., Ltd. (“Yunnan Jinhongya”)	中國 PRC	零 Nil	51%	223,618
青島銀盛泰博觀錦岸房地產開發有限公司 (「銀盛泰博觀錦岸」) Qingdao Yinshengtai Boguanjinan Property Development Co., Ltd (“Yinshengtai Boguanjinan”)	中國 PRC	零 Nil	50% (附註i) (Note i)	100,000
寧波世圓企業管理諮詢有限公司 (「寧波世圓」) Ningbo Shiyuan Enterprise Management Consulting Co., Ltd. (“Ningbo Shiyuan”)	中國 PRC	零 Nil	34% (附註ii) (Note ii)	800,427
佛山市合盈置業有限公司 (「佛山合盈」) Foshan Heying Real Estate Co., Ltd. (“Foshan Heying”)	中國 PRC	零 Nil	100%	198,911
重慶旭宇華錦房地產開發有限公司 (「重慶旭宇華錦」) Chongqing Xuyuhua jin Property Development Co., Ltd (“Chongqing Xuyuhua jin”)	中國 PRC	33.3%	33.3% (附註iii) (Note iii)	零 Nil
恒山發展有限公司 Hengshan Development Limited	中國 PRC	50%	50% (附註iii) (Note iii)	零 Nil



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 39. 收購附屬公司 (續)

(a) 透過收購附屬公司收購資產及負債  
(續)

## 39. ACQUISITION OF SUBSIDIARIES (Continued)

(a) Acquisitions of assets and liabilities through acquisitions of subsidiaries (Continued)

截至二零一九年十二月三十一日止年度  
(續)

For the year ended 31 December 2019 (Continued)

附屬公司名稱 Name of subsidiary	註冊成立/ 成立地點 Place of incorporation/ establishment	本集團 於收購事項前 持有的 股本權益 Equity interest held by the Group before acquisition	本集團 於收購事項後 持有的 股本權益 Equity interest held by the Group after acquisition	總代價 Total consideration 人民幣千元 RMB'000
蘇州旭隆置業有限公司 Suzhou Xulong Property Co., Ltd.	中國 PRC	50%	50% (附註iii) (Note iii)	零 Nil
天津昌勝房地產資訊諮詢有限公司(「天津昌勝」) Tianjin Changsheng Real Estate Information Consulting Co., Ltd ("Tianjin Changsheng")	中國 PRC	50%	50% (附註iv) (Note iv)	零 Nil
青島音樂之島文化產業開發有限公司(「青島音樂之島」) Qingdao Music Island Cultural Industry Development Co., Ltd. ("Qingdao Music Island")	中國 PRC	25.5%	25.5% (附註iii) (Note iii)	零 Nil
				1,675,803

## 39. 收購附屬公司 (續)

## (a) 透過收購附屬公司收購資產及負債 (續)

截至二零一九年十二月三十一日止年度 (續)

附註：

- (i) 根據該實體的組織章程大綱及細則，所有策略性財務及經營決策須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及其他股東提名。由於本集團已取得投票權的實際控制權以規管該實體的相關活動，故其被視為本集團的附屬公司。
- (ii) 根據有關實體的組織章程大綱及細則，所有策略性財務及經營決策須經董事會簡單大多數批准，當中九名董事及五名董事分別由本集團及其他股東提名。由於本集團已取得投票權的實際控制權以規管該實體的相關活動，故其被視為本集團的附屬公司。
- (iii) 截至二零一九年十二月三十一日止年度，有關實體的全體股東訂立一項補充協議。透過簽立補充協議，所有策略性財務及經營決策須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及其他股東提名。由於本集團已取得投票權的實際控制權以規管該等實體的相關活動，故其被視為本集團的附屬公司。
- (iv) 截至二零一九年十二月三十一日止年度，該實體的全體股東訂立一項補充協議。透過簽立補充協議，所有策略性財務及經營決策須經董事會簡單大多數批准，當中五名董事及三名董事分別由本集團及其他股東提名。由於本集團已取得投票權的實際控制權以規管該實體的相關活動，故其被視為本集團的附屬公司。

由於該等公司僅持有多幅用作房地產開發的地塊、土地使用權按金、持作出售物業或物業，但並無執行適用於該等物業的重大程序，故上述交易作為透過收購附屬公司收購資產及負債入賬。

## 39. ACQUISITION OF SUBSIDIARIES (Continued)

## (a) Acquisitions of assets and liabilities through acquisitions of subsidiaries (Continued)

For the year ended 31 December 2019 (Continued)

Notes:

- (i) According to the memorandum and articles of association of the entity, all of the strategic financial and operating decisions must be approved by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of the entity, it is regarded as a subsidiary of the Group.
- (ii) According to the memorandum and articles of association of the respective entity, all of the strategic financial and operating decisions must be approved by simple majority of the board of directors, of which nine directors and five directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of the entity, it is regarded as a subsidiary of the Group.
- (iii) During the year ended 31 December 2019, all shareholders of the respective entity entered into a supplementary agreement. By execution of the supplementary agreement, all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of the entities, they are regarded as subsidiaries of the Group.
- (iv) During the year ended 31 December 2019, all shareholders of the entity entered into a supplementary agreement. By execution of the supplementary agreement, all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which five directors and three directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of the entity, it is regarded as a subsidiary of the Group.

The above transactions are accounted for as acquisition of assets and liabilities through acquisition of subsidiaries because these companies only hold pieces of land for property development, deposits for land use right, properties held for sale or properties without significant processes applied to the properties.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 39. 收購附屬公司 (續)

(a) 透過收購附屬公司收購資產及負債  
(續)

有關所收購資產及所承擔負債的詳情如下：

## 39. ACQUISITION OF SUBSIDIARIES (Continued)

## (a) Acquisitions of assets and liabilities through acquisitions of subsidiaries (Continued)

Details of the assets acquired and liabilities assumed are as below:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
投資物業	Investment properties	2,862,052	—
物業、廠房及設備	Property, plant and equipment	372	32,079
土地使用權按金	Deposit for land use right	—	269,786
擬作出售的開發中物業	Properties under development for sale	4,740,152	9,450,436
持作出售物業	Properties held for sale	—	508,383
其他應收款項、按金以及預付款項	Other receivables, deposits and prepayments	307,879	1,481,587
應收本集團款項	Amount due from the Group	665,769	86,544
應收非控股權益款項	Amounts due from non-controlling interests	34,174	—
銀行結餘及現金	Bank balances and cash	561,329	349,704
應付本集團款項	Amounts due to the Group	(2,818,522)	(1,611,908)
應付非控股權益款項	Amounts due to non-controlling interests	(1,218,883)	(2,945,270)
應付賬款及其他應付款項以及應計開支	Accounts and other payables and accrued charges	(1,767,737)	(620,569)
合約負債	Contract liabilities	(119,899)	(335,066)
股東貸款	Shareholders' loans	—	(2,997,554)
銀行及其他借款	Bank and other borrowings	(2,356,655)	(2,390,000)
		890,031	1,278,152
轉讓予本集團的股東貸款	Shareholders' loans assigned to the Group	185,851	1,228,935
		1,075,882	2,507,087
已轉撥代價支付方式：	Consideration transferred, satisfied by:		
其他應付款項	Other payables	129,000	—
現金	Cash	369,990	1,625,803
於合營企業的權益	Interests in joint ventures	202,444	337,789
過往年度就收購股本權益已付的按金	Deposit paid for acquisition of equity interests in prior years	—	50,000
非控股權益分佔資產淨值(附註)	Net assets shared by non-controlling interests (Note)	374,448	493,495
		1,075,882	2,507,087
現金流入(流出)淨額：	Net cash inflow (outflow):		
已付現金代價	Cash consideration paid		
(包括轉讓股東貸款)	(including assignment of shareholders' loans)	(369,990)	(1,625,803)
所收購的銀行結餘及現金	Bank balances and cash acquired	561,329	349,704
		191,339	(1,276,099)

附註：非控股權益乃按照資產淨值份額計量。

Note: The non-controlling interests were measured in accordance with share of net assets.

## 39. 收購附屬公司 (續)

## (b) 收購業務

截至二零二零年十二月三十一日止年度

## 39. ACQUISITION OF SUBSIDIARIES (Continued)

## (b) Acquisition of businesses

For the year ended 31 December 2020

附屬公司名稱 Name of subsidiary	註冊成立/ 成立地點 Place of incorporation/ establishment	本集團 於收購事項前 持有的 股本權益 Equity interest held by the Group before acquisition	本集團 於收購事項後 持有的 股本權益 Equity interest held by the Group after acquisition	總代價 Total consideration 人民幣千元 RMB'000
江蘇香江物業發展有限公司 (「江蘇香江」) Jiangsu Xiangjiang Property Development Company Limited ("Jiangsu Xiangjiang")	中國 PRC	零 Nil	51%	45,652
青島銀盛泰物業服務有限公司 (「青島銀盛泰」) Qingdao Yinshengtai Property Management Services Company Limited ("Qingdao Yinshengtai")	中國 PRC	零 Nil	50% (附註) (Note)	8,644
				54,296

附註：根據青島銀盛泰的組織章程大綱及細則，所有相關活動（包括策略性財務及經營決策）須經董事會簡單大多數批准，當中五名董事及三名董事分別由本集團及其他股東提名。由於本集團已取得青島銀盛泰的實際控制權，故青島銀盛泰已成為本集團的附屬公司。

Note: According to the memorandum and articles of association of Qingdao Yinshengtai, all of the relevant activities including the strategic financial and operating decisions must be approved by simple majority of the board of directors, of which five directors and three directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control over Qingdao Yinshengtai, Qingdao Yinshengtai became a subsidiary of the Group.

本公司董事認為上述交易構成業務合併。有關交易已相應使用收購法入賬。所收購附屬公司主要從事物業管理服務，而收購該等公司旨在繼續擴大本集團的物業管理業務。

The directors of the Company are of the view that the above transactions constitute business combinations. The transactions have been accounted for using acquisition method accordingly. The principal activities of the acquired subsidiaries are engaged in the property management services and they were acquired so as to continue the expansion of the Group's property management business.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 39. 收購附屬公司 (續)

## (b) 收購業務 (續)

## 39. ACQUISITION OF SUBSIDIARIES (Continued)

## (b) Acquisition of businesses (Continued)

截至二零一九年十二月三十一日止年度

For the year ended 31 December 2019

附屬公司名稱 Name of subsidiary	註冊成立/ 成立地點 Place of incorporation/ establishment	本集團 於收購事項前 持有的股本權益 Equity interest held by the Group before acquisition	本集團 於收購事項後 持有的股本權益 Equity interest held by the Group after acquisition	總代價 Total consideration 人民幣千元 RMB'000
青島雅園物業管理有限公司 (「青島雅園」) Qingdao Yayuan Property Management Co., Ltd (“Qingdao Yayuan”)	中國 PRC	零 Nil	55% (附註i) (Note i)	462,000
上海永升怡置物業管理有限公司 (「永升怡置」) Shanghai Yongsheng Yizhi Property Management Company Limited (“Yongsheng Yizhi”)	中國 PRC	50%	50% (附註ii) (Note ii)	零 Nil
重慶旭原天澄物業管理有限公司 (「重慶旭原」) Chongqing Xuyuan Tiancheng Property Management Company Limited (“Chongqing Xuyuan”)	中國 PRC	51%	51% (附註iii) (Note iii)	零 Nil
				462,000

## 39. 收購附屬公司 (續)

## (b) 收購業務 (續)

截至二零一九年十二月三十一日止年度  
(續)

附註：

- (i) 於二零一九年六月十八日，本集團與獨立第三方訂立買賣協議，以收購青島雅園的55%股本權益。該公司的主要業務為提供物業管理及其他社區服務。收購事項的總代價為人民幣462,000,000元。進行收購事項旨在擴充本集團的現有經營規模並擴大本集團的市場佔有率。

商譽人民幣413,898,000元主要產生自青島雅園業務的預期未來發展、市場覆蓋率增長、服務組合增加、增值服務一體化及管理效率提升。預期已確認商譽不作扣除所得稅用途。

- (ii) 由於所有策略性財務及經營決策須經永升怡置股東及董事一致同意，永升怡置入賬為本集團50%權益合營企業。截至二零一九年十二月三十一日止年度，永升怡置的全體股東訂立一項補充協議。透過簽立補充協議，所有策略性財務及經營決策須經董事會簡單大多數批准，當中四名董事及三名董事分別由本集團及其他股東提名。由於本集團已取得投票權的實際控制權以規管永升怡置的相關活動，故其被視為本集團的附屬公司。

- (iii) 由於所有策略性財務及經營決策均須經董事會簡單大多數批准，當中一名董事及兩名董事分別由本集團及其他股東提名，重慶旭原入賬為本集團51%聯營公司。本集團對重慶旭原有重大影響力。於截至二零一九年十二月三十一日止年度，重慶旭原全體股東訂立一項補充協議。透過簽立補充協議，所有策略性財務及經營決策須經董事會簡單大多數批准，當中本集團透過本集團的非全資附屬公司擁有51%投票權。由於本集團已取得投票權的實際控制權以規管重慶旭原的相關活動，故其於二零一九年四月自補充協議生效起被視為本集團的附屬公司。

本公司董事認為上述交易構成業務合併。有關交易已相應使用收購法入賬。收購附屬公司的主要活動為從事物業管理服務。

## 39. ACQUISITION OF SUBSIDIARIES (Continued)

## (b) Acquisition of businesses (Continued)

For the year ended 31 December 2019 (Continued)

Notes:

- (i) On 18 June 2019, the Group entered into a sales and purchase agreement with independent third parties for the acquisition of 55% of equity interests in Qingdao Yayuan, a company whose principal activity is provision of property management and other community services. The total consideration for the acquisition was RMB462,000,000. The acquisition was made with the aims to expand the Group's existing scale of operation and enlarge the Group's market presence.

Goodwill of RMB413,898,000 primarily arose from the expected future development of Qingdao Yayuan's business, improvement on market coverage, enriching the service portfolio, integrating value-added services, and improvement on management efficiency. Goodwill recognised is not expected to be deductible for income tax purposes.

- (ii) Yongsheng Yizhi was accounted for as a 50%-interest joint venture of the Group as all of the strategic financial and operating decisions required approval by unanimous consent of all of their shareholders and directors of Yongsheng Yizhi. During the year ended 31 December 2019, all shareholders of Yongsheng Yizhi entered into a supplementary agreement. By execution of the supplementary agreement, all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which four directors and three directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of Yongsheng Yizhi, Yongsheng Yizhi became a subsidiary of the Group in April 2019 upon effective of the supplementary agreement.

- (iii) Chongqing Xuyuan was accounted for as a 51%-interest associate of the Group as all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which one director and two directors were nominated by the Group and the other shareholders, respectively. The Group had significant influence on Chongqing Xuyuan. During the year ended 31 December 2019, all shareholders of Chongqing Xuyuan entered into a supplementary agreement. By execution of the supplementary agreement, all of the strategic financial and operating decisions required approval by simple majority of the shareholders, for which the Group has 51% voting right through the Group's non-wholly owned subsidiary. Since the Group obtained effective control of voting power to govern the relevant activities of Chongqing Xuyuan, Chongqing Xuyuan became a subsidiary of the Group in April 2019 upon effective of the supplementary agreement.

The directors of the Company are of the view that the above transactions constitute business combinations. The transactions have been accounted for using purchase method accordingly. The principal activities of the acquired subsidiaries are engaged in the property management services.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 39. 收購附屬公司 (續)

## (b) 收購業務 (續)

有關所收購資產及所承擔負債的詳情如下：

## 39. ACQUISITION OF SUBSIDIARIES (Continued)

## (b) Acquisition of businesses (Continued)

Details of the assets acquired and liabilities assumed are as below:

		二零二零年 2020 人民幣千元 RMB'000 (附註i) (Note i)	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated) (附註ii) (Note ii)
所收購資產及所承擔負債的公平值：	Fair value of assets acquired and liabilities assumed:		
物業、廠房及設備	Property, plant and equipment	3,374	4,065
使用權資產	Right-of-use assets	—	235
遞延稅項資產	Deferred taxation assets	527	913
無形資產	Intangible assets	25,763	105,000
應收賬款及其他應收款項、 按金及預付款項	Accounts and other receivables, deposits and prepayments	43,082	26,528
應收關聯公司款項	Amounts due from related companies	—	68,335
受限制銀行存款	Restricted bank deposits	—	43,000
銀行結餘及現金	Bank balances and cash	16,874	141,542
應付賬款及其他應付款項以及 應計開支	Accounts and other payables and accrued charges	(36,060)	(215,082)
合約負債	Contract liabilities	(11,802)	(36,547)
應付稅項	Taxation payable	(3,388)	(6,675)
租賃負債	Lease liabilities	—	(315)
遞延稅項負債	Deferred taxation liabilities	(6,840)	(26,653)
銀行及其他借款	Bank and other borrowings	(3,005)	—
		28,525	104,346
收購產生的商譽：	Goodwill arising on acquisition:		
已轉撥代價	Consideration transferred		
於一間合營企業的權益	Interests in a joint venture	—	6,891
於一間聯營公司的權益	Interests in an associate	—	1,584
現金	Cash	54,296	462,000
		54,296	470,475
加：非控股權益分佔資產淨值	Add: Net assets shared by non-controlling interests	14,053	47,769
減：本集團所收購資產淨值	Less: Net assets acquired by the Group	(28,525)	(104,346)
		39,824	413,898

## 39. 收購附屬公司 (續)

## (b) 收購業務 (續)

## 39. ACQUISITION OF SUBSIDIARIES (Continued)

## (b) Acquisition of businesses (Continued)

		二零二零年 2020 人民幣千元 RMB'000 (附註i) (Note i)	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated) (附註ii) (Note ii)
現金流出淨額：	Net cash outflow:		
已付現金代價	Cash consideration paid	(54,296)	(462,000)
所收購的受限制銀行存款	Restricted bank deposits acquired	—	43,000
所收購的銀行結餘及現金	Bank balances and cash acquired	16,874	141,542
		(37,422)	(277,458)

## 附註：

## Notes:

- (i) 收購提供物業管理服務附屬公司的無形資產人民幣25,763,000元與物業管理合同及客戶關係有關。在業務合併過程中收購的無形資產的公平值由獨立估值師透過應用收入法進行估計。該方法估計物業管理合同及被收購方客戶關係應佔未來經濟利益及成本。經考慮顧客流失率、增長率及折現率後，經濟利益及有關成本轉而按包括預期合同續約等預期合同期間預測。

期內，由於合併成本包括控制權溢價，故收購附屬公司產生商譽。此外，就合併所支付代價實際包括與預期協同效益的利益、收入增長、未來市場發展及業務整體勞動力有關的金額。

預期概無產生自收購事項的商譽將作扣稅用途。產生自收購有關附屬公司的非控股權益經參考於有關收購日期按比例佔被收購方可識別資產淨值的公平值後進行計量。

計入期內利潤及收入的人民幣22,109,000元及人民幣162,652,000元歸屬於江蘇香江及青島銀盛泰所產生的額外業務。

假設收購事項於年初生效，則本集團截至二零二零年十二月三十一日止年度的收入總額應為人民幣71,833,965,000元，而年內利潤金額應為人民幣11,903,840,000元。備考資料僅供說明之用，不可作為假設收購事項已於年初完成時本集團實際所達致的收入及經營業績的指標，亦不擬作為未來業績的預測。

- (ii) 自收購日期起，青島雅園為本集團年內收入及利潤貢獻人民幣100,350,000元及人民幣38,465,000元。倘收購事項於二零一九年一月一日發生，本集團的收入及利潤將分別為人民幣56,608,380,000元及人民幣9,277,247,000元。備考資料僅供說明之用，不可作為假設收購事項已於二零一九年一月一日完成時本集團實際所達致的收入及經營業績的指標，亦不擬作為未來表現的預測。

- (i) Intangible assets of RMB25,763,000 in relation to the acquisition of subsidiaries providing property management services relate to property management contracts and customer relationships. The fair value of intangible assets acquired in business combination is estimated by an independent valuer through application of income approach. This approach estimates the future economic benefits and costs attributed to the property management contracts and the customer relationship of the acquires. The economic benefits and related costs are in turn projected over the expected contractual periods including expected contract renewals, taking into consideration of the customer attrition rate, the growth rate and the discount rate.

Goodwill was arisen on the acquisitions of subsidiaries during the period, because the cost of the combination included a control premium. In addition, the consideration paid for the combination effectively included amounts in relation to the benefits of expected synergies, revenue growth, future market development and the assembled workforce of the businesses.

None of the goodwill arising on the acquisitions is expected to be deductible for tax purposes. The non-controlling interests arising from the acquisition of respective subsidiaries were measured by reference to the proportionate share of the fair value of the acquiree's net identifiable assets at the respective acquisition dates.

Included in the profit and revenue for the period is RMB22,109,000 and RMB162,652,000 attributable to the additional businesses generated by Jiangsu Xiangjiang and Qingdao Yinshengtai.

Had the acquisition been effected at the beginning of the year, the total amount of revenue of the Group for the year ended 31 December 2020 would have been RMB71,833,965,000 and the amount of the profit for the year would have been RMB11,903,840,000. The pro forma information is for illustrative purpose only and is not necessarily an indication of revenue and results of operations of the Group that actually would have been achieved had the acquisition been completed at the beginning of the year, nor is it intended to be a projection of future results.

- (ii) Since the acquisition date, Qingdao Yayuan has contributed RMB100,350,000 and RMB38,465,000 to the Group's revenue and profit for the year. If the acquisition had occurred on 1 January 2019, the Group's revenue and profit would have been RMB56,608,380,000 and RMB9,277,247,000 respectively. This pro forma information is for illustrative purposes only and is not necessarily an indication of revenue and results of operations of the Group that actually would have been achieved had the acquisition been completed on 1 January 2019, nor is it intended to be a projection of future performance.



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 40. 出售附屬公司

出售附屬公司權益導致失去控制權

## 40. DISPOSAL OF SUBSIDIARIES

Disposal of interest in subsidiaries resulting in loss of control

截至二零二零年十二月三十一日止年度

For the year ended 31 December 2020

附屬公司名稱 Name of subsidiary	註冊成立／成立地點 Place of incorporation/ establishment	本集團於出售 事項前持有的 股本權益 Equity interest held by the Group before disposal	本集團於出售 事項後持有的 股本權益 Equity interest held by the Group after disposal	總代價 Total consideration 人民幣千元 RMB'000
濟南輝明房地產開發有限公司 Jinan Huiming Real Estate Property Co., Ltd.	中國 PRC	100%	20%	20,000
石獅昌拓房地產開發有限公司 Shishi Changtuo Real Estate Property Co., Ltd.	中國 PRC	100%	20%	10,000
河北和湖企業管理有限公司(「河北和湖」) Hebei Hehu Management Co., Ltd. ("Hebei Hehu")	中國 PRC	66%	16% (附註i) (Note i)	499,202
長沙輝麓置業發展有限公司 Changsha Huilu Real Estate Development Co., Ltd.	中國 PRC	70%	零 Nil	165,660
句容和煜實業有限公司 Jurong Heyu Enterprise Co., Ltd.	中國 PRC	100%	27.58%	279,809
句容和揚實業有限公司 Jurong Heyang Enterprise Co., Ltd.	中國 PRC	100%	26.44%	134,942
蘇州盛穆商務諮詢有限公司 Suzhou Shengmu Management Co., Ltd.	中國 PRC	100%	20%	29,992
天津新城悅茂房地產開發有限公司 Tianjin Xincheng Yuemao Property Development Co., Ltd.	中國 PRC	50%	50% (附註ii) (Note ii)	零 Nil
重慶金奕輝房地產開發有限公司 Chongqing Jinyihui Property Development Co., Ltd.	中國 PRC	50%	50% (附註ii) (Note ii)	零 Nil
廣州昌泰商務諮詢有限公司 Guangzhou Changtai Management Co., Ltd.	中國 PRC	100%	20% (附註iii) (Note iii)	零 Nil

## 40. 出售附屬公司 (續)

出售附屬公司權益導致失去控制權 (續)

## 40. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of interest in subsidiaries resulting in loss of control (Continued)

截至二零二零年十二月三十一日止年度  
(續)

For the year ended 31 December 2020 (Continued)

附屬公司名稱 Name of subsidiary	註冊成立／成立地點 Place of incorporation/ establishment	本集團於出售 事項前持有的 股本權益 Equity interest held by the Group before disposal	本集團於出售 事項後持有的 股本權益 Equity interest held by the Group after disposal	總代價 Total consideration 人民幣千元 RMB'000
濟南銀盛泰博盛置業有限公司 Jinan Yinshengtai Bosheng Real Estate Co., Ltd.	中國 PRC	23%	23% (附註ii) (Note ii)	零 Nil
佛山市昌重房地產開發有限公司 Foshan Changzhong Real Estate development Co., Ltd.	中國 PRC	33%	33% (附註ii) (Note ii)	零 Nil
佛山雅旭房地產開發有限公司 Foshan Yaxu Real Estate Development Co. Ltd.	中國 PRC	34%	34% (附註ii) (Note ii)	零 Nil
廈門和際商務諮詢有限公司 Xiamen Heji Management Co., Ltd.	中國 PRC	100%	50% (附註iii) (Note iii)	零 Nil
廣州昌哲商務諮詢有限公司 Guangzhou Changzhe Management Co., Ltd.	中國 PRC	100%	50% (附註iii) (Note iii)	零 Nil
長沙和諾商務諮詢有限公司 Changsha Henuo Management Co., Ltd.	中國 PRC	100%	20% (附註iv) (Note iv)	零 Nil
成都和飛企業管理有限公司 Chengdu Hefei Management Co., Ltd.	中國 PRC	100%	30% (附註iii) (Note iii)	零 Nil
				1,139,605

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 40. 出售附屬公司 (續)

出售附屬公司權益導致失去控制權 (續)

截至二零二零年十二月三十一日止年度  
(續)

附註：

- (i) 截至二零二零年十二月三十一日止年度，本集團以總代價人民幣499,202,000元向一名獨立第三方出售於河北和湖的50%股本權益。於出售事項後，本集團持有16%股本權益。由於河北和湖的相關活動須獲全體股東一致同意，河北和湖根據股東協議成為本集團的合營企業。
- (ii) 截至二零二零年十二月三十一日止年度，有關實體的股東訂立一項補充協議。透過簽立補充協議，策略性財務及經營決策等所有相關活動須獲其全體股東一致同意批准，因此該等實體作為合營企業入賬。
- (iii) 截至二零二零年十二月三十一日止年度，有關實體的獨立股東以註冊資本的形式向該實體注資。注資後，本集團及獨立股東各自持有該實體的部分權益。該實體的經修訂組織章程大綱及細則規定，策略性財務及經營決策等所有相關活動須獲其全體股東一致同意批准，因此該等實體作為合營企業入賬。
- (iv) 截至二零二零年十二月三十一日止年度，獨立股東以註冊資本的形式向該實體注資。注資後，本集團及該獨立股東各自持有該實體20%及80%的股本權益。該實體的經修訂組織章程大綱及細則規定股東會作出的決策必須獲半數以上投票權批准，因此該實體作為聯營公司入賬。

## 40. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of interest in subsidiaries resulting in loss of control (Continued)

For the year ended 31 December 2020 (Continued)

Notes:

- (i) During the year ended 31 December 2020, the Group disposed of 50% equity interest in Hebei Hehu to an independent third party at a total consideration of RMB499,202,000. Subsequent to the disposal, the Group held 16% equity interests. Hebei Hehu became a joint venture of the Group in accordance with the shareholders' agreement, as relevant activities of Hebei Hehu require unanimous consent of all shareholders.
- (ii) During the year ended 31 December 2020, the shareholders of the respective entity entered into a supplemental agreement. By execution of the supplemental agreement, all of the relevant activities including the strategic financial and operating decisions required approval by unanimous consent of all of its shareholders and thus the entities are accounted for as joint ventures.
- (iii) During the year ended 31 December 2020, the independent shareholders of the respective entity injected capital in the form of registered capital to the entity. After the capital injection, each of the Group and the independent shareholder held partial interest of the entity. The revised Memorandum and Articles of Association of the entity has stipulated that all of the relevant activities including the strategic financial and operating decisions required approval by unanimous consent of all of its shareholders and thus the entities are accounted for as joint ventures.
- (iv) During the year ended 31 December 2020, the independent shareholder injected capital in the form of registered capital to the entity. After the capital injection, each of the Group and the independent shareholder held 20% and 80% equity interest of the entity. The revised Memorandum and Articles of Association of the entity has stipulated that decision made by board of shareholders must be approved by over half of voting rights and the entity is accounted for as an associate.

## 40. 出售附屬公司 (續)

出售附屬公司權益導致失去控制權 (續)

## 40. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of interest in subsidiaries resulting in loss of control (Continued)

截至二零一九年十二月三十一日止年度

For the year ended 31 December 2019

附屬公司名稱 Name of subsidiary	註冊成立／成立地點 Place of incorporation/ establishment	本集團於出售 事項前持有的 股本權益 Equity interest held by the Group before disposal	本集團於出售 事項後持有的 股本權益 Equity interest held by the Group after disposal	總代價 Total consideration 人民幣千元 RMB'000
無錫昌鋒商務諮詢有限公司 Wuxi Changfeng Business Advisory Co., Ltd.	中國 PRC	100%	20% (附註i) (Note i)	230,000
長春和羽房地產開發有限公司 Changchun Heyu Property Development Co., Ltd.	中國 PRC	100%	30% (附註i) (Note i)	480,000
煙台泰恒房地產有限公司 Yantai Taiheng Property Co., Ltd.	中國 PRC	90%	46% (附註i) (Note i)	172,920
煙台泰博房地產有限公司 Yantai Taibo Property Co., Ltd.	中國 PRC	90%	46% (附註i) (Note i)	238,480
北京輝廣企業管理有限公司 Beijing Huiguang Business Management Co., Ltd.	中國 PRC	11.1%	11.1% (附註ii) (Note ii)	零 Nil
湘潭長廈錦城房地產開發有限公司 Xiangtan Changshajincheng Property Development Co., Ltd.	中國 PRC	35%	35% (附註ii) (Note ii)	零 Nil
成都市盛部房地產開發有限公司 Chengdu Shengbu Property Development Co., Ltd.	中國 PRC	34%	34% (附註ii) (Note ii)	零 Nil
重慶昌格商務資訊諮詢有限公司 Chongqing Changge Commercial Information Consultation Co., Ltd.	中國 PRC	35%	35% (附註ii) (Note ii)	零 Nil
許昌旭輝房地產開發有限公司 Xuchang Xuhui Property Development Co., Ltd.	中國 PRC	100%	50% (附註i) (Note i)	49,020
合肥盛哲房地產開發有限公司 Hefei Shengzhe Property Development Co., Ltd.	中國 PRC	51%	50% (附註i) (Note i)	1,000
合肥昌哲房地產開發有限公司 Hefei Changzhe Property Development Co., Ltd.	中國 PRC	37.5%	35% (附註i) (Note i)	1,000
				1,172,420

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 40. 出售附屬公司 (續)

出售附屬公司權益導致失去控制權 (續)

截至二零一九年十二月三十一日止年度  
(續)

附註：

- (i) 於出售該等實體的部分股本權益後，由於其相關活動須獲全體股東一致同意，故其根據股東協議被視為本集團的合營企業。
- (ii) 截至二零一九年十二月三十一日止年度，相關實體的股東訂立一項補充協議。透過簽立補充協議，策略性財務及經營決策等所有相關活動須獲其全體股東一致同意批准，因此，其被視為合營企業。

上述交易按出售附屬公司權益導致失去控制權入賬。有關就上述交易出售的資產淨值詳情概述如下：

## 40. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of interest in subsidiaries resulting in loss of control (Continued)

For the year ended 31 December 2019 (Continued)

Notes:

- (i) Subsequent to the disposal of certain equity interest in these entities, they are regarded as joint ventures of the Group in accordance with the shareholders' agreement since relevant activities require unanimous consent of all shareholders.
- (ii) During the year ended 31 December 2019, the shareholders of the respective entity entered into a supplemental agreement. By execution of the supplemental agreement, all of the relevant activities including the strategic financial and operating decisions required approval by unanimous consent of all of its shareholders and thus they are regarded as joint ventures.

The above transactions are accounted for as disposal of interest in subsidiaries resulting in loss of control. Details of the net assets disposed of in respect of the above transactions are summarised below:

## 40. 出售附屬公司 (續)

出售附屬公司權益導致失去控制權 (續)

## 40. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of interest in subsidiaries resulting in loss of control (Continued)

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
就失去控制權的資產及 負債分析：	Analysis of assets and liabilities over which control was lost:		
物業、廠房及設備	Property, plant and equipment	1,116	2,231
於聯營公司的權益	Interests in associates	63,204	—
擬作出售的開發中物業	Properties under development for sale	18,770,394	12,280,303
持作出售物業	Properties held for sale	82,083	—
應收本集團款項	Amounts due from the Group	2,520,052	3,108,482
應收合營企業款項	Amounts due from joint ventures	—	1,207,865
應收一間聯營公司款項	Amount due from an associate	788,217	—
應收非控股權益款項	Amounts due from non-controlling interests	—	209,149
持作出售物業土地使用權按金	Deposits for land use rights for properties held for sale	4,607,701	592,202
其他應收款項	Other receivables	6,229,741	750,795
銀行結餘及現金	Bank balances and cash	1,895,208	1,118,722
應付賬款及應計開支	Accounts payable and accrued charges	(2,401,654)	(1,011,115)
應付非控股權益款項	Amounts due to non-controlling interests	(3,776,784)	(2,813,748)
應付一間聯營公司款項	Amount due to an associate	(17,173)	—
應付本集團款項	Amounts due to the Group	(8,650,060)	(3,480,004)
合約負債	Contract liabilities	(5,665,118)	(3,051,020)
應付稅項	Taxation payable	(139,589)	—
銀行及其他借款	Bank and other borrowings	(12,465,445)	(7,675,000)
出售的資產淨值	Net assets disposed of	1,841,893	1,238,862
出售附屬公司的收益：	Gain on disposal of subsidiaries:		
現金代價	Cash consideration	1,139,605	1,172,420
本集團分佔於合營企業所保留 股本權益的資產淨值	The Group's share of net assets of the retained equity interests in joint ventures	435,114	819,910
本集團分佔於聯營公司所保留 股本權益的資產淨值	The Group's share of net assets of the retained equity interests in associates	213,745	—
非控股權益	Non-controlling interests	674,806	221,266
出售的資產淨值	Net assets disposed of	(1,841,893)	(1,238,862)
		621,377	974,734
現金(流出)流入淨額：	Net cash (outflow) inflow:		
現金代價	Cash consideration	1,139,605	1,172,420
出售的銀行結餘及現金	Bank balances and cash disposed of	(1,895,208)	(1,118,722)
		(755,603)	53,698

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## Notes to the Consolidated Financial Statements

## 41. 退休福利計劃

根據中國相關法律及法規，本公司的中國附屬公司須參與地方市政府推行的定額供款退休計劃。本集團的中國附屬公司按地方市政府所規定平均僱員薪金的若干百分比向計劃供款，以就僱員的退休福利撥付資金。本集團有關退休福利計劃的主要責任為根據計劃作出規定供款。

本集團亦為香港所有合資格僱員參與強制性公積金計劃。該計劃的資產與本集團資產分開，存放於受託人管理的基金。本集團向該計劃作出的供款為有關薪金成本的5%，而僱員亦須作出同樣供款。

截至二零二零年十二月三十一日止年度，本集團已確認退休福利供款人民幣130,153,000元（二零一九年：人民幣217,597,000元）。

## 42. 抵押資產

除別處所披露者外，下列資產於報告期末予以抵押以擔保本集團獲授若干銀行及其他融資：

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
投資物業	Investment properties	15,215,150	5,756,790
擬作出售的發展中物業	Properties under development for sale	88,939,631	75,563,893
持作出售物業	Properties held for sale	4,336,747	3,935,311
受限制銀行存款	Restricted bank deposits	101,873	431,695
物業、廠房及設備	Property, plant and equipment	20,549	22,832
		108,613,950	85,710,521

本集團於持有上述若干已抵押的擬作出售的開發中物業的若干附屬公司的股本權益已予以抵押，以擔保本集團獲授若干銀行融資。

## 41. RETIREMENT BENEFIT PLANS

According to the relevant laws and regulations of the PRC, the Company's PRC subsidiaries are required to participate in defined contribution retirement schemes administrated by the local municipal governments. The Group's PRC subsidiaries contribute funds which are calculated on certain percentage of the average employee salary as required by local municipal government to the scheme to fund the retirement benefits of the employees. The principal obligation of the Group with respect to the retirement benefit scheme is to make the required contributions under the scheme.

The Group also operates a Mandatory Provident Fund Scheme for all qualifying employees in Hong Kong. The assets of the scheme are held separately from those of the Group, in funds under the control of trustee. The Group contributes 5% of relevant payroll costs to the scheme, which contribution is matched by employees.

The Group recognised the retirement benefit contribution of RMB130,153,000 (2019: RMB217,597,000) for the year ended 31 December 2020.

## 42. PLEDGE OF ASSETS

Save as disclosed elsewhere, the following assets were pledged to secure certain banking and other facilities granted to the Group at the end of the reporting period:

The Group's equity interests in certain subsidiaries, which hold certain pledged properties under development for sale included above, have been pledged to secure certain banking facilities granted to the Group.

## 43. 經營租賃安排

本集團作為出租人

應收的未貼現租賃付款如下：

## 43. OPERATING LEASING ARRANGEMENTS

The Group as a lessor

Undiscounted lease payments receivable on leases are as follows:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
一年內	Within one year	347,243	327,760
第二年	In the second year	295,607	323,859
第三年	In the third year	241,380	255,396
第四年	In the fourth year	177,678	203,092
第五年	In the fifth year	152,143	141,788
五年後	After five years	474,837	355,049
		1,688,888	1,606,944

本集團持作租賃用途的投資物業擁有租期介乎一至十五年（二零一九年：一至十五年）的已訂約租戶。投資物業的租約載有或然租金條款，而或然租金以租戶所賺取的營業額若干百分比釐定。由於租戶的未來收入不能夠可靠釐定，故上文並無計入有關或然租金，且上表僅計入最低租賃承擔。

The investment properties held by the Group for rental purpose have committed tenants from one to fifteen years (2019: one to fifteen years). Lease of an investment property has clauses of contingent rentals determined by a certain percentage of turnover earned by the tenant. As the future revenue of the tenant could not be reliably determined, the relevant contingent rentals have not been included above and only the minimum lease commitments have been included in the table above.

## 44. 可換股債券

於二零一八年二月十四日，本公司發行於新交所上市的2,790,000,000港元零息有擔保可換股債券（「二零一九年到期的可換股債券」）。二零一九年到期的可換股債券賦予持有人權利，可於二零一八年三月二十七日至二零一九年二月十二日前10日任何時間將其轉換為本公司普通股，每股轉換價為9.30港元。

## 44. CONVERTIBLE BONDS

On 14 February 2018, the Company issued HK\$2,790,000,000 zero coupon guaranteed convertible bonds (the “Convertible Bonds due in 2019”) which are listed on the SGX-ST. The Convertible Bonds due in 2019 entitle the holders to convert them into ordinary shares of the Company at any time starting from 27 March 2018 to 10 days before 12 February 2019 at a conversion price of HK\$9.30 per share.



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## Notes to the Consolidated Financial Statements

## 44. 可換股債券(續)

於二零一九年二月一日，餘下未償還本金額為4,000,000港元(相當於人民幣3,420,000元)的二零一九年到期的可換股債券以轉換價每股8.90港元作出轉換。因此，本公司的449,438股普通股已配發及發行予相關持有人(附註37)。

於二零一九年二月十二日，本公司以贖回價1,039,360,000港元(相當於人民幣894,057,000元)贖回二零一九年到期的可換股債券的餘下本金額1,024,000,000港元。

## 45. 承擔

於報告期末，本集團擁有下列承擔：

## 44. CONVERTIBLE BONDS (Continued)

On 1 February 2019, the remaining outstanding principal amount of HK\$4,000,000 (equivalent to RMB3,420,000) of the Convertible Bonds due in 2019 was converted at a conversion price of HK\$8.90 per share. Accordingly, 449,438 ordinary shares of the Company were allotted and issued to relevant holder (note 37).

On 12 February 2019, the Company redeemed the remaining principal amount of the Convertible Bonds due in 2019 of HK\$1,024,000,000 at a redemption price of HK\$1,039,360,000 (equivalent to RMB894,057,000).

## 45. COMMITMENTS

At the end of the reporting period, the Group had the following commitments:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (restated)
已訂約但未於綜合財務報表內撥備的有關收購土地使用權的開支	Expenditure in respect of acquisition of land use rights contracted for but not provided for in the consolidated financial statements	2,558,378	3,016,690

本集團分佔與其他投資者就其合營企業共同作出的承擔如下：

The Group's share of commitments made jointly with other investors relating to its joint ventures are as follows:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
已訂約但未於綜合財務報表內撥備的有關收購土地使用權的開支	Expenditure in respect of acquisition of land use rights contracted for but not provided for in the consolidated financial statements	4,356,740	2,442,515

#### 46. 財務擔保

- (i) 本集團於二零二零年十二月三十一日就授予本集團已開發物業買家的按揭銀行貸款提供約人民幣23,414,713,000元（二零一九年：人民幣22,444,806,000元）的擔保。

倘買方於擔保期間未能償還按揭，則持有按揭的銀行可要求本集團償還未償還貸款及任何有關應計利息。在此等情況下，本集團可沒收已收取的銷售訂金並重新銷售收回物業。因此，本公司董事認為，由於物業的市價高於擔保金額，故本集團所提供擔保引致的任何虧損均有可能收回。

- (ii) 本公司對開發其項目的合營企業及聯營公司所產生的境外及境內銀行貸款項下尚未履行的責任按若干基準（包括按其各自持股比例）提供擔保。於二零二零年十二月三十一日，本集團就該等合營企業及聯營公司借入貸款提供的應佔擔保分別合共約人民幣11,693,691,000元（二零一九年：人民幣10,122,314,000元）及約人民幣2,084,666,000元（二零一九年：人民幣3,280,164,000元）。

本公司董事認為，該等擔保的虧損率甚低。

本公司董事認為，本集團該等財務擔保合約的公平值於初步確認時以及於二零二零年及二零一九年十二月三十一日並不重大，故概無於訂立擔保合約時以及於二零二零年及二零一九年十二月三十一日的綜合財務狀況表內確認價值。

#### 46. FINANCIAL GUARANTEES

- (i) The Group provided guarantees amounting to approximately RMB23,414,713,000 (2019: RMB22,444,806,000) as at 31 December 2020 in respect of mortgage bank loans granted to purchasers of the Group's developed properties.

If a purchaser defaults on the payment of its mortgage during the period of guarantee, the bank holding the mortgage may demand the Group to repay the outstanding loan and any interest accrued thereon. Under such circumstances, the Group is able to forfeit the sales deposit received from the customer and resell the repossessed properties. Therefore, the directors of the Company considers that the Group would likely recover any loss incurred arising from the guarantees provided by the Group as the market price of the properties is higher than the guaranteed amounts.

- (ii) The Company provided guarantees on several basis covering its respective equity shares of outstanding obligations under the offshore and onshore bank loan incurred by the joint venture and associate companies developing their projects. As at 31 December 2020, the Group's aggregate shares of such guarantees provided in respective of loans borrowed by these joint ventures amounted to approximately RMB11,693,691,000 (2019: RMB10,122,314,000) and associates amounted to approximately RMB2,084,666,000 (2019: RMB3,280,164,000).

The directors of the Company consider that the loss rate of these guarantees are low.

In the opinion of the directors of the Company, the fair values of these financial guarantee contracts of the Group are insignificant at initial recognition and at 31 December 2020 and 2019, accordingly, no value has been recognised at the inception of the guarantee contracts and on the consolidated statement of financial position as at 31 December 2020 and 2019.

## 綜合財務報表附註

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## 47. 以股份支付的交易

## (a) 股份獎勵計劃

於二零一七年十二月十八日，董事會採納股份獎勵計劃（「二零一七年股份獎勵計劃」），據此，Prosperity Fountain (PTC) Limited（作為受託人（「受託人」）），即於受託人所訂立日期為二零一七年十二月十八日的信託契據（經不時重列、補充及修訂）（「信託契據」）中宣佈為信託的受託人，將以本集團付出的現金於公開市場購買或向本公司認購新股份以作為獎勵股份，並代由董事會所挑選參與二零一七年股份獎勵計劃的合資格人士經選定參與者以信託形式持有，直至有關股份根據二零一七年股份獎勵計劃的條文歸屬於相關參與者為止。二零一七年股份獎勵計劃旨在肯定若干任何(i)主要管理人員，包括本集團董事會及高級管理層；及(ii)本集團任何成員公司的僱員的貢獻，並向彼等提供獎勵，以留聘彼等為本集團的持續營運及發展提供服務。二零一七年股份獎勵計劃將由董事會及受託人根據二零一七年股份獎勵計劃及信託契據的規則進行管理。

除非根據董事會可能決定提早終止，否則二零一七年股份獎勵計劃將自二零一七年十二月十八日起計十年期內有效及生效。

董事會不得進一步獎勵任何二零一七年的獎勵股份，以致股份總數將超過不時已發行股份數目的5%。於任何12個月期間內根據二零一七年股份獎勵計劃可向參與者授出的股份最高數目不得超過已發行股份數目的1%。

二零一七年股份獎勵計劃的主要條款及條件概要載列於本公司日期為二零一七年十二月十八日及二零一七年十二月二十九日的公告內。

## 47. SHARE-BASED PAYMENT TRANSACTION

## (a) Share award scheme

On 18 December 2017, the board of directors adopted a share award scheme (the “2017 Share Award Scheme”), pursuant to which the shares to be awarded will be purchased by Prosperity Fountain (PTC) Limited as trustee (the “Trustee”) of the trust declared in the trust deed dated 18 December 2017 entered into by the Trustee (as restated, supplemented and amended from time to time) (the “Trust Deed”) from the open market or subscribed from the Company as new shares out of cash contributed by the Group and held on trust for the eligible persons selected by the board of directors for participation in the 2017 Share Award Scheme until such shares are vested with the relevant participants in accordance with the provisions of the 2017 Share Award Scheme. The purpose of the 2017 Share Award Scheme is to recognise the contributions by certain any of the (i) key management personnel including the board of directors and senior management of the Group; and (ii) employee of any member of the Group to provide them with incentives in order to retain them for the continual operation and development of the Group. The 2017 Share Award Scheme shall be subject to administration of the board of directors and the Trustee in accordance with the rules of the 2017 Share Award Scheme and the Trust Deed.

Subject to any early termination as may be determined by the board of directors, the 2017 Share Award Scheme shall be valid and effective for a term of 10 years commencing on 18 December 2017.

The board of directors shall not make any further award of 2017 awarded shares which will result in the total number of shares exceeding 5% of the number of issued shares from time to time. The maximum number of shares which may be awarded to a participant under the 2017 Share Award Scheme in any 12-month period shall not exceed 1% of the number of the shares in issue.

The summary of the principal terms and conditions of the 2017 Share Award Scheme were set out in the Company’s announcements dated 18 December 2017 and 29 December 2017.

## 47. 以股份支付的交易 (續)

## (a) 股份獎勵計劃 (續)

於截至二零二零年十二月三十一日止年度，約21,904,000股（二零一九年：21,752,000股）本公司普通股已獲收購，總成本約為117,480,000港元（相當於約人民幣106,717,000元）（二零一九年：98,460,000港元（相當於約人民幣89,325,000元）），及約2,180,000股（二零一九年：584,000股）本公司普通股已透過本公司以股代息分派。於二零二零年十二月三十一日，二零一七年股份獎勵計劃受託人共持有約49,534,000股本公司普通股（二零一九年：34,056,000股普通股）。受託人須於歸屬日期將相關股份轉讓予該等合資格人士。

本集團於截至二零二零年十二月三十一日止年度就本公司根據二零一七年股份獎勵計劃授出的股份獎勵確認總開支人民幣42,660,000元（二零一九年：無）。

年內所授出及所歸屬獎勵股份詳情載列如下：

## 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

## (a) Share award scheme (Continued)

During the year ended 31 December 2020, approximately 21,904,000 (2019: 21,752,000) ordinary shares of the Company have been acquired at an aggregate cost of approximately HK\$117,480,000 (equivalent to approximately RMB106,717,000) (2019: HK\$98,460,000 (equivalent to approximately RMB89,325,000)) and approximately 2,180,000 (2019: 584,000) ordinary shares of the Company distributed by scrip dividend of the Company. A total of approximately 49,534,000 ordinary shares of the Company were held by the trustee of the 2017 Share Award Scheme at 31 December 2020 (2019: 34,056,000 ordinary shares). The Trustee shall transfer the relevant shares to those eligible persons on vesting date.

The Group recognised the total expense of RMB42,660,000 (2019: nil) for the year ended 31 December 2020 in relation to share award granted by the Company under the 2017 Share Award Scheme.

Details of the awarded shares granted and vested during the year are as follows:

	獎勵股份數量 Number of awarded shares	歸屬日期 Vesting date	於授出日期的 平均股價 Average share price on date of grant
授予僱員的股份獎勵：			
Share award granted to employees:			
— 於二零二零年三月三十日 — on 30 March 2020	4,350,000	二零二零年三月三十一日100% 100% on 31 March 2020	5.4港元 HK\$5.4
授予僱員的股份獎勵：			
Share award granted to employees:			
— 於二零二零年九月二十四日 — on 24 September 2020	4,255,600	二零二零年九月二十五日100% 100% on 25 September 2020	4.8港元 HK\$4.8

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## 47. 以股份支付的交易 (續)

## (b) 二零一二年購股權計劃

根據本公司於二零一二年十月九日採納的購股權計劃(「二零一二年購股權計劃」)，董事可邀請參與者按董事會釐定的價格獲得購股權，惟該價格須至少為以下三者的最高者：(a)於本公司向承授人提呈要約當日(該日須為營業日，「要約日期」)聯交所日報表列明的股份收市價；(b)緊接要約日期前五個營業日聯交所日報表列明本公司股份的平均收市價(惟發售價須用作本公司股份上市前期間任何營業日的收市價，而本公司已於要約日期前五個營業日內上市)；及(c)於要約日期當日本公司股份的面值。

根據二零一二年購股權計劃將予授出的所有購股權獲行使後可能發行的股份總數不得超過合共577,000,000股股份(相當於採納二零一二年購股權計劃當日已發行股份總數的10%)，除非本公司另行取得股東批准以更新上限。

除股東於本公司股東大會上另行批准外，於任何12個月期間內，每位參與者因行使根據二零一二年購股權計劃獲授的購股權(包括已行使及尚未行使購股權)而獲發行及將予發行的股份總數上限，不得超過已發行股份總數的1%。

承授人可於董事會提呈要約時釐定及知會承授人的購股權期間內隨時根據二零一二年購股權計劃條款行使購股權，惟該期間不得於要約日期起計十年後屆滿。

## 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

## (b) 2012 Share option scheme

Pursuant to the share option scheme ("2012 Share Option Scheme") adopted by the Company on 9 October 2012, the directors may invite participants to take up options at a price determined by the board of directors provided that it shall be at least the highest of (a) the closing price of the shares as stated in the Stock Exchange's daily quotations sheet on the date on which an offer is made by the Company to the grantee (which date must be a business day, "Offer Date"); (b) a price being the average of the closing prices of the shares of the Company as stated in the Stock Exchange's daily quotations sheets for the 5 business days immediately preceding the Offer Date (provided that the offer price shall be used as the closing price for any business day falling within the period before listing of the shares of the Company where the Company has been listed for less than five business days as at the Offer Date); and (c) the nominal value of a share of the Company on the Offer Date.

The total number of shares which may be issued upon exercise of all options to be granted under the 2012 Share Option Scheme shall not in aggregate exceed 577,000,000 shares, representing 10% of the total number of shares in issue as at the date of adoption of the 2012 Share Option Scheme unless the Company obtains a fresh approval from the shareholders to refresh the limit.

The maximum entitlement for any one participant is that the total number of the shares issued and to be issued upon exercise of the options granted under the 2012 Share Option Scheme to each participant (including both exercised and outstanding options) in any 12-month period shall not exceed 1% of the total number of shares in issue unless otherwise approved by the shareholders at a general meeting of the Company.

The option may be exercised in accordance with the terms of the 2012 Share Option Scheme at any time during the option period which may be determined and notified by the board of directors to the grantee at the time of making an offer which shall not expire later than 10 years from the offer date.

## 47. 以股份支付的交易 (續)

## (b) 二零一二年購股權計劃 (續)

根據二零一二年購股權計劃授出的購股權的公平值乃使用二項式模式計算。模式的輸入數據如下：

## 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

## (b) 2012 Share option scheme (Continued)

Fair value of share options granted under the 2012 Share Option Scheme were calculated using the binomial model. The inputs into the model were as follows:

		於以下日期授出的購股權	
		Share options granted on	
		二零一五年 七月十三日 13 July 2015 人民幣千元 RMB'000	二零一六年 一月二十日 20 January 2016 人民幣千元 RMB'000
授出日期股價	Grant date share price	HK\$1.77港元	HK\$1.478港元
行使價	Exercise price	HK\$1.77港元	HK\$1.478港元
購股權年期	Life of share option	3.96年3.96 years	4.44年4.44 years
預期波幅	Expected volatility	55%	56%
股息收益率	Dividend yield	6.21%	9.52%
無風險利率	Risk-free interest rate	0.972%	1.288%

預期波幅乃根據可資比較公司每日回報的歷史波幅釐定。在管理層慎重估算下，模式中所用的預期年期已因應不可轉讓性、行使限制及行為考慮因素的影響而作出調整。

Expected volatility was determined by using the historical volatility of the daily return of comparable companies. The expected life used in the model has been adjusted, based on management's best estimate, for the effects of non-transferability, exercise restrictions and behavioural considerations.

於二零二零年十二月三十一日，概無根據二零一二年購股權計劃已授出而尚未行使的購股權所涉及的股份（二零一九年：44,395,166股，佔本公司於二零一九年十二月三十一日股份數目的0.6%）。

No shares in respect of which options had been granted and remained outstanding under the 2012 Share Option Scheme as at 31 December 2020 (2019: 44,395,166 shares, representing 0.6% of the shares of the Company as at 31 December 2019).

於二零一五年七月十三日及二零一六年一月二十日授出的購股權的估計公平值分別為人民幣39,125,000元及人民幣30,054,000元。

The estimated fair values of the options granted on 13 July 2015 and 20 January 2016 are RMB39,125,000 and RMB30,054,000 respectively.

本集團於截至二零二零年十二月三十一日止年度並無就本公司根據二零一二年購股權計劃授出的購股權確認開支（二零一九年：人民幣1,093,000元）。

No expense in relation to share options granted by the Company under the 2012 Share Option Scheme was recognised for the year ended 31 December 2020 (2019: RMB1,093,000).

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## 47. 以股份支付的交易 (續)

## (b) 二零一二年購股權計劃 (續)

## 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

## (b) 2012 Share option scheme (Continued)

	購股權數目 Number of options	行使期間 Exercisable period	購股權 訂約年期 Contractual life of options
<b>截至二零一五年十二月三十一日</b>			
<b>止年度授出：</b>			
Granted during the year ended			
31 December 2015:			
授予董事的購股權：	4,600,000	25%：於二零一五年七月十三日歸屬，並自二零一五年七月十三日起至二零一九年六月三十日可行使	四年
— 於二零一五年七月十三日			
Share options granted to directors:		25%: vested on 13 July 2015 and exercisable from	4 years
— on 13 July 2015		13 July 2015 to 30 June 2019	
		25%：於二零一六年七月一日歸屬，並自二零一六年七月一日起至二零一九年六月三十日可行使	四年
		25%: vested on 1 July 2016 and exercisable from	4 years
		1 July 2016 to 30 June 2019	
		25%：於二零一七年七月一日歸屬，並自二零一七年七月一日起至二零一九年六月三十日可行使	四年
		25%: vested on 1 July 2017 and exercisable from	4 years
		1 July 2017 to 30 June 2019	
		25%：於二零一八年七月一日歸屬，並自二零一八年七月一日起至二零一九年六月三十日可行使	四年
		25%: vested on 1 July 2018 and exercisable from	4 years
		1 July 2018 to 30 June 2019	
授予僱員的購股權：	95,400,000	25%：於二零一五年七月十三日歸屬，並自二零一五年七月十三日起至二零一九年六月三十日可行使	四年
— 於二零一五年七月十三日			
Share options granted to employees:		25%: vested on 13 July 2015 and exercisable from	4 years
— on 13 July 2015		13 July 2015 to 30 June 2019	
		25%：於二零一六年七月一日歸屬，並自二零一六年七月一日起至二零一九年六月三十日可行使	四年
		25%: vested on 1 July 2016 and exercisable from	4 years
		1 July 2016 to 30 June 2019	
		25%：於二零一七年七月一日歸屬，並自二零一七年七月一日起至二零一九年六月三十日可行使	四年
		25%: vested on 1 July 2017 and exercisable from	4 years
		1 July 2017 to 30 June 2019	
		25%：於二零一八年七月一日歸屬，並自二零一八年七月一日起至二零一九年六月三十日可行使	四年
		25%: vested on 1 July 2018 and exercisable from	4 years
		1 July 2018 to 30 June 2019	

## 47. 以股份支付的交易 (續)

## (b) 二零一二年購股權計劃 (續)

## 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

## (b) 2012 Share option scheme (Continued)

	購股權數目 Number of options	行使期間 Exercisable period	購股權 訂約年期 Contractual life of options
<b>截至二零一六年十二月三十一日</b>			
<b>止年度授出：</b>			
Granted during the year ended			
31 December 2016:			
授予董事的購股權：	100,000,000	25%：於二零一六年七月一日歸屬，並自二零一六年七月一日起至二零二零年六月三十日可行使	四年
— 於二零一六年一月二十日		25%: vested on 1 July 2016 and exercisable from 1 July 2016 to 30 June 2020	4 years
Share options granted to directors:		25%：於二零一七年七月一日歸屬，並自二零一七年七月一日起至二零二零年六月三十日可行使	四年
— on 20 January 2016		25%: vested on 1 July 2017 and exercisable from 1 July 2017 to 30 June 2020	4 years
		25%：於二零一八年七月一日歸屬，並自二零一八年七月一日起至二零二零年六月三十日可行使	四年
		25%: vested on 1 July 2018 and exercisable from 1 July 2018 to 30 June 2020	4 years
		25%：於二零一九年七月一日歸屬，並自二零一九年七月一日起至二零二零年六月三十日可行使	四年
		25%: vested on 1 July 2019 and exercisable from 1 July 2019 to 30 June 2020	4 years



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## Notes to the Consolidated Financial Statements

## 47. 以股份支付的交易 (續)

## (b) 二零一二年購股權計劃 (續)

下表披露董事及僱員根據二零一二年購股權計劃持有本公司購股權的詳情：

截至二零二零年十二月三十一日止年度

## 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

## (b) 2012 Share option scheme (Continued)

The following tables disclose details of the Company's share options held by the directors and employees under the 2012 Share Option Scheme:

For the year ended 31 December 2020

授出日期	每股 行使價	行使期間	購股權數目				於 二零二零年 十二月 三十一日 尚未行使
			於 二零二零年 一月一日 尚未行使	年內授出	年內已行使	年內已失效	
Date of grant	Exercise price per share	Exercisable period	Outstanding at 1.1.2020	Granted during the year	Exercised during the year	Lapsed during the year	Outstanding at 31.12.2020
	港元 HK\$						
<b>購股權</b>							
Share option							
二零一六年一月二十日		二零一六年七月一日至二零二零年六月三十日					
20 January 2016	1.478	1 July 2016 to 30 June 2020	44,395,166	–	(43,957,167)	(437,999)	–
<b>期末可行使</b>							
Exercisable at the end of the period							
<b>加權平均行使價(港元)</b>							
Weighted average exercise price							
(HK\$)			1.48	–	1.48	1.48	–
<b>於行使日期的加權平均股價(港元)</b>							
Weighted average share price at the							
dates of exercise (HK\$)							
					5.90		

## 47. 以股份支付的交易 (續)

## (b) 二零一二年購股權計劃 (續)

## 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

## (b) 2012 Share option scheme (Continued)

截至二零一九年十二月三十一日止年度

For the year ended 31 December 2019

授出日期	每股 行使價	行使期間	於 二零一九年 一月一日 尚未行使	購股權數目 Number of Options			於 二零一九年 十二月 三十一日 尚未行使
				年內授出	年內已行使	年內已失效	
Date of grant	Exercise price per share	Exercisable period	Outstanding at 1.1.2019	Granted during the year	Exercised during the year	Lapsed during the year	Outstanding at 31.12.2019
	港元						
	HK\$						
購股權							
Share option							
二零一五年七月十三日		二零一五年七月十三日至二零一九年六月三十日					
13 July 2015	1.77	13 July 2015 to 30 June 2019	40,050,000	–	(40,045,000)	(5,000)	–
二零一六年一月二十日		二零一六年七月一日至二零二零年六月三十日					
20 January 2016	1.478	1 July 2016 to 30 June 2020	70,009,000	–	(25,613,834)	–	44,395,166
總計							
Total			110,059,000	–	(65,658,834)	(5,000)	44,395,166
期末可行使							
Exercisable at the end of the period							44,395,166
加權平均行使價(港元)							
Weighted average exercise price (HK\$)			1.58	–	1.66	1.77	1.48
於行使日期的加權平均股價(港元)							
Weighted average share price at the dates of exercise (HK\$)					5.05		

除上文所披露者外，自二零一二年購股權計劃獲採納以來，概無其他購股權已授出而尚未行使。

Save as disclosed above, no other option was granted and remained outstanding under the 2012 Share Option Scheme since adoption.

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## Notes to the Consolidated Financial Statements

## 47. 以股份支付的交易 (續)

## (c) 二零一六年購股權計劃

根據本公司於二零一六年四月二十七日採納的購股權計劃(「二零一六年購股權計劃」)，董事可邀請參與者按董事會的絕對酌情權而釐定的價格獲得購股權，然而在任何情況下不得低於以下三者中的最高者：(a)本公司向承授人提呈要約當日(「授出日期」，必須為營業日)在聯交所發出的日報表列明的股份收市價；(b)緊接授出日期前五個營業日在聯交所發出的日報表列明的本公司股份平均收市價(惟發售價須用作本公司股份上市前期間任何營業日的收市價，而本公司已於要約日期前五個營業日內上市)；及(c)本公司股份於授出日期的面值。

根據二零一六年購股權計劃及本公司任何其他購股權計劃將予授出的所有購股權獲行使後可予發行的股份總數不得超過合共666,640,000股股份(相當於二零一六年購股權計劃採納日期已發行股份總數的10%)，除非本公司另行取得股東批准以更新上限。

除股東於本公司股東大會上另行批准外，於任何12個月期間內，每位參與者因行使根據二零一六年購股權計劃獲授的購股權(包括已行使及尚未行使購股權)而獲發行及將予發行的股份總數上限，不得超過已發行股份總數的1%。

承授人可於董事會提呈要約時釐定及知會承授人的購股權期間內隨時根據二零一六年購股權計劃條款行使購股權，惟該期間不得於要約日期起計十年後屆滿。

## 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

## (c) 2016 Share option scheme

Pursuant to the share option scheme ("2016 Share Option Scheme") adopted by the Company on 27 April 2016, the directors may invite participants to take up options at a price determined by the board of directors in its absolute discretion but in any event shall not be less than the highest of (a) the closing price of the shares as stated in the daily quotations sheets issued by the Stock Exchange on the date on which an offer is made by the Company to the grantee ("Date of Grant") which must be a business day; (b) the average closing prices of the shares of the Company as stated in the daily quotations sheets issued by the Stock Exchange for the 5 business days immediately preceding the Date of Grant (provided that the offer price shall be used as the closing price for any business day falling within the period before listing of the shares of the Company where the Company has been listed for less than five business days as at the Date of Grant); and (c) the nominal value of a share of the Company on the Date of Grant.

The total number of shares which may be issued upon exercise of all options to be granted under the 2016 Share Option Scheme and any other share option scheme of the Company shall not in aggregate exceed 666,640,000 shares, representing 10% of the total number of shares in issue as at the date of adoption of the 2016 Share Option Scheme unless the Company obtains a fresh approval from the shareholders to refresh the limit.

The maximum entitlement for any one participant is that the total number of the shares issued and to be issued upon exercise of the options granted under the 2016 Share Option Scheme to each participant (including both exercised and outstanding options) in any 12-month period shall not exceed 1% of the total number of shares in issue unless otherwise approved by the shareholders at a general meeting of the Company.

The option may be exercised in accordance with the terms of the 2016 Share Option Scheme at any time during the option period which may be determined and notified by the board of directors to the grantee at the time of making an offer which shall not expire later than 10 years from the offer date.

## 47. 以股份支付的交易 (續)

## (c) 二零一六年購股權計劃 (續)

根據二零一六年購股權計劃，一批購股權已於二零二零年十二月三十一日授出。該等購股權的公平值乃使用二項式模式計算。模式的輸入數據如下：

		於二零一七年 十月三日 授出的購股權 Share options granted on 3 October 2017
授出日期的股價	Grant date share price	HK\$4.34港元
行使價	Exercise price	HK\$4.34港元
購股權年期	Life of share option	5.24年/5.24 years
預期波幅	Expected volatility	38.1%
股息收益率	Dividend yield	4.15%
無風險利率	Risk-free interest rate	1.347%

預期波幅乃根據本公司每日回報的歷史波幅釐定。在管理層慎重估算下，模式中所用的預期年期已因應不可轉讓性、行使限制及行為考慮因素的影響而作出調整。

於二零二零年十二月三十一日，根據二零一六年購股權計劃已授出而尚未行使的購股權所涉及的股份數目為203,240,750股（二零一九年：215,299,000股），佔本公司於二零二零年十二月三十一日股份數目的2.5%（二零一九年：2.7%）。

於二零一七年十月三日授出的購股權的估計公平值為人民幣202,568,000元。

## 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

## (c) 2016 Share option scheme (Continued)

One tranche of share options has been granted under the 2016 Share Option Scheme as at 31 December 2020. Fair value of these share options were calculated using the binomial model. The inputs into the model were as follows:

Expected volatility was determined by using the historical volatility of the daily return of the Company. The expected life used in the model has been adjusted, based on the management's best estimate, for the effects of non-transferability, exercise restrictions and behavioural considerations.

The number of shares in respect of which options had been granted and remained outstanding under the 2016 Share Option Scheme as at 31 December 2020 was 203,240,750 (2019: 215,299,000) representing 2.5% (2019: 2.7%) of the shares of the Company as at 31 December 2020.

The estimated fair value of the options granted on 3 October 2017 is RMB202,568,000.

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## Notes to the Consolidated Financial Statements

## 47. 以股份支付的交易 (續)

## (c) 二零一六年購股權計劃 (續)

本集團於截至二零二零年十二月三十一日止年度就本公司根據二零一六年購股權計劃授出的購股權確認開支總額為人民幣43,323,000元(二零一九年：人民幣52,580,000元)。

## 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

## (c) 2016 Share option scheme (Continued)

The Group recognised the total expense of RMB43,323,000 (2019: RMB52,580,000) for the year ended 31 December 2020 in relation to share options granted by the Company under the 2016 Share Option Scheme.

	購股權數目 Number of Options	行使期間 Exercisable period	購股權 訂約年期 Contractual life of options
<b>截至二零一七年十二月三十一日止年度授出：</b>			
Granted during the year ended			
31 December 2017:			
授予董事的購股權：	2,100,000	5%：於二零一九年一月一日歸屬，並自二零一九年一月一日起至二零二二年十二月三十一日可行使	四年
—於二零一七年十月三日		5%: vested on 1 January 2019 and exercisable from 1 January 2019 to 31 December 2022	4 years
Share options granted to directors: – on		10%：於二零二零年一月一日歸屬，並自二零二零年一月一日起至二零二二年十二月三十一日可行使	四年
3 October 2017		10%: vested on 1 January 2020 and exercisable from 1 January 2020 to 31 December 2022	4 years
		20%：於二零二一年一月一日歸屬，並自二零二一年一月一日起至二零二二年十二月三十一日可行使	四年
		20%: vested on 1 January 2021 and exercisable from 1 January 2021 to 31 December 2022	4 years
		65%：於二零二二年一月一日歸屬，並自二零二二年一月一日起至二零二二年十二月三十一日可行使	四年
		65%: vested on 1 January 2022 and exercisable from 1 January 2022 to 31 December 2022	4 years
授予僱員的購股權：	217,900,000	5%：於二零一九年一月一日歸屬，並自二零一九年一月一日起至二零二二年十二月三十一日可行使	四年
—於二零一七年十月三日		5%: vested on 1 January 2019 and exercisable from 1 January 2019 to 31 December 2022	4 years
Share options granted to employees: – on		10%：於二零二零年一月一日歸屬，並自二零二零年一月一日起至二零二二年十二月三十一日可行使	四年
3 October 2017		10%: vested on 1 January 2020 and exercisable from 1 January 2020 to 31 December 2022	4 years
		20%：於二零二一年一月一日歸屬，並自二零二一年一月一日起至二零二二年十二月三十一日可行使	四年
		20%: vested on 1 January 2021 and exercisable from 1 January 2021 to 31 December 2022	4 years
		65%：於二零二二年一月一日歸屬，並自二零二二年一月一日起至二零二二年十二月三十一日可行使	四年
		65%: vested on 1 January 2022 and exercisable from 1 January 2022 to 31 December 2022	4 years

## 47. 以股份支付的交易 (續)

## (c) 二零一六年購股權計劃 (續)

下表披露董事及僱員根據二零一六年購股權計劃持有本公司購股權的詳情：

截至二零二零年十二月三十一日止年度

## 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

## (c) 2016 Share option scheme (Continued)

The following table discloses details of the Company's share options held by the directors and employees under the 2016 Share Option Scheme:

For the year ended 31 December 2020

授出日期	每股 行使價	行使期間	購股權數目				於 二零二零年 十二月 三十一日 尚未行使
			於 二零二零年 一月一日 尚未行使	年內授出	年內已行使	年內已失效	
Date of grant	Exercise price per share	Exercisable period	Outstanding at 1.1.2020	Granted during the year	Exercised during the year	Lapsed during the year	Outstanding at 31.12.2020
	港元 HK\$						
<b>購股權</b>							
Share option							
二零一七年十月三日		二零一九年一月一日至二零二零年十二月三十一日					
3 October 2017	4.34	1 January 2019 to 31 December 2022	215,299,000	–	(12,058,250)	–	203,240,750
<b>期末可行使</b>							
Exercisable at the end of the period							16,240,750
<b>加權平均行使價(港元)</b>							
Weighted average exercise price							
(HK\$)			4.34	–	4.34	–	4.34
<b>於行使日期的加權平均股價(港元)</b>							
Weighted average share price at the							
dates of exercise (HK\$)					5.96		

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## Notes to the Consolidated Financial Statements

## 47. 以股份支付的交易 (續)

## (c) 二零一六年購股權計劃 (續)

## 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

## (c) 2016 Share option scheme (Continued)

截至二零一九年十二月三十一日止年度

For the year ended 31 December 2019

授出日期	每股 行使價	行使期間	購股權數目				於 二零一九年 十二月 三十一日 尚未行使
			於 二零一九年 一月一日 尚未行使	年內授出	年內已行使	年內已失效	
Date of grant	Exercise price per share	Exercisable period	Outstanding at 1.1.2019	Granted during the year	Exercised during the year	Lapsed during the year	Outstanding at 31.12.2019
	港元						
	HK\$						
購股權							
Share option							
二零一七年十月三日		二零一九年一月一日至二零二二年十二月三十一日					
3 October 2017	4.34	1 January 2019 to 31 December 2022	220,000,000	–	(4,701,000)	–	215,299,000
期末可行使							
Exercisable at the end of the period							6,299,000
加權平均行使價(港元)							
Weighted average exercise price (HK\$)			4.34	–	4.34	–	4.34
於行使日期的加權平均股價(港元)							
Weighted average share price at the dates of exercise (HK\$)					5.11		

除上文所披露者外，自二零一六年購股權計劃獲採納以來，概無據此授出其他購股權。

Save as disclosed, no other option was granted under the 2016 Share Option Scheme since their adoption.

## 48. 融資活動所產生負債的對賬

下表載列本集團自融資活動所產生的負債變動詳情，包括現金及非現金變動。融資活動所產生的負債為其現金流量已經或未來現金流量將會於本集團自融資活動的綜合現金流量表進行分類的負債。

## 48. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or the future cash flows will be, classified in the Group's consolidated statement of cash flows from financing activities.

		銀行及 其他借款 Bank and other borrowings (附註33) (Note 33)	應付 非控股 權益款項 Amounts due to non- controlling interests (附註26) (Note 26)	應付合營 企業款項 Amounts due to joint ventures (附註27) (Note 27)	應付聯營 公司款項 Amounts due to associates (附註27) (Note 27)	優先票據 Senior notes (附註34) (Note 34)	公司債券 Corporate bonds (附註35) (Note 35)	可換股 債券 Convertible bonds (附註44) (Note 44)	租賃負債 Lease liabilities (附註32) (Note 32)	應付股息 Dividends payable (附註12) (Note 12)	總計 Total
		人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
於二零一九年一月一日(經重列)	At 1 January 2019 (restated)	49,912,841	16,571,325	8,503,506	7,015,610	15,293,614	11,760,137	907,724	107,236	-	110,071,993
融資現金流量	Financing cash flows	17,020,629	(2,320,227)	10,820,819	2,830,720	9,125,280	(662,280)	(894,057)	(62,549)	(1,934,018)	33,924,317
收購附屬公司	Acquisitions of subsidiaries	2,390,000	4,713,889	-	-	-	-	-	315	-	7,104,204
出售附屬公司	Disposal of subsidiaries	(7,675,000)	(2,813,748)	-	-	-	-	-	-	-	(10,488,748)
新訂租賃	New lease entered	-	-	-	-	-	-	-	85,497	-	85,497
外匯換算	Foreign exchange translation	-	-	-	-	728,576	-	(18,468)	-	-	710,108
利息開支	Interest expense	3,433,762	-	-	-	1,673,031	653,938	8,221	8,230	-	5,777,182
就以股代息發行股份	Issue of shares for scrip dividend	-	-	-	-	-	-	-	-	(332,363)	(332,363)
已宣派股息	Dividend declared	-	296,702	-	-	-	-	-	-	2,266,381	2,563,083
衍生金融工具公平值變動	Change in fair value of derivative financial instruments	-	-	-	-	-	-	-	-	-	-
提早贖回優先票據虧損	Loss on early redemption of senior notes	-	-	-	-	44,043	-	-	-	-	44,043
轉換可換股債券	Conversion of convertible bonds	-	-	-	-	-	-	(3,420)	-	-	(3,420)
於二零一九年十二月三十一日 (經重列)	At 31 December 2019 (restated)	65,082,232	16,447,941	19,324,325	9,846,330	26,864,344	11,751,795	-	138,729	-	149,455,896
融資現金流量	Financing cash flows	2,991,053	(2,445,417)	2,093,233	1,178,307	2,967,674	32,858	-	(85,912)	(2,343,308)	4,388,488
收購附屬公司	Acquisitions of subsidiaries	2,359,660	1,218,883	-	-	-	-	-	-	-	3,578,543
出售附屬公司	Disposal of subsidiaries	(12,465,445)	(3,776,784)	-	(17,173)	-	-	-	-	-	(16,259,402)
新訂租賃	New lease entered	-	-	-	-	-	-	-	62,358	-	62,358
外匯換算	Foreign exchange translation	-	-	-	-	(1,440,144)	-	-	-	-	(1,440,144)
利息開支	Interest expense	3,593,664	-	-	-	2,182,234	752,443	-	7,397	-	6,535,738
就以股代息發行股份	Issue of shares for scrip dividend	-	-	-	-	-	-	-	-	(485,233)	(485,233)
已宣派股息	Dividend declared	-	762,609	-	-	-	-	-	-	2,828,541	3,591,150
提早贖回優先票據	Loss on early redemption of senior notes	-	-	-	-	42,545	-	-	-	-	42,545
於二零二零年十二月三十一日	At 31 December 2020	61,561,164	12,207,232	21,417,558	11,007,464	30,616,853	12,537,096	-	122,572	-	149,469,939



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## Notes to the Consolidated Financial Statements

## 49. 關聯方披露

除於該等綜合財務報表其他部分所披露者外，本集團與關聯方的交易及結餘如下：

## (a) 與關聯方交易

## 49. RELATED PARTY DISCLOSURES

Other than as disclosed elsewhere in these consolidated financial statements, the Group has following transactions and balances with related parties:

## (a) Transactions with related parties

關係 Relationships	交易性質／結餘性質 Nature of transactions/balances	二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
林中先生、林偉先生及林峰先生控制的 關聯公司 Related companies controlled by Mr. Lin Zhong, Mr. Lin Wei & Mr. Lin Feng	租金收入 Rental income	2,286	2,286
	設計及裝修服務收入 Design and renovation services income	2,102	17,297
	建築材料供應收入 Construction material supply income	259	500
	項目管理費用收入 Property management service income	—	44
	銷售物業(附註i) Sales of properties (Note i)	1,618,768	—
聯營公司 Associates	公寓租賃及裝修服務收入 Apartment leasing and renovation services income	7,241	12,566
	物業管理服務收入 Property management service income	54,738	57,710
	項目管理費用收入 Project management fee income	1,099,220	1,159,914
	預製建築材料供應及相關安裝與技術服務開支 Prefabricated construction materials supply and related installation and technical services expense	22,128	8,975
	銷售物業(附註ii) Sales of properties (Note ii)	201,732	—
合營企業 Joint ventures	項目管理費用收入 Project management fee income	1,795,158	1,653,900
	項目管理服務收入 Property management service income	94,768	61,557

## 49. 關聯方披露 (續)

## (a) 與關聯方交易 (續)

附註：

- (i) 於截至二零二零年十二月三十一日止年度，本集團與林中先生、林偉先生及林峰先生所控制的公司訂立買賣協議，以出售本集團若干全資附屬公司，而該等附屬公司持有香港若干住宅物業，總代價為1,800,000,000港元（相當於約人民幣1,618,768,000元）。有關交易詳情披露於本公司日期為二零二零年五月三十一日發佈的公告。
- (ii) 於截至二零二零年十二月三十一日止年度，本集團與一間聯營公司的附屬公司訂立銷售物業的買賣協議，代價為人民幣201,732,000元。有關交易詳情披露於本公司日期為二零二零年六月十二日發佈的公告。
- (iii) 於年內已付及應付兼任本公司董事的本集團主要管理人員的薪酬載於附註11。

## 49. RELATED PARTY DISCLOSURES (Continued)

## (a) Transactions with related parties (Continued)

Notes:

- (i) During the year ended 31 December 2020, the Group entered into a sale and purchase agreement with a company controlled by Mr. Lin Zhong, Mr. Lin Wei and Mr. Lin Feng for the disposal of certain wholly owned subsidiaries of the Group, which holds certain residential properties in Hong Kong at a total consideration of HK\$1,800,000,000 (equivalent to approximately RMB1,618,768,000). Details of the transaction are disclosed in an announcement issued by the Company dated 31 May 2020.
- (ii) During the year ended 31 December 2020, the Group entered into a sale and purchase agreement with a subsidiary of an associate for sales of properties at a consideration of RMB201,732,000. Details of the transaction are disclosed in an announcement issued by the Company dated 12 June 2020.
- (iii) The remuneration paid and payable to the key management personnel of the Group who are also the directors of the Company for the year is set out in note 11.

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## 49. 關聯方披露 (續)

## (b) 應收(付)合營企業及聯營公司款項

## 49. RELATED PARTY DISCLOSURES (Continued)

## (b) Amounts due from (to) joint ventures and associates

		於 二零二零年 十二月 三十一日 At 31 December 2020 人民幣千元 RMB'000	於 二零一九年 十二月 三十一日 At 31 December 2019 人民幣千元 RMB'000
應收合營企業款項	Amounts due from joint ventures	39,198,680	24,985,046
應收聯營公司款項	Amounts due from associates	18,316,768	11,584,759
		57,515,448	36,569,805
應付合營企業款項	Amounts due to joint ventures	21,417,558	19,324,325
應付聯營公司款項	Amounts due to associates	11,007,464	9,846,330
		32,425,022	29,170,655

## (c) 應收(付)由林中先生、林偉先生及林峰先生控制的關聯公司款項

## (c) Amounts due from (to) related companies controlled by Mr. Lin Zhong, Mr. Lin Wei &amp; Mr. Lin Feng

		於 二零二零年 十二月 三十一日 At 31 December 2020 人民幣千元 RMB'000	於 二零一九年 十二月 三十一日 At 31 December 2019 人民幣千元 RMB'000
其他應收款項	Other receivables	505	3,912
其他應付款項	Other payables	(785,125)	—

## 50. 資本風險管理

本集團管理其資本以確保本集團旗下實體將可持續經營，同時透過改善債務與股本權益的平衡為股東帶來最大回報。本集團的整體策略與去年維持不變。

本集團的資本架構包括淨負債，而淨負債包括附註32、33、34、35及36各自所披露的租賃負債、銀行及其他借款、優先票據、公司債券及永續資本工具（扣除現金及現金等價物）及本公司擁有人應佔股本權益（包含已發行股本、儲備及保留利潤）。

本公司董事定期檢討資本架構。作為是項檢討其中一環，本公司董事考量資本成本及與各類資本有關的風險，並採取適當行動平衡整體資本架構。

## 51. 金融工具

### a. 金融工具的類別

## 50. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior year.

The capital structure of the Group consists of net debt, which includes the lease liabilities, bank and other borrowings, senior notes, corporate bonds and perpetual capital instruments disclosed in notes 32, 33, 34, 35 and 36, respectively, net of cash and cash equivalents, and equity attributable to owners of the Company, comprising issued share capital, reserves and retained profits.

The directors of the Company review the capital structure on a regular basis. As part of this review, the directors of the Company consider the cost of capital and the risks associated with each class of capital, and take appropriate actions to balance its overall capital structure.

## 51. FINANCIAL INSTRUMENTS

### a. Categories of financial instruments

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
<b>金融資產</b>	<b>Financial assets</b>		
按公平值計入損益	FVTPL		
強制性按公平值計入損益計量	Mandatorily measured at FVTPL		
— 持作買賣	— Held-for-trading	374,261	573,761
— 於物業項目的投資	— Investments in property projects	286,531	417,688
— 其他	— Others	905,388	526,458
		1,566,180	1,517,907
衍生金融工具	Derivative financial instruments	—	11,912
按公平值計入其他全面收入的股本工具	Equity instruments at FVTOCI	739,685	881,832
按攤銷成本列賬的金融資產	Financial assets at amortised cost	139,747,391	118,557,262
<b>金融負債</b>	<b>Financial liabilities</b>		
衍生金融工具	Derivative financial instruments	323,416	19,260
攤銷成本	Amortised cost	184,472,453	169,914,213

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 51. 金融工具 (續)

## b. 財務風險管理目標及政策

本集團的主要金融工具包括衍生金融工具、應收賬款、其他應收款項、按公平值計入損益的金融資產、按公平值計入其他全面收入的股本工具、於物業項目的投資、受限制銀行存款、銀行結餘及現金、應收／應付非控股權益、合營企業及聯營公司款項、應付賬款、其他應付款項、銀行及其他借款、優先票據及公司債券。該等金融工具的詳情載於相關附註。與此等金融工具有關的風險及如何減低該等風險的政策載列如下。管理層管理及監控該等風險，確保及時有效地採取適當措施。

## c. 市場風險

本集團的業務主要面對利率、外幣匯率變動的市場風險及其他價格風險 (參見下文)。

本集團於年內面對的市場風險或其管理及衡量風險的方式概無重大變動。

## 利率風險

由於銀行存款與銀行及其他借款 (按恒生銀行人民幣最優惠利率、香港銀行同業拆息及倫敦銀行同業拆息所報的利率計算浮動利息) 的現行市場利率波動，因此本集團承受現金流量利率風險。

本集團旨在將借款保持按不同利率計息。本集團透過根據利率水平及前景評估任何利率變動產生的潛在影響，以管理其利率風險。管理層將審閱固定及浮動利率的借款比例，確保其處於合理範圍內。

## 51. FINANCIAL INSTRUMENTS (Continued)

## b. Financial risk management objectives and policies

The Group's major financial instruments include derivative financial instruments, accounts receivables, other receivables, financial assets at FVTPL, equity instruments at FVTOCI, investments in property projects, restricted bank deposits, bank balances and cash, amounts due from/to non-controlling interests, joint ventures and associates, accounts payables, other payables, bank and other borrowings, senior notes and corporate bonds. Details of these financial instruments are set out in respective notes. The risks associated with these financial instruments and the policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

## c. Market risk

The Group's activities expose primarily to the market risks of changes in interest rates, foreign currency exchange rates and other price risk (see below).

There has been no significant change to the Group's exposure to market risks or the manner in which it manages and measures the risk over the year.

## Interest rate risk

The Group is exposed to cash flow interest rate risk due to the fluctuation of the prevailing market interest rate on bank deposits and bank and other borrowings which carry at variable rates based on the interest rates quoted by Hang Seng Bank RMB Prime rate, HIBOR and LIBOR.

The Group aims at keeping borrowings at variable rates. The Group manages its interest rate exposures by assessing the potential impact arising from any interest rate movements based on interest rate level and outlook. The management will review the proportion of borrowings in fixed and floating rates and ensure they are within reasonable range.

## 51. 金融工具 (續)

### c. 市場風險 (續)

#### 利率風險 (續)

全球正進行主要利率基準的根本性改革，包括以其他近乎無風險比率取代部分銀行同業拆息率。誠如附註33所列示，本集團的數項倫敦銀行同業拆息率／香港銀行同業拆息率銀行貸款收到利率基準改革的影響。本集團會密切監察新基準利率的換算。

有關本集團於報告期末訂立的交叉貨幣利率掉期以及銀行及其他借款的詳情分別載於附註28及33。

於兩個年度內，所有利息收入及利息開支（詳情載於附註7及附註8）分別來自按攤銷成本列賬的金融資產及按攤銷成本列賬的金融負債。

本集團的公平值利率風險主要與按固定利率計息的銀行及其他借款、公司債券以及優先票據有關。然而，管理層於有需要時會考慮對沖重大利率風險。

#### 利率敏感度

以下敏感度分析乃根據非衍生工具（銀行結餘以及銀行及其他借款）利率風險編製。分析乃假設於報告期末未到期金融工具於整年內均未到期而編製。向主要管理人員內部匯報利率風險時會以升跌100個基點（就銀行及其他借款而言）及升跌50個基點（就銀行存款而言）為基準，即管理人員分別對銀行及其他借款以及銀行存款利率可能變動的評估。

於報告期末，倘利率上升／下降100及50個基點（分別就銀行及其他借款以及銀行存款而言），而所有其他變數維持不變，則本集團截至二零二零年十二月三十一日止年度的利潤會減少／增加約人民幣119,452,000元（二零一九年：人民幣214,231,000元）。

## 51. FINANCIAL INSTRUMENTS (Continued)

### c. Market risk (Continued)

#### Interest rate risk (Continued)

A fundamental reform of major interest rate benchmarks is being undertaken globally, including the replacement of some interbank offered rates with alternative nearly risk-free rates. As listed in note 33, several of the Group's LIBOR/HIBOR bank loans may be subject to the interest rate benchmark reform. The Group is closely monitoring the transition to new benchmark interest rates.

Details of the Group's cross currency interest rate swaps and bank and other borrowings entered into by the Group at the end of the reporting period are set out in notes 28 and 33, respectively.

All interest income and interest expense, as detailed in note 7 and note 8, are derived from financial assets at amortised cost and financial liabilities at amortised cost, respectively, for both years.

The Group's fair value interest rate risk relates primarily to its fixed rate bank and other borrowings, corporate bonds and senior notes. However, the management will consider hedging significant interest rate exposure should the need arise.

#### Interest rate sensitivity

The sensitivity analyses below have been prepared based on the exposure to interest rates for non-derivative instruments (bank balances and bank and other borrowings). The analysis is prepared assuming the financial instruments outstanding at the end of the reporting period were outstanding for the whole year. A 100 basis point increase or decrease for bank and other borrowings and a 50 basis point increase or decrease for bank deposits are used when reporting interest rate risk internally to key management personnel and represent management's assessment of the possible change in interest rate in respect of bank and other borrowings and bank deposits respectively.

At the end of the reporting period, if interest rates had been increased/decreased by 100 and 50 basis points in respect of bank and other borrowings and bank deposits respectively and all other variables were held constant, the Group's profit would decrease/increase by approximately RMB119,452,000 (2019: RMB214,231,000) for the year ended 31 December 2020.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 51. 金融工具 (續)

## c. 市場風險 (續)

## 外匯風險

本集團以人民幣收取其所有收入，而大部分支出(包括物業銷售產生的支出以及資本開支)亦以人民幣計值。

本集團進行若干以外幣計值的交易，因而承受所產生的匯率波動風險。本集團採納對沖政策，積極管理以非人民幣計值債務的貨幣風險。本集團可視乎情況及匯率走勢，考慮訂立對沖安排以減低人民幣貶值的影響。

於二零二零年十二月三十一日，本集團擁有以外幣計值的按公平值計入損益的金融資產、衍生金融工具、銀行結餘及現金、銀行及其他借款、優先票據及永續資本工具(分別載於附註21、28、29、33、34及36)，使本集團承受外匯風險。本集團已訂立遠期合約以減輕借款的外匯風險。

## 51. FINANCIAL INSTRUMENTS (Continued)

## c. Market risk (Continued)

## Foreign currency risk

The Group collects all of its revenue in RMB and most of the expenditures including expenditures incurred in property sales as well as capital expenditures are also denominated in RMB.

The Group undertakes certain transactions denominated in foreign currencies, hence exposure to exchange rate fluctuations arises. The Group has adopted a hedging policy to actively manage its currency risk exposure concerning non-RMB denominated indebtedness. The Group may, depending on the circumstances and trend of currency rates, consider and enter into hedging arrangements to mitigate the impact of RMB depreciation.

As at 31 December 2020, the Group had financial assets at FVTPL, derivative financial instruments, bank balances and cash, bank and other borrowings senior notes and perpetual capital instruments denominated in foreign currencies as set out in notes 21, 28, 29, 33, 34 and 36, respectively, which expose the Group to foreign currency risk. The Group has entered into forward contracts for mitigating the foreign currency exposure in relation to the borrowings.

## 51. 金融工具 (續)

## c. 市場風險 (續)

## 外匯風險 (續)

## 外匯風險敏感度

下表詳列本集團對人民幣兌相關外幣升值及貶值5%的敏感度。5%為向主要管理人員內部報告外匯風險所使用的敏感度，指管理層對外幣匯率可能合理變動的評估。敏感度分析僅包括以外幣計值的未到期貨幣項目，並於報告期末就外幣匯率的5%變動調整其換算。當人民幣相對於相關貨幣升值5%時，下表中的正數表示利潤增加。當人民幣相對於相關貨幣貶值5%時，會對利潤產生一個相等並相反的影響，以下結餘也將變成負數。

## 51. FINANCIAL INSTRUMENTS (Continued)

## c. Market risk (Continued)

## Foreign currency risk (Continued)

## Foreign currency rate sensitivity

The following table details the Group's sensitivity to a 5% increase and decrease in RMB against the relevant foreign currencies. 5% is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management's assessment of the reasonably possible change in foreign exchange rates. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjust their translation at the end of the reporting period of 5% changes in foreign currency rates. A positive number below indicates an increase in profit where RMB strengthen 5% against the relevant currency. For a 5% weakening of RMB against the relevant currency, there would be an equal and opposite impact on the profit and the balances below would be negative.

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000 (經重列) (Restated)
港元	HK\$	291,847	397,516
美元	USD	1,428,134	1,435,303
其他貨幣	Other currencies	(147)	582



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 51. 金融工具 (續)

## d. 信貸風險及減值評估

於二零二零年十二月三十一日，除其賬面值最能代表最大信貸風險的金融資產外，本集團面對因本集團所提供財務擔保的金額而產生將對本集團造成財務損失的最大信貸風險於附註46披露。

*因客戶合約產生的應收賬款*

為將信貸風險降至最低，本集團已實行監控措施，以確保採取跟進措施收回逾期債項。此外，於報告期末，本集團定期評估各個別賬戶的可收回金額，以確保就不可收回金額作出充足減值虧損。

此外，就銷售物業及其他物業相關服務產生的應收賬款而言，本集團按預期信貸虧損模式對貿易結餘單獨或集體進行減值評估。就物業管理及其他服務產生的應收賬款而言，本集團根據撥備矩陣集體進行預期信貸虧損評估。就此而言，本公司董事認為本集團的信貸風險已大幅降低。

*其他應收款項以及應收合營企業、聯營公司及非控股權益款項*

其他應收款項、應收合營企業、聯營公司及非控股權益款項的信貸風險透過內部程序管理。在作出墊款之前會對各交易對手的信貸質素進行調查。本集團亦積極監控各債務人的欠款，並及時識別任何信貸風險，以降低信貸相關損失的風險。再者，本集團密切監控合營企業及聯營公司的財務表現。此外，本集團按預期信貸虧損模式對未償還結餘進行減值評估。就此而言，本公司董事認為本集團的信貸風險已大幅降低。

## 51. FINANCIAL INSTRUMENTS (Continued)

## d. Credit risk and impairment assessment

As at 31 December 2020, other than those financial assets whose carrying amounts best represent the maximum exposure to credit risk, the Group's maximum exposure to credit risk which will cause a financial loss to the Group arising from the amount of financial guarantees provided by the Group is disclosed in note 46.

*Accounts receivables arising from contracts with customers*

In order to minimise the credit risk, the monitoring procedures are carried out to ensure that follow up action is taken to recover overdue debts. In addition, the Group reviews regularly the recoverable amount of each individual accounts at the end of the reporting period to ensure that adequate impairment losses are made for irrecoverable amounts.

In addition, for accounts receivables arising from sales of property and other property related services, the Group performs impairment assessment under ECL on trade balances individually or on a collective basis. For accounts receivables arising from property management and other services, the Group assesses the expected credit losses collectively based on a provision matrix. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced.

*Other receivables and amounts due from joint ventures, associates and non-controlling interests*

The credit risk of other receivables, amounts due from joint ventures, associates and non-controlling interests are managed through an internal process. The credit quality of each counterparty is investigated before an advance is made. The Group also actively monitors the outstanding amounts owed by each debtor and identifies any credit risks in a timely manner in order to reduce the risk of a credit related loss. Further, the Group closely monitors the financial performance of the joint ventures and associates. In addition, the Group performs impairment assessment under ECL model on the outstanding balances. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced.

## 51. 金融工具 (續)

### d. 信貸風險及減值評估 (續)

其他應收款項以及應收合營企業、聯營公司及非控股權益款項 (續)

就賬面總值為人民幣1,276,830,000元的其他應收款項 (二零一九年：人民幣1,317,259,000元) 而言，本集團按十二個月預期信貸虧損計量虧損撥備。於二零二零年十二月三十一日，本集團已就其他應收款項計提信貸虧損 (全期信貸減值) 撥備人民幣2,517,000元 (二零一九年：人民幣2,356,000元) 及信貸虧損 (十二個月預期信貸虧損) 撥備人民幣15,139,000元 (二零一九年：人民幣13,425,000元)。

就賬面總值分別為人民幣39,198,680,000元、人民幣18,316,768,000元及人民幣26,359,618,000元 (二零一九年：人民幣24,985,046,000元、人民幣11,584,759,000元及人民幣18,766,941,000元) 的應收合營企業、聯營公司及非控股權益款項而言，本集團按十二個月預期信貸虧損計量虧損撥備。根據交易對手的過往還款記錄及其後結算，本公司董事認為彼等的信用度良好。本公司董事認為，該等交易對手的違約風險並不重大，而本集團評估該等結餘的預期信貸虧損並不重大。

### 財務擔保合約

就已預售但未完成開發的物業而言，本集團通常就客戶為購買物業籌集資金所借入按揭貸款而向銀行提供擔保，擔保金額最高為個別物業購買價的70%至80%。倘買方於擔保期間未能償還按揭，則持有按揭的銀行可要求本集團償還未償還貸款及任何有關應計利息。在此等情況下，本集團可沒收已收取的銷售訂金並重新銷售收回物業。因此，管理層認為本集團所提供擔保引致的任何虧損均有可能收回。管理層認為，由於該等融資以物業作擔保，而物業的市價高於擔保金額，故提供予物業買方的財務擔保所承受的信貸風險有限。就此而言，本公司董事認為，本集團的信貸風險已顯著降低。

## 51. FINANCIAL INSTRUMENTS (Continued)

### d. Credit risk and impairment assessment (Continued)

Other receivables and amounts due from joint ventures, associates and non-controlling interests (Continued)

For other receivables with gross carrying amount of RMB1,276,830,000 (2019: RMB1,317,259,000), the Group measures the loss allowance at 12m ECL. As at 31 December 2020, the Group has provided RMB2,517,000 (2019: RMB2,356,000) allowance for credit losses (life-time credit-impaired) and RMB15,139,000 (2019: RMB13,425,000) allowance for credit losses (12m ECL) on other receivables.

For amounts due from joint ventures, associates and non-controlling interests with gross carrying amount of RMB39,198,680,000, RMB18,316,768,000 and RMB26,359,618,000 (2019: RMB24,985,046,000, RMB11,584,759,000 and RMB18,766,941,000), respectively, the Group measures the loss allowance at 12m ECL. The directors of the Company consider the counterparties with good credit worthiness based on their past repayment history and subsequent settlement. In the opinion of the directors of the Company, the risk of default by these counterparties is not significant and the Group assessed that the ECL on these balances are insignificant.

### Financial guarantees contracts

For properties that are presold but development has not been completed, the Group typically provides guarantees to banks in connection with the customers' borrowing of mortgage loans to finance their purchase of the properties for an amount up to 70% to 80% of the purchase price of the individual property. If a purchaser defaults on the payment of its mortgage during the period of guarantee, the bank holding the mortgage may demand the Group to repay the outstanding loan and any interest accrued thereon. Under such circumstances, the Group is able to forfeit the sales deposit received and re-sell the repossessed properties. Therefore, the management considers it would likely recover any loss incurred arising from the guarantee by the Group. The management considers the credit risk exposure to financial guarantees provided to property purchasers is limited because the facilities are secured by the properties and the market prices of the properties are higher than the guaranteed amounts. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 51. 金融工具 (續)

## d. 信貸風險及減值評估 (續)

## 銀行結餘、受限制銀行存款

就賬面總值為人民幣51,154,569,000元(二零一九年：人民幣58,968,371,000元)的銀行結餘及受限制銀行存款而言，本集團按十二個月預期信貸虧損計量虧損撥備。銀行結餘及受限制銀行存款的信貸風險有限，皆因交易對手均為獲國際信貸評級機構頒予高信貸評級的銀行或中國的國有銀行。

除銀行結餘及受限制銀行存款(存放於多間高信貸評級的銀行)的信貸集中風險外，本集團並無任何重大信貸集中風險，其風險分佈於眾多交易對手及客戶。

## e. 流動資金風險

本集團的目標是在經營活動所得資金的持續性與透過使用借款的靈活性之間取得平衡。本公司董事嚴密監察流動資金狀況，並預期會有足夠資金來源撥付本集團的項目及業務。

下表詳列本集團金融負債及衍生工具的預期剩餘合約到期日。該表按本集團可能須付款的最早日期的金融負債未貼現現金流量編製，表中包括利息及本金現金流量。

## 51. FINANCIAL INSTRUMENTS (Continued)

## d. Credit risk and impairment assessment (Continued)

## Bank balances, restricted bank deposits

For bank balances and restricted bank deposits with gross carrying amount of RMB51,154,569,000 (2019: RMB58,968,371,000) in total, the Group measures the loss allowance at 12m ECL. The credit risk on bank balances and restricted bank deposits is limited because the counterparties are banks with high credit ratings assigned by international credit rating agencies or state-owned banks in the PRC.

Other than concentration of credit risk on bank balances and restricted bank deposits which are deposited with several banks with high credit ratings, the Group has no significant concentration of credit risk, which exposure spread over a number of counterparties and customers.

## e. Liquidity risk

The Group's objective is to maintain a balance between continuity of funding generated from operating activities and the flexibility through the use of borrowings. The directors of the Company closely monitor the liquidity position and expect to have adequate sources of funding to finance the Group's projects and operations.

The following table details the Group's expected remaining contractual maturity for its financial liabilities and derivative instruments. The table has been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The table includes both interest and principal cash flows.

## 51. 金融工具 (續)

## e. 流動資金風險 (續)

此外，下表詳列本集團對其衍生金融工具的流動性分析。本集團衍生金融工具的流動資金分析按照合約結算日期編製，原因為本集團管理層認為結算日期對瞭解衍生工具現金流量時間不可或缺。

## 51. FINANCIAL INSTRUMENTS (Continued)

## e. Liquidity risk (Continued)

In addition, the following table details the Group's liquidity analysis for its derivative financial instruments. The liquidity analysis for the Group's derivative financial instruments are prepared based on the contractual settlement dates as the management of the Group considers that the settlement dates are essential for an understanding of the timing of the cash flows of derivatives.

		於二零二零年 十二月三十一日 的賬面值 Carrying amount at 31 December 2020 人民幣千元 RMB'000	0至60日 或按要求償還 repayable on demand 人民幣千元 RMB'000	61至180日 61 to 180 days 人民幣千元 RMB'000	181至365日 181 to 365 days 人民幣千元 RMB'000	1至2年 1-2 years 人民幣千元 RMB'000	2至3年 2-3 years 人民幣千元 RMB'000	3年以上 Over 3 years 人民幣千元 RMB'000	未貼現 現金流量總額 Total undiscounted cash flows 人民幣千元 RMB'000
二零二零年	2020								
衍生工具－結算淨額	Derivatives – net settlement								
外匯遠期合約	Foreign currency forward contracts	266,362	63,336	203,026	–	–	–	–	266,362
利率掉期	Interest rate swaps	57,054	–	–	–	8,189	48,865	–	57,054

		於二零二零年 十二月三十一日 的賬面值 Carrying amount at 31 December 2020 人民幣千元 RMB'000	0至60日 或按要求償還 repayable on demand 人民幣千元 RMB'000	61至180日 61 to 180 days 人民幣千元 RMB'000	181至365日 181 to 365 days 人民幣千元 RMB'000	1至2年 1-2 years 人民幣千元 RMB'000	2至3年 2-3 years 人民幣千元 RMB'000	3年以上 Over 3 years 人民幣千元 RMB'000	未貼現 現金流量總額 Total undiscounted cash flows 人民幣千元 RMB'000
二零二零年	2020								
非衍生金融負債	Non-derivative financial liabilities								
不計息	Non-interest bearing	–	79,757,340	79,750,491	–	–	6,849	–	79,757,340
定息工具	Fixed interest rate instruments	1.48% – 10.50%	58,221,271	880,514	7,558,113	9,070,912	13,485,811	13,700,563	67,856,930
浮息工具	Variable interest rate instruments	1.50% – 8.50%	46,493,842	1,858,275	720,392	3,722,003	15,931,950	25,626,449	51,769,725
租賃負債	Lease liabilities	3.50% – 6.00%	122,572	13,937	25,086	30,493	42,667	11,144	127,833
財務擔保	Financial guarantees	–	–	37,193,070	–	–	–	–	37,193,070

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 51. 金融工具 (續)

## e. 流動資金風險 (續)

## 51. FINANCIAL INSTRUMENTS (Continued)

## e. Liquidity risk (Continued)

		於二零一九年 十二月三十一日		0至60日 或按票面價值	61至180日	181至365日	1至2年	2至3年	3年以上	未貼現 現金流量總額 Total
		Carrying amount at 31 December 2019	賬面值							
		人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
二零一九年	2019									
衍生工具 - 結算淨額	Derivatives - net settlement									
外匯遠期合約	Foreign currency forward contracts	19,260	2,722	13,637	2,901	-	-	-	-	19,260

		利率 Interest rate	於二零一九年 十二月三十一日		0至60日	61至180日	181至365日	1至2年	2至3年	3年以上	未貼現 現金流量總額 Total
			Carrying amount at 31 December 2019	賬面值							
			人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
二零一九年(經重列)	2019 (restated)										
非衍生金融負債	Non-derivative financial liabilities										
不計息	Non-interest bearing	-	66,215,642	66,214,377	-	-	1,265	-	-	-	66,215,642
定息工具	Fixed interest rate instruments	3.00% - 10.60%	52,791,219	3,690,363	4,569,335	3,806,691	21,014,206	14,270,524	12,407,808	59,759,127	59,759,127
浮息工具	Variable interest rate instruments	1.88% - 10.30%	50,907,352	944,486	2,243,774	11,636,182	11,509,193	22,293,926	8,253,069	56,880,630	56,880,630
租賃負債	Lease liabilities	3.50% - 6.00%	138,729	12,647	25,343	29,969	41,215	26,991	11,809	147,974	147,974
財務擔保	Financial guarantees	-	-	35,847,284	-	-	-	-	-	-	35,847,284

上表包含的財務擔保合約金額為在擔保交易對手索償情況下，本集團根據安排可能須結付全數擔保金額的最高金額。根據各報告期末的預期，本集團認為須根據安排付款的機會極微。然而，該估計將視乎交易對手根據擔保提出索償的可能性而有所改變，而提出索償的可能性則取決於交易對手所持獲擔保財務應收款項出現信貸虧損的可能性。

The amounts included above for financial guarantee contracts are the maximum amounts the Group could be required to settle under the arrangement for the full guaranteed amount if that amount is claimed by the counterparty to the guarantee. Based on expectations at the end of each reporting period, the Group considers that it is more likely than not that no amount will be payable under the arrangement. However, this estimate is subject to change depending on the probability of the counterparty claiming under the guarantee which is a function of the likelihood that the financial receivables held by the counterparty which are guaranteed suffer credit losses.

## 52. 金融工具的公平值計量

按經常性基準以公平值計量的本集團金融資產及負債的公平值

本集團的部分金融資產及負債按於各報告期末的公平值計量。下表提供有關如何釐定該等金融資產及負債公平值的資料（特別是所用的估值方法及輸入數據），以及根據公平值計量輸入數據的可觀察程度而將公平值計量分類到所屬公平值架構級別（第一級至第三級）。

於估計公平值時，本集團使用可得的市場可觀察數據。倘並無第一級輸入數據，則使用來自託管人的市價重估報告（倘適用）。否則，本集團委聘第三方合資格估值師進行估值。估值委員會與合資格外聘估值師緊密合作，以建立適用於模式的估值技術及輸入數據。

## 52. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

Fair value of the Group's financial assets and liabilities that are measured at fair value on a recurring basis

Some of the Group's financial assets and liabilities are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets and liabilities are determined (in particular, the valuation technique(s) and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

In estimating the fair value, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, mark-to-market report from the custodian is used where available. Otherwise, the Group engages third party qualified valuers to perform the valuation. The valuation committee works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 52. 金融工具的公平值計量 (續)

按經常性基準以公平值計量的本集團金融資產及負債的公平值 (續)

## 52. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

Fair value of the Group's financial assets and liabilities that are measured at fair value on a recurring basis (Continued)

金融資產 Financial assets	於以下日期的公平值 Fair value as at		公平值等級 Fair value hierarchy	估值方法及主要輸入數據 Valuation techniques and key inputs
	二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000		
分類為按公平值計入損益的金融資產的無報價股本權益 Unquoted equity interests classified as financial assets at FVTPL — 非上市私人基金 — unlisted private fund	資產 Assets  905,388	資產 Assets  526,458	第三級 Level 3	基金資產淨值 Fund net assets value
分類為按公平值計入損益的金融資產的股本投資 Equity instruments classified as financial assets at FVTPL — 在香港上市 — listed in HK — 在中國上市 — listed in the PRC	資產 Assets  86,841  287,420  374,261	資產 Assets  121,051  452,710  573,761	第一級 Level 1  第一級 Level 1	活躍市場所報買入價。 Quoted bid prices in an active market. 活躍市場所報買入價。 Quoted bid prices in an active market.
按公平值計入其他全面收入的股本工具 Equity instruments at FVTOCI — 在美國上市 — listed in United States — 非上市股本投資 — unlisted equity investment	資產 Assets  499,446  240,239  739,685	資產 Assets  —  881,832  881,832	第一級 Level 1  第三級 Level 3	活躍市場所報買入價。 Quoted bid prices in an active market. 經就交易後變動調整的股本融資過往交易價格 Prior transaction price on equity financing with adjustments for changes after transaction

## 52. 金融工具的公平值計量 (續)

按經常性基準以公平值計量的本集團金融資產及負債的公平值 (續)

## 52. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

Fair value of the Group's financial assets and liabilities that are measured at fair value on a recurring basis (Continued)

金融資產 Financial assets	於以下日期的公平值 Fair value as at		公平值等級 Fair value hierarchy	估值方法及主要輸入數據 Valuation techniques and key inputs
	二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000		
分類為按公平值計入損益的金融資產的物業項目投資 Investments in property projects classified as financial assets at FVTPL	資產 Assets 286,531	資產 Assets 417,688	第三級 Level 3	貼現現金流量－未來現金流量根據預期回報及合約投資成本進行估計，並以反映各物業項目的內部回報率的利率貼現 Discounted cash flow – Future cash flows are estimated based on expected return, and the contracted investment costs, discounted at a rate that reflects the internal rate of return of varies property projects.
衍生金融工具－外幣遠期合約 Derivative financial instruments – foreign currency forward contracts	負債 Liabilities (266,362)	負債 Liabilities (19,260)	第二級 Level 2	貼現現金流量－未來現金流量根據遠期匯率（得自報告期末可觀察的遠期匯率）及合約匯率進行估計。 Discounted cash flow – Future cash flows are estimated based on forward exchange rates (from observable forward exchange rates at the end of the reporting period) and the contracted exchange rates.
衍生金融工具－利率掉期 Derivative financial instruments – interest rate swap	負債(指定用於對沖) Liabilities (designated for hedging) (57,054)	資產 Assets 11,912	第二級 Level 2	貼現現金流量－未來現金流量根據遠期利率（得自報告期末可觀察的遠期利率）及合約利率進行估計。 Discounted cash flow – Future cash flows are estimated based on forward interest rates (from observable forward interest rates at the end of the reporting period) and the contracted interest rates

除分別於附註34及35所披露具有公平值的優先票據及公司債券外，本集團管理層認為，綜合財務報表中以攤銷成本入賬的其他金融資產及金融負債的眼面值與其於報告期末的公平值相若。

本集團以攤銷成本入賬的其他金融資產及金融負債的公平值根據按照貼現現金流量分析建立的公認定價模式而釐定。

Except for the senior notes and corporate bonds with fair value as disclosed in notes 34 and 35, respectively, the management of the Group consider that the carrying amounts of the other financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate their fair values at the end of the reporting period.

The fair value of the other financial assets and financial liabilities of the Group recorded at amortised cost is determined in accordance with generally accepted pricing models based on discounted cash flow analysis.



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 53. 本公司財務狀況表及儲備

(a) 本公司財務狀況表：

## 53. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY

(a) Statement of financial position of the Company:

		二零二零年 2020 人民幣千元 RMB'000	二零一九年 2019 人民幣千元 RMB'000
<b>非流動資產</b>	<b>NON-CURRENT ASSETS</b>		
物業、廠房及設備	Property, plant and equipment	11,030	109
於一間附屬公司的投資	Investment in a subsidiary	2,394,808	2,215,783
應收附屬公司款項	Amounts due from subsidiaries	48,270,376	46,437,683
		50,676,214	48,653,575
<b>流動資產</b>	<b>CURRENT ASSETS</b>		
應收賬款及其他應收款項、 按金及預付款項	Accounts and other receivables, deposits and prepayments	189,758	286,556
應收合營企業款項	Amounts due from joint ventures	1,690,580	1,849,297
衍生金融工具	Derivative financial instruments	—	11,912
銀行結餘及現金	Bank balances and cash	1,686,923	1,037,862
		3,567,261	3,185,627
<b>流動負債</b>	<b>CURRENT LIABILITIES</b>		
應付賬款及應計開支	Accounts payables and accrued charges	1,718,473	358
應付附屬公司款項	Amounts due to subsidiaries	1,259,056	867,143
應付合營企業款項	Amounts due to joint ventures	673,387	720,655
衍生金融工具—於一年內到期	Derivative financial instruments – due within one year	266,362	19,260
銀行借款—於一年內到期	Bank borrowings – due within one year	4,340,282	4,599,530
優先票據—於一年內到期	Senior notes – due within one year	3,637,114	3,190,356
		11,894,674	9,397,302
<b>流動負債淨額</b>	<b>NET CURRENT LIABILITIES</b>	(8,327,413)	(6,211,675)
<b>總資產減流動負債</b>	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	42,348,801	42,441,900
<b>資本及儲備</b>	<b>CAPITAL AND RESERVES</b>		
股本	Share capital	668,481	639,723
儲備	Reserves	661,683	5,703,122
本公司股東權益應佔股本權益	Equity attributable to equity owners of the company	1,330,164	6,342,845
永久資本工具	Perpetual capital instruments	3,536,877	3,883,572
<b>股本權益總額</b>	<b>TOTAL EQUITY</b>	4,867,041	10,226,417
<b>非流動負債</b>	<b>NON-CURRENT LIABILITIES</b>		
優先票據—於一年後到期	Senior notes – due after one year	26,979,739	23,674,188
銀行借款—於一年後到期	Bank borrowings – due after one year	10,444,967	8,541,295
衍生金融工具—於一年後到期	Derivative financial instruments – due after one year	57,054	—
		37,481,760	32,215,483
		42,348,801	42,441,900

## 53. 本公司財務狀況表及儲備 (續)

## 53. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY (Continued)

## (b) 本公司儲備變動：

## (b) Movements of the reserves of the Company:

		就股份 獎勵計劃							總計
		股份溢價	持有股份	股份獎勵	購股權儲備	出資儲備	對沖儲備	保留利潤	
		Share premium	Shares held for share award scheme	Share award reserve	Share option reserve	Capital contribution reserve	Hedging reserve	Retained profits	Total
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
於二零一九年一月一日	At 1 January 2019	3,079,702	(53,931)	-	118,508	39,440	-	6,804,825	9,988,544
年內虧損及全面開支總額	Loss and total comprehensive expense for the year	-	-	-	-	-	-	(2,419,749)	(2,419,749)
根據股份獎勵計劃購買股份	Purchase of shares under the share award scheme	-	(89,325)	-	-	-	-	-	(89,325)
轉換可換股債券時發行股份	Issue of shares upon conversion of convertible bonds	3,381	-	-	-	-	-	-	3,381
行使購股權時發行股份	Issue of shares upon exercise of shares options	135,702	-	-	(27,887)	-	-	-	107,815
就以股代息發行股份	Issue of shares for scrip dividend	325,163	-	-	-	-	-	-	325,163
確認以股本權益結算並以股份付款	Recognition of equity-settled share-based payments	-	-	-	53,673	-	-	-	53,673
沒收購股權	Forfeiture of share options	-	-	-	(2)	-	-	2	-
確認為分派的股息	Dividend recognised as distribution	-	-	-	-	-	-	(2,266,380)	(2,266,380)
於二零一九年十二月三十一日	At 31 December 2019	3,543,948	(143,256)	-	144,292	39,440	-	2,118,698	5,703,122
年內虧損及全面開支總額	Loss and total comprehensive expense for the year	-	-	-	-	-	-	(3,709,603)	(3,709,603)
指定為現金流量對沖的對沖工具公平值變動	Fair value change on hedging instruments designated as cash flow hedge	-	-	-	-	-	(89,227)	-	(89,227)
將指定為現金流量對沖的對沖工具公平值變動重新分類至損益	Reclassification of fair value change on hedging instruments designated as cash flow hedge to profit or loss	-	-	-	-	-	20,260	-	20,260
根據股份獎勵計劃購買股份	Purchase of shares under the share award scheme	-	(106,717)	-	-	-	-	-	(106,717)
已歸屬股份獎勵	Share award vested	-	33,659	(42,660)	-	-	-	9,001	-
配售股份	Placing of shares	1,009,135	-	-	-	-	-	-	1,009,135
行使購股權時發行股份	Issue of shares upon exercise of shares options	121,896	-	-	(22,539)	-	-	-	99,357
就以股代息發行股份	Issue of shares for scrip dividend	477,914	-	-	-	-	-	-	477,914
確認以股本權益結算並以股份付款	Recognition of equity-settled share-based payments	-	-	42,660	43,323	-	-	-	85,983
沒收購股權	Forfeiture of share options	-	-	-	(151)	-	-	151	-
確認為分派股息	Dividend recognised as distribution	-	-	-	-	-	-	(2,828,541)	(2,828,541)
於二零二零年十二月三十一日	At 31 December 2020	5,152,893	(216,314)	-	164,925	39,440	(68,967)	(4,410,294)	661,683

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 54. 主要附屬公司詳情

本公司的主要附屬公司於二零二零年及二零一九年十二月三十一日的詳情載列如下：

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES

Details of the Company's principal subsidiaries at 31 December 2020 and 2019 are set out below:

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
旭昇有限公司 Xu Sheng Limited	英屬處女群島 二零一一年五月九日 BVI 9 May 2011	100	100	註冊資本50,000美元 實繳資本1美元 Registered USD50,000 paid up capital USD1	香港 Hong Kong	投資控股 Investment holding
旭輝企發有限公司 CIFI Enterprises Co. Limited	香港 二零一一年五月十二日 Hong Kong 12 May 2011	100	100	法定資本10,000港元 實繳資本1港元 Authorised HK\$10,000 paid up capital HK\$1	香港 Hong Kong	投資控股 Investment holding
旭名(香港)有限公司 Xu Ming (HK) Limited	香港 二零一一年九月二十七日 Hong Kong 27 September 2011	100	100	法定資本10,000港元 實繳資本1港元 Authorised HK\$10,000 paid up capital HK\$1	香港 Hong Kong	投資控股 Investment holding
旭名有限公司 Xu Ming Limited	英屬處女群島 二零一一年九月二十日 BVI 20 September 2011	100	100	註冊資本50,000美元 實繳資本1美元 Registered USD50,000 paid up capital USD1	香港 Hong Kong	投資控股 Investment holding

## 54. 主要附屬公司詳情 (續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
旭安有限公司 Xu An Co., Limited	英屬處女群島 二零一三年一月十七日 BVI 17 January 2013	50	50 (附註b) (Note b)	註冊資本50,000美元 實繳資本2美元 Registered USD50,000 Paid up capital USD2	中國 PRC	投資控股 Investment holding
旭正有限公司 Xu Zheng Co., Limited.	英屬處女群島 二零一二年九月六日 BVI 6 September 2012	50	100	註冊資本50,000美元 實繳資本100美元 Registered USD50,000 Paid up capital USD100	中國 PRC	投資控股 Investment holding
東萬投資有限公司 Top Media Investment Limited	香港 二零一五年五月二十四日 HK 24 May 2015	100	100	註冊資本10,000港元 實繳資本10,000港元 Registered HK\$10,000 paid up capital HK\$10,000	香港 HK	房地產開發 Property development
豐萬投資有限公司 Full Metro Investment Limited	香港 二零一五年五月二十日 HK 20 May 2015	100	100	註冊資本10,000港元 實繳資本10,000港元 Registered HK\$10,000 paid up capital HK\$10,000	香港 HK	房地產開發 Property development
重慶旭昌房地產開發有限公司 Chongqing Xuchang Real Estate Development Co., Ltd.	中國 二零一一年三月十日 PRC 10 March 2011	100	100	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零二零年	二零一九年			
		2020	2019			
		%	%			
重慶旭中房地產開發有限公司 Chongqing Xuzhong Development Co., Ltd.	中國 二零一三年八月十九日 PRC 19 August 2013	100	100	註冊資本54,615,000美元 實繳資本0美元 Registered USD54,615,000 paid up capital USD0	中國 PRC	房地產開發 Property development
旭輝集團股份有限公司 CIFI Group Co., Ltd	中國 二零零零年八月十五日 PRC 15 August 2000	100	100	註冊資本 人民幣 3,500,000,000元 實繳資本 人民幣3,500,000,000元 Registered RMB3,500,000,000 paid up capital RMB3,500,000,000	中國 PRC	投資控股 Investment holding
上海豐旭置業有限公司 Shanghai Fengxu Property Co., Ltd	中國 二零一四年 十二月二十五日 PRC 25 December 2014	45 (附註b) (Note b)	45 (附註b) (Note b)	註冊資本 人民幣220,000,000元 實繳資本 人民幣220,000,000元 Registered RMB220,000,000 paid up capital RMB220,000,000	中國 PRC	房地產開發 Property development
上海新置建築工程有限公司 Shanghai Xinzhi Construction Co., Ltd.	中國 二零零五年七月二十日 PRC 20 July 2005	100	100	註冊資本 人民幣128,000,000元 實繳資本 人民幣128,000,000元 Registered RMB128,000,000 paid up capital RMB128,000,000	中國 PRC	物業建設 Property construction

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
武漢惠譽禦恒置業有限公司 Wuhan Huiyu Yuheng Property Co., Ltd	中國 二零一二年八月二日 PRC 2 August 2012	55	55	註冊資本 人民幣200,000,000元 實繳資本 人民幣200,000,000元 Registered RMB200,000,000 paid up capital RMB200,000,000	中國 PRC	房地產開發 Property development
上海旭弘置業有限公司* Shanghai Xuhong Property Co., Ltd *	中國 二零一三年十二月二十日 PRC 20 December 2013	50 (附註c) (Note c)	50 (附註c) (Note c)	註冊資本 120,000,000美元 實繳資本 120,000,000美元 Registered USD120,000,000 paid up capital USD120,000,000	中國 PRC	房地產開發 Property development
湖南物華投資發展有限公司 Hunan Wuhua Investment Development Co., Ltd.	中國 二零一一年十一月二十八日 PRC 28 November 2011	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 Paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
佛山匯金恒天房地產開發有限公司 Foshan Huijin Hengtian Real Estate Development Co., Ltd.	中國 二零零五年十二月二十九日 PRC 29 December 2005	100	100	註冊資本 人民幣1,000,000元 實繳資本 人民幣1,000,000元 Registered RMB1,000,000 paid up capital RMB1,000,000	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
武漢惠譽華天置業有限公司 Wuhan Huiyu Huatian Property Co., Ltd	中國 二零一二年七月十九日 PRC 19 July 2012	55	55	註冊資本 人民幣200,000,000元 實繳資本 人民幣200,000,000元 Registered RMB200,000,000 paid up capital RMB200,000,000	中國 PRC	房地產開發 Property development
青島銀盛泰嘉博房地產開發 有限公司 Qingdao Yinshengtai Jiabo Property Development Co., Ltd.	中國 二零一七年五月九日 PRC 9 May 2017	50 (附註b) (Note b)	50 (附註b) (Note b)	註冊資本 人民幣20,000,000.00元 實繳資本 人民幣20,000,000.00元 Registered RMB20,000,000.00 paid up capital RMB20,000,000.00	中國 PRC	房地產開發 Property development
武漢輝韻置業有限公司 Wuhan Huiyun Property Co., Ltd.	中國 二零一六年十二月六日 PRC 6 December 2016	51	51	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
嘉善盛誠置業有限公司 Jiashan Shengchen Property Co., Ltd.	中國 二零一七年七月十日 PRC 10 July 2017	51	51	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情 (續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
武漢盛全置業有限公司 Wuhan Shengquan Property Co., Ltd.	中國 二零一七年八月三日 PRC 3 August 2017	51	51	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
武漢旭祥置業有限公司 Wuhan Xuxiang Property Co., Ltd.	中國 二零一七年八月十四日 PRC 14 August 2017	55	34.68 (附註c) (Note c)	註冊資本 人民幣200,000,000元 實繳資本 人民幣200,000,000元 Registered RMB200,000,000 paid up capital RMB200,000,000	中國 PRC	房地產開發 Property development
大連盛拓房地產開發有限公司 Dalian Shengtuo Property Development Co., Ltd.	中國 二零一七年八月二日 PRC 2 August 2017	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
湖南盛創房地產開發有限公司 Hunan Shengchuang Property Development Co., Ltd.	中國 二零一七年二月二十一日 PRC 21 February 2017	70	70	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development



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## Notes to the Consolidated Financial Statements

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
西安地聯置業有限公司 Xi'an Dilian Development Co., Ltd.	中國 二零一二年七月二日 PRC 2 July 2012	100	100	註冊資本 人民幣48,000,000元 實繳資本 人民幣48,000,000元 Registered RMB48,000,000 paid up capital RMB48,000,000	中國 PRC	房地產開發 Property development
西安君都僑商置業有限公司 Xi'an Jundu Qiaoshang Development Co., Ltd.	中國 二零一一年五月二十六日 PRC 26 May 2011	70	70	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	企業管理 Business management
西安榮科置業有限公司 Xi'an Rongke Development Co., Ltd.	中國 二零一六年七月四日 PRC 4 July 2016	70	70	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
台州昌洪置業有限公司 Taizhou Changhong Property Co., Ltd.	中國 二零一八年一月二十五日 PRC 25 January 2018	95	95	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情 (續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
徐州錦川房地產開發有限公司*	中國	50	50	註冊資本	中國	房地產開發
Xuzhou Jinchuan Real Estate	二零一八年二月十一日	(附註b)	(附註b)	人民幣762,600,000元	PRC	Property development
Development Co. Ltd.*	PRC	(Note b)	(Note b)	實繳資本		
	11 February 2018			人民幣762,600,000元		
				Registered		
				RMB762,600,000		
				paid up capital		
				RMB762,600,000		
江陰昌鋒置業有限公司	中國	72	72	註冊資本	中國	房地產開發
Jiangyin Changfeng Property Co. Ltd.	二零一八年四月二十三日			人民幣1,610,000,000元	PRC	Property development
	PRC			實繳資本		
	23 April 2018			人民幣1,610,000,000元		
				Registered		
				RMB1,610,000,000		
				paid up capital		
				RMB1,610,000,000		
無錫雅輝房地產開發有限公司	中國	50	50	註冊資本	中國	房地產開發
Wuxi Yahui Real Estate Development	二零一八年五月十七日	(附註b)	(附註b)	人民幣40,168,708元	PRC	Property development
Co. Ltd.	PRC	(Note b)	(Note b)	實繳資本		
	17 May 2018			人民幣40,168,708元		
				Registered		
				RMB40,168,708		
				paid up capital		
				RMB40,168,708		
重慶昌赫房地產開發有限公司	中國	100	70	註冊資本	中國	房地產開發
Chongqing Changhe Real Estate	二零一八年五月十八日			人民幣50,000,000元	PRC	Property development
Development Co. Ltd.	PRC			實繳資本		
	18 May 2018			人民幣50,000,000元		
				Registered		
				RMB50,000,000		
				paid up capital		
				RMB50,000,000		

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## Notes to the Consolidated Financial Statements

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
衢州旭盛置業有限公司 Quzhou Xusheng Property Co. Ltd.	中國 二零一八年五月二十三日 PRC 23 May 2018	50 (附註b) (Note b)	50 (附註b) (Note b)	註冊資本 人民幣60,000,000元 實繳資本 人民幣60,000,000元 Registered RMB60,000,000 paid up capital RMB60,000,000	中國 PRC	房地產開發 Property development
常州昌赫置業有限公司 Changzhou Changhe Property Co., Ltd.	中國 二零一八年六月二十九日 PRC 29 June 2018	100	100	註冊資本 200,000,000美元 實繳資本 200,000,000美元 Registered USD200,000,000 paid up capital USD200,000,000	中國 PRC	房地產開發 Property development
瀋陽昌勝置業有限公司 Shengyang Changsheng Property Co., Ltd.	中國 二零一八年七月三日 PRC 3 July 2018	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
杭州昌赫置業有限公司 Hangzhou Changhe Property Co., Ltd.	中國 二零一八年八月八日 PRC 8 August 2018	53	53	註冊資本 人民幣2,600,000,000元 實繳資本 人民幣2,600,000,000元 Registered RMB2,600,000,000 paid up capital RMB2,600,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情 (續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
合肥昌恩房地產開發有限公司 Hefei Changen Real Estate Development Co. Ltd.	中國 二零一八年十一月十三日 PRC 13 November 2018	34 (附註b) (Note b)	34 (附註b) (Note b)	註冊資本 人民幣400,000,000元 實繳資本 人民幣400,000,000元 Registered RMB400,000,000 paid up capital RMB400,000,000	中國 PRC	房地產開發 Property development
嘉興楓碩房地產開發有限公司 Jiaxing Fengshuo Real Estate Development Co. Ltd.	中國 二零一八年十一月十四日 PRC 14 November 2018	50 (附註b) (Note b)	50 (附註b) (Note b)	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
成都昌謙房地產開發有限公司 Chengdu Changqian Real Estate Development Co. Ltd.	中國 二零一八年十二月十七日 PRC 17 December 2018	100	100	註冊資本 人民幣10,000,000元 實繳資本 無 Registered RMB10,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development
溫州翔茂置業有限公司 Wenzhou Xiangmao Property Co., Ltd.	中國 二零一七年八月二十二日 PRC 22 August 2017	34 (附註c) (Note c)	34 (附註c) (Note c)	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
溫州坤茂置業有限公司 Wenzhou Kunmao Property Co., Ltd.	中國 二零一七年八月二十二日 PRC 22 August 2017	34 (附註c) (Note c)	34 (附註c) (Note c)	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
武漢鴻源錦置業有限公司 Wuhan Hongyuanjin Properties Co., Ltd.	中國 二零一八年一月二十九日 PRC 29 January 2018	29 (附註c) (Note c)	29 (附註c) (Note c)	註冊資本 人民幣190,830,000元 實繳資本 人民幣190,830,000元 Registered RMB190,830,000 paid up capital RMB190,830,000	中國 PRC	房地產開發 Property development
杭州展驥實業有限公司 Hangzhou Zhanxiang Enterprise Co., Ltd.	中國 二零一六年四月二十九日 PRC 29 April 2016	50 (附註c) (Note c)	50 (附註c) (Note c)	註冊資本 人民幣500,000,000元 實繳資本 人民幣500,000,000元 Registered RMB500,000,000 paid up capital RMB500,000,000	中國 PRC	房地產開發 Property development
上海旭亭置業有限公司 Shanghai Xuting Property Co., Ltd.	中國 二零一五年十二月十一日 PRC 11 December 2015	34 (附註c) (Note c)	34 (附註c) (Note c)	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情 (續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
長沙恒高房地產開發有限公司 Changsha Henggao Property Development Co., Ltd.	中國 二零一六年八月三十日 PRC 30 August 2016	50 (附註b) (Note b)	50 (附註b) (Note b)	註冊資本 560,000,000港元 實繳資本 560,000,000港元 Registered HK\$560,000,000 paid up capital HK\$560,000,000	中國 PRC	房地產開發 Property development
西安邦弘置業有限公司 Xi'an Banghong Properties Co., Ltd.	中國 二零一四年四月二十九日 PRC 29 April 2014	80	80	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
武漢輝恒置業有限公司 Wuhan Huiheng Property Co., Ltd.	中國 二零一六年四月十三日 PRC 13 April 2016	84	84	註冊資本 人民幣1,400,000,000元 實繳資本 人民幣1,400,000,000元 Registered RMB1,400,000,000 paid up capital RMB1,400,000,000	中國 PRC	房地產開發 Property development
濟南銀盛泰恒泰置業有限公司 Jinan Yinshengtai Hengtai Property Co., Ltd.	中國 二零一六年三月七日 PRC 7 March 2016	50 (附註b) (Note b)	50 (附註b) (Note b)	註冊資本 人民幣890,000,000元 實繳資本 人民幣450,000,000元 Registered RMB890,000,000 paid up capital RMB450,000,000	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
臨沂銀盛泰廣發房地產開發有限公司 Linqi Yinshengtai Guangfa Real Estate Co. Ltd.	中國 二零一七年十一月二十三日 PRC 23 November 2017	25.5 (附註c) (Note c)	25.5 (附註c) (Note c)	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
臨沂銀盛泰金升房地產有限公司 Linqi Yinshengtai Jinsheng Real Estate Co. Ltd.	中國 二零一六年十一月十四日 PRC 14 November 2016	35 (附註c) (Note c)	35 (附註c) (Note c)	註冊資本 人民幣20,000,000元 實繳資本 人民幣10,000,000元 Registered RMB20,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
青島銀盛泰泰德置業有限公司 Qingdao Yinshengtai Taide Property Co., Ltd.	中國 二零一五年九月二十四日 PRC 24 September 2015	50 (附註c) (Note c)	50 (附註c) (Note c)	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
山東麗豐置業有限公司 Shandong Lifeng Property Co., Ltd.	中國 二零零一年八月二十一日 PRC 21 August 2001	50 (附註c) (Note c)	25.5 (附註c) (Note c)	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情 (續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
青島泰輝房地產有限公司 Qingdao Taihui Real Estate Co., Ltd	中國 二零一八年一月二日 PRC 2 January 2018	50 (附註c) (Note c)	50 (附註c) (Note c)	註冊資本 人民幣42,000,000元 實繳資本 人民幣42,000,000元 Registered RMB42,000,000 paid up capital RMB42,000,000	中國 PRC	房地產開發 Property development
濰坊銀華置業有限公司 Weifang Yinhua Property Development Co. Ltd.	中國 二零一八年六月六日 PRC 6 June 2018	25.5 (附註c) (Note c)	35 (附註c) (Note c)	註冊資本 人民幣20,408,163元 實繳資本 人民幣20,408,163元 Registered RMB20,408,163 paid up capital RMB20,408,163	中國 PRC	房地產開發 Property development
成都和謙房地產開發有限公司 Chengdu Heqian Real Estate Development Co., Ltd.	中國 二零一九年四月二十日 PRC 20 April 2019	60	60	註冊資本 人民幣1,270,000,000.00元 實繳資本 人民幣1,270,000,000.00元 Registered RMB1,270,000,000.00 paid up capital RMB1,270,000,000.00	中國 PRC	房地產開發 Property development
成都和赫房地產開發有限公司 Chengdu Hehe Real Estate Development Co., Ltd.	中國 二零一九年五月六日 PRC 6 May 2019	100	100	註冊資本 人民幣840,000,000.00元 實繳資本 人民幣184,660,800.00元 Registered RMB840,000,000.00 paid up capital RMB184,660,800.00	中國 PRC	房地產開發 Property development



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## Notes to the Consolidated Financial Statements

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
瀋陽恒升房地產開發有限公司 Shenyang Hengsheng Real Estate Development Co., Ltd.	中國 二零一九年二月一日 PRC 1 February 2019	33.5 (附註b) (Note b)	33.5 (附註b) (Note b)	註冊資本 人民幣100,000,000.00元 實繳資本 人民幣100,000,000.00元 Registered RMB100,000,000.00 paid up capital RMB100,000,000.00	中國 PRC	房地產開發 Property development
福州和卓房地產開發有限公司* Fuzhou Hezhuo Real Estate Development Co., Ltd.*	中國 二零一九年五月三十一日 PRC 31 May 2019	70	62.8	註冊資本 人民幣494,000,000.00元 實繳資本 無 Registered RMB494,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
淄博旭銀鑫房地產有限公司 Zibo Xuyinxin Real Estate Development Co., Ltd.	中國 二零一九年四月二十六日 PRC 26 April 2019	30 (附註c) (Note c)	30 (附註c) (Note c)	註冊資本 人民幣300,000,000.00元 實繳資本 人民幣300,000,000.00元 Registered RMB300,000,000.00 paid up capital RMB300,000,000.00	中國 PRC	房地產開發 Property development
蘇州和匯偉聖置業有限公司* Suzhou Hehuiweisheng Real Estate Development Co., Ltd.*	中國 二零一九年一月二十二日 PRC 22 January 2019	70	70	註冊資本 人民幣145,560.00元 實繳資本 無 Registered RMB145,560.00 paid up capital Nil	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情 (續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
蘇州和明置業有限公司* Suzhou Heming Property Development Co., Ltd.*	中國 二零一九年一月十七日 PRC 17 January 2019	100	100	註冊資本 人民幣1,113,220,000.00元 實繳資本 無 Registered RMB1,113,220,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
蘇州和拓置業有限公司* Suzhou Hetuo Property Development Co., Ltd.*	中國 二零一九年一月十五日 PRC 15 January 2019	100	100	註冊資本 人民幣719,130,000.00元 實繳資本 人民幣719,130,000.00元 Registered RMB719,130,000.00 paid up capital RMB719,130,000.00	中國 PRC	房地產開發 Property development
常州和文置業有限公司 Changzhou Hewen Real Estate Development Co., Ltd.	中國 二零一九年五月二十二日 PRC 22 May 2019	51	100	註冊資本 人民幣20,000,000.00元 實繳資本 人民幣20,000,000.00元 Registered RMB20,000,000.00 paid up capital RMB20,000,000.00	中國 PRC	房地產開發 Property development
合肥和諾房地產開發有限公司 Hefei Henuo Real Estate Development Co., Ltd.	中國 二零一九年五月七日 PRC 7 May 2019	51	51	註冊資本 人民幣200,000,000.00元 實繳資本 人民幣200,000,000.00元 Registered RMB200,000,000.00 paid up capital RMB200,000,000.00	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零二零年	二零一九年			
		2020	2019			
		%	%			
合肥和卓房地產開發有限公司 Hefei Hezhuo Real Estate Development Co., Ltd.	中國 二零一九年五月十五日 PRC 15 May 2019	50 (附註b) (Note b)	50 (附註b) (Note b)	註冊資本 人民幣1,790,000,000.00元 實繳資本 人民幣1,790,000,000.00元 Registered RMB1,790,000,000.00 paid up capital RMB1,790,000,000.00	中國 PRC	房地產開發 Property development
寧波和發置業有限公司 Ningbo Hefa Property Development Co., Ltd.	中國 二零一九年五月十六日 PRC 16 May 2019	100	100	註冊資本 人民幣10,000,000.00元 實繳資本 人民幣10,000,000.00元 Registered RMB10,000,000.00 paid up capital 10,000,000.00	中國 PRC	房地產開發 Property development
太倉旭昌置業有限公司 Taicang Xuchang Real Estate Development Co., Ltd.	中國 二零一九年六月二十五日 PRC 25 June 2019	100	100	註冊資本 人民幣1,016,000,000.00元 實繳資本 人民幣1,016,000,000.00元 Registered RMB1,016,000,000.00 paid up capital RMB1,016,000,000.00	中國 PRC	房地產開發 Property development
江陰和謙置業有限公司 Jiangyin Heqian Real Estate Development Co., Ltd.	中國 二零一九年七月十五日 PRC 15 July 2019	100	100	註冊資本 人民幣20,000,000.00元 實繳資本 人民幣20,000,000.00元 Registered RMB20,000,000.00 paid up capital RMB20,000,000.00	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情 (續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
台州和昌置業有限公司 Taizhou Hechang Property Development Co., Ltd.	中國 二零一九年五月十七日 PRC 17 May 2019	100	100	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
舟山弘都置業有限公司 Zhoushan Hongdu Property Development Co., Ltd.	中國 二零一九年五月二十三日 PRC 23 May 2019	51	51	註冊資本 人民幣540,000,000.00元 實繳資本 人民幣540,000,000.00元 Registered RMB540,000,000.00 paid up capital RMB540,000,000.00	中國 PRC	房地產開發 Property development
溫州和盟置業有限公司 Wenzhou Hemeng Property Development Co., Ltd.	中國 二零一九年八月六日 PRC 6 August 2019	22 (附註c) (Note c)	32 (附註c) (Note c)	註冊資本 人民幣10,000,000.00元 實繳資本 人民幣10,000,000.00元 Registered RMB10,000,000.00 paid up capital RMB10,000,000.00	中國 PRC	房地產開發 Property development
臨沂輝盛財金房地產有限公司 Linyi Huishengcaijin Real Estate Development Co., Ltd.	中國 二零一九年九月六日 PRC 6 September 2019	32 (附註c) (Note c)	41.55 (附註c) (Note c)	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
瀋陽和匯置業有限公司 Shenyang Hehui Real Estate Development Co., Ltd.	中國 二零一九年九月十一日 PRC 11 September 2019	70	100	註冊資本 人民幣10,000,000.00元 實繳資本 人民幣10,000,000.00元 Registered RMB10,000,000.00 paid up capital RMB10,000,000.00	中國 PRC	房地產開發 Property development
福州和極昌房地產開發有限公司 Fuzhou Hejichang Real Estate Development Co., Ltd.	中國 二零一九年十月二十三日 PRC 23 October 2019	70	70	註冊資本 人民幣1,552,600,000.00元 實繳資本 人民幣1,552,600,000.00元 Registered RMB1,552,600,000.00 paid up capital RMB1,552,600,000.00	中國 PRC	房地產開發 Property development
北京輝盛房地產開發有限公司 Beijing Huisheng Real Estate Development Co., Ltd.	中國 二零一九年三月十九日 PRC 19 March 2019	25.31 (附註c) (Note c)	25.31 (附註c) (Note c)	註冊資本 人民幣738,000,000.00元 實繳資本 人民幣738,000,000.00元 Registered RMB738,000,000.00 paid up capital RMB738,000,000.00	中國 PRC	房地產開發 Property development
常州和行置業有限公司 Changzhou Hexing Real Estate Development Co., Ltd.	中國 二零一九年六月二十八日 PRC 28 June 2019	100	100	註冊資本 人民幣348,979,823.66元 實繳資本 人民幣348,979,823.66元 Registered RMB348,979,823.66 paid up capital RMB348,979,823.66	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情 (續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
合肥和煜房地產開發有限公司 Hefei Heyu Real Estate Development Co., Ltd.	中國 二零一九年十二月十八日 PRC 18 December 2019	100	100	註冊資本 人民幣100,000,000.00元 實繳資本 無 Registered RMB100,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
蘇州旭吳房地產開發有限公司* Suzhou Xuwu Property Development Co., Ltd.*	中國 二零一七年五月十二日 PRC 12 May 2017	40 (附註c) (Note c)	40 (附註c) (Note c)	註冊資本 213,000,000美元 實繳資本 213,000,000美元 Registered USD 213,000,000 paid up capital USD 213,000,000	中國 PRC	房地產開發 Property development
雲南金宏雅房地產開發有限公司 Yunnan Jinhongya Property Development Co., Ltd.	中國 二零一八年四月二十四日 PRC 24 April 2018	51	51 (附註39) (Note 39)	註冊資本 人民幣220,000,000.00元 實繳資本 人民幣220,000,000.00元 Registered RMB220,000,000.00 paid up capital RMB220,000,000.00	中國 PRC	房地產開發 Property development
重慶旭宇華錦房地產開發有限公司 Chongqing Xuyuhujin Property Development Co., Ltd.	中國 二零一八年八月十四日 PRC 14 August 2018	33.33	33.33 (附註39及b) (Notes 39 & b)	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
青島音樂之島文化產業 開發有限公司 Qingdao Music Island Cultural Industry Development Co., Ltd.	中國 二零一八年三月五日 PRC 5 March 2018	25.5	25.5 (附註39及c) (Notes 39 & c)	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
東莞盛泰鴻房地產開發有限公司 Dongguan Shengtaihong Real Estate Development Co. Ltd.	中國 二零一七年十二月二十七日 PRC 27 December 2017	70	70	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
貴州輝沛企業管理有限公司 Guizhou Huipei Business Management Co., Ltd.	中國 二零一八年一月十一日 PRC 11 January 2018	99.8	99.8	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
杭州興湖置業有限公司 Hangzhou Xinghu Property Co., Ltd	中國 二零二零年一月二十一日 PRC 21 January 2020	100 (附註a) (Note a)	—	註冊資本 人民幣1,000,000,000元 實繳資本 人民幣1,000,000,000元 Registered RMB1,000,000,000 paid up capital RMB1,000,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情 (續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
合肥銀弘房地產開發有限公司 Hefei Yinhong Real Estate Development Co., Ltd	中國 二零一八年十一月二十六日 PRC 26 November 2018	50 (附註b) (Note b)	50 (附註b) (Note b)	註冊資本 人民幣150,000,000元 實繳資本 人民幣150,000,000元 Registered RMB150,000,000 paid up capital RMB150,000,000	中國 PRC	房地產開發 Property development
河南興匯置業有限公司 Henan Xinghui Real Estate Development Co., Ltd	中國 二零二零年一月八日 PRC 8 January 2020	50 (附註a及b) (Notes a&b)	—	註冊資本 人民幣750,000,000元 實繳資本 人民幣750,000,000元 Registered RMB750,000,000 paid up capital RMB750,000,000	中國 PRC	房地產開發 Property development
臨沂輝盛幾木房地產有限公司 Linyi Huisheng Jimu Real Estate Co., Ltd	中國 二零一八年十二月二十六日 PRC 26 December 2018	45 (附註b) (Note b)	45 (附註b) (Note b)	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
南昌興彰置業有限公司 Nanchang Xingzhang Real Estate Co., Ltd.	中國 二零二零年四月三十日 PRC 30 April 2020	100 (附註a) (Note a)	—	註冊資本 160,000,000美元 實繳資本 160,000,000美元 Registered USD 160,000,000 paid up capital USD 160,000,000	中國 PRC	房地產開發 Property development



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
青島輝盛置業有限公司 Qingdao Fraser Real Estate Co., Ltd.	中國 二零一九年十一月二十六日 PRC 26 November 2019	50 (附註c) (Note c)	50 (附註c) (Note c)	註冊資本 人民幣750,000,000元 實繳資本 人民幣750,000,000元 Registered RMB750,000,000 paid up capital RMB750,000,000	中國 PRC	房地產開發 Property development
上海和卓置業有限公司 Shanghai Hezhuo Real Estate Co., Ltd	中國 二零一九年十二月二十五日 PRC 25 December 2019	51	51	註冊資本 人民幣980,000,000元 實繳資本 人民幣980,000,000元 Registered RMB980,000,000 paid up capital RMB980,000,000	中國 PRC	房地產開發 Property development
武漢輝卓置業有限公司 Wuhan Huizhuo Real Estate Co., Ltd	中國 二零一六年十二月二日 PRC 02 December 2016	70	70	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
義烏聚騰房地產開發有限公司 Yiwu Juli Real Estate Development Co., Ltd	中國 二零一九年五月三十一日 PRC 31 May 2019	34 (附註39及c) (Notes 39 & c)	34	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點 及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零二零年	二零一九年			
		2020	2019			
		%	%			
銀川旭洲房地產開發有限公司 Yinchuan Xuzhou Real Estate Development Co. Ltd	中國 二零一九年十一月十一日 PRC 11 November 2019	75	75	註冊資本 人民幣500,000,000元 實繳資本 人民幣500,000,000元 Registered RMB500,000,000 paid up capital RMB500,000,000	中國 PRC	房地產開發 Property development
長沙興昌房地產開發有限公司 Changsha Xingchang Real Estate Development Co., Ltd	中國 二零二零年二月十一日 PRC 11 February 2020	100 (附註a) (Note a)	—	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development

\* 該公司為於中國成立的合作合營企業。

\* The company is a cooperative joint venture established in the PRC.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 54. 主要附屬公司詳情 (續)

附註：

- a) 該等公司為於截至二零二零年十二月三十一日止年度新成立的附屬公司。
- b) 根據該公司的組織章程大綱及細則，該公司列賬為一間附屬公司，而該公司相關活動須經該公司董事會過半數董事同意。本集團有權委任該公司董事會一半以上的董事，故本集團對該公司有主導控制權，因此其被視為本集團的附屬公司。
- c) 由於該等公司由本集團透過多層股權結構持有，本集團應佔該等公司的實際股權為50%以下。

上表列出董事認為主要影響年內業績或構成本集團資產淨值絕大部分的本公司附屬公司。董事認為列出其他附屬公司詳情會令篇幅過分冗長。

除旭輝中國已發行本集團於當中並無權益的公司債券人民幣12,537,000,000元(二零一九年：人民幣11,752,000,000元)外，概無附屬公司於年末發行任何債務證券。

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

Notes:

- a) These companies are newly set up subsidiaries during the year ended 31 December 2020.
- b) The company is accounted for as a subsidiary as in accordance with the memorandum and articles of the company, relevant activities of the company require consent with more than half of the directors in the board of the company. The Group has the power to appoint more than half of the directors in the board of the company, thus the Group has dominant control of the company and thus it is regarded as a subsidiary of the Group.
- c) These companies are held by the Group through more than one tier of shareholding structure which leads to effective equity interest attributable to the Group in these companies to be less than 50%.

The above table lists the subsidiaries of the Company which, in the opinion of the directors, principally affected the results for the year or formed a substantial portion of the net assets of the Group. To give details of other subsidiaries would, in the opinion of the directors, result in particulars of excessive length.

None of the subsidiaries had issued any debt securities at the end of the year except for CIFI PRC which has issued RMB12,537 million (2019: RMB11,752 million) of corporate bonds, in which the Group has no interest.

## 54. 主要附屬公司詳情(續)

下表載列擁有重大非控股權益的本集團非全資附屬公司詳情：

擁有重大非控股權益的非全資附屬公司詳情：

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

The table below shows details of non-wholly owned subsidiaries of the Group that have material non-controlling interests:

Details of non-wholly owned subsidiaries that have material non-controlling interests:

附屬公司名稱 Name of subsidiary	註冊成立地點 Place of incorporation	主要營業地點 Principal place of business	非控股權益 於十二月三十一日 所持有擁有權益及 投票權比例		於十二月三十一日 分配至非控股權益的利潤		於十二月三十一日 累計的非控股權益	
			Proportion of ownership interests and voting rights held by		Profit allocated to non-controlling interests for the		Accumulated non-controlling interests	
			at 31 December		year end 31 December		at 31 December	
			二零二零年	二零一九年	二零二零年	二零一九年	二零二零年	二零一九年
			百分比	百分比	人民幣千元	人民幣千元	人民幣千元	人民幣千元
			%	%	RMB'000	RMB'000	RMB'000	RMB'000
Coastwise	英屬處女群島 BVI	中國 PRC	50	50	(38)	92,908	4,548,905	4,369,458
個別擁有非控股權益的非重大附屬公司 Individually immaterial subsidiaries with non-controlling interests					3,634,049	2,483,817	39,504,787	29,744,578
					3,634,011	2,576,725	44,053,692	34,114,036

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 54. 主要附屬公司詳情(續)

## Coastwise

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

## Coastwise

		於二零二零年 十二月 三十一日 At 31 December 2020 人民幣千元 RMB'000	於二零一九年 十二月 三十一日 At 31 December 2019 人民幣千元 RMB'000
流動資產	Current assets	9,876,413	8,426,825
非流動資產	Non-current assets	8,570,731	8,553,937
流動負債	Current liabilities	8,268,731	4,270,302
非流動負債	Non-current liabilities	1,080,603	3,971,544
本公司擁有人應佔股本權益	Equity attributable to owners of the Company	4,548,905	4,369,458
Coastwise的非控股權益	Non-controlling interests of Coastwise	4,548,905	4,369,458

		截至 二零二零年 十二月 三十一日 止年度 Year ended 31 December 2020 人民幣千元 RMB'000	截至 二零一九年 十二月 三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000
收入	Revenue	184,754	1,262,295
年內(虧損)/利潤及全面收入(開支)總額	(Loss)/profit and total comprehensive income (expense) for the year	(76)	185,816
本集團應佔(虧損)/利潤	(Loss)/profit attributable to the Group	(38)	92,908
非控股權益應佔(虧損)/利潤	(Loss)/profit attributable to the non-controlling interests of Coastwise	(38)	92,908
年內(虧損)/利潤及全面收入(開支)總額	(Loss)/profit and total comprehensive income (expense) for the year	(76)	185,816
已付Coastwise非控股權益的股息	Dividend paid to non-controlling interests of Coastwise	—	—
來自經營活動的現金流入淨額	Net cash inflow from operating activities	2,713,418	1,270,007
來自投資活動的現金流出淨額	Net cash outflow from investing activities	(7,000)	(317,131)
來自融資活動的現金流出淨額	Net cash outflow from financing activities	(2,911,509)	(1,096,847)
現金流出淨額	Net cash outflow	(205,091)	(143,971)

## 55. 重大非現金交易

截至二零二零年十二月三十一日止年度，本集團就租賃物業／辦公設備的使用訂立為期十三個月至六年的新租賃協議（二零一九年：十三個月至六年）。於租賃開始日期，本集團確認人民幣62,358,000元（二零一九年：人民幣85,497,000元）的使用權資產及人民幣62,358,000元（二零一九年：人民幣85,497,000元）的租賃負債。

## 56. 報告期末後事項

- (a) 於二零二一年一月，本公司發行面值總額達419,000,000美元有擔保定息優先票據（「二零二七年四月到期票據」），以年利率4.375厘的定息計息（每半年期末支付利息），並將於二零二五年七月十六日悉數償還。

二零二七年四月到期票據均於聯交所上市，為本公司無抵押優先責任，由本公司若干並非根據中國法律成立的現有附屬公司擔保。該等擔保實際從屬於各擔保方的其他有抵押承擔，惟以所抵押的資產價值為限。

- (b) 於二零二一年二月五日，旭輝中國、民航房地產開發有限公司（「民航房地產」）、蕪湖策華企業管理合夥企業（有限合夥）（「蕪湖策華」）及李健先生就透過天津卓新諮詢服務有限公司（「天津卓新」）收購北京五棵松文化體育中心有限公司（「北京五棵松」）的50%股權的計劃簽署協議。本集團透過天津卓新與民航房地產就位於中國北京五棵松的綜合體項目的商業物業經營進行合作。協議項下旭輝中國的交易對手為獨立第三方。

於二零二一年二月二十四日，本集團與相同各方訂立進一步協議以列明條款及代價。根據該協議，旭輝中國須以現金支付總價人民幣2,564,000,000元，同時承擔蕪湖策華的關聯方應付予北京五棵松的若干債務的所有責任及義務。

## 55. MAJOR NON-CASH TRANSACTIONS

During the year ended 31 December 2020, the Group entered into new lease agreements for the use of leased properties/office equipment for thirteen months to six years (2019: thirteen months to six years). On the lease commencement, the Group recognised right-of-use assets of RMB62,358,000 (2019: RMB85,497,000) and lease liability of RMB62,358,000 (2019: RMB85,497,000).

## 56. EVENTS AFTER THE END OF THE REPORTING PERIOD

- (a) In January 2021, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD419,000,000 (the “April 2027 due Notes”) carry fixed interest of 4.375% per annum (interest payable semi-annually in arrears) and will be fully repayable by 16 July 2025.

The April 2027 due Notes are listed on the Stock Exchange. They are unsecured, senior obligations of the Company and guaranteed by certain of the Company’s existing subsidiaries, other than those established under the laws of the PRC. The guarantees are effectively subordinated to the other secured obligations of each guarantor, to the extent of the value of assets serving as security.

- (b) On 5 February 2021, an agreement was signed among CIFI PRC, Minhang Real Estate Development Co., Ltd. (the “Minhang Real Estate”), Wuhu Cehua Corporate Management Partnership (Limited Partnership) (the “Wuhu Cehua”) and Mr. Li Jian in respect of the plan to acquire 50% equity interest of Beijing Wukesong Culture & Sports Centre Co., Ltd (the “Beijing Wukesong”) through Tianjin Zhuoxin Consultancy Service Co., Ltd (the “Tianjin Zhuoxin”). Through Tianjin Zhuoxin, the Group cooperates with Minhang Real Estate in the commercial property operations of the complex projects located in Wukesong, Beijing of the PRC. The counterparties of CIFI PRC under the agreement are independent third parties.

On 24 February 2021, the Group entered into a further agreement with the same parties to specify the terms and consideration. Pursuant to the agreements, CIFI PRC is obliged to make payment in cash for the sum of RMB2,564,000,000, and also assume all liabilities and obligations under the certain debts due by a related party of Wuhu Cehua to Beijing Wukesong.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

## 56. 報告期末後事項(續)

(c) 於二零二一年三月一日，本集團以相等於100%本金額另加任何應計及未付利息的價格贖回並隨後註銷本金總額246,908,000美元的二零一七年十二月永久資本工具。本集團於贖回時支付總額約253,544,000美元。贖回後，概無已發行的二零一七年十二月永久資本工具的未償還本金額。

(d) 於二零二一年三月二日，二零二一年三月到期票據的餘下未償還本金額240,400,000美元已於到期時以本金額另加任何應計及未付利息贖回。

(e) 於二零二一年三月十日，旭輝中國發行公開公司債券人民幣1,484,800,000元（「二零二六年三月到期人民幣債券」），於上交所上市。二零二六年三月到期人民幣債券以年利率4.40%計息並每年支付利息。二零二六年三月到期人民幣債券將於二零二六年三月十二日按面值悉數償還。

於起始日期後的第三年年末，旭輝中國（作為發行人）有權調整利率，而二零二六年三月到期人民幣債券的持有人可選擇於利率調整後的三個交易日內按其本金額向旭輝中國售回全部或部分債券。

## 56. EVENTS AFTER THE END OF THE REPORTING PERIOD (Continued)

(c) On 1 March 2021, the Group redeemed and subsequently cancelled an aggregate principal amount of USD246,908,000 of the December 2017 Perpetual Capital Instruments at a price equal to 100% of the principal amount plus any accrued and unpaid interest. The total amount paid by the Group on redemption is approximately USD253,544,000. Subsequent to the redemption, no outstanding principal amount of the December 2017 Perpetual Capital Instruments are in issue.

(d) On 2 March 2021, the remaining outstanding principal amount of USD240,400,000 of the March 2021 due Notes were redeemed at its principal amount plus any accrued and unpaid interest upon maturity.

(e) On 10 March 2021, CIFI PRC issued public corporate bonds of RMB1,484,800,000 ("March 2026 due RMB Bond") which are listed on the SSE. March 2026 due RMB Bond carry interest at rate of 4.40% per annum and interest is payable annually. March 2026 due RMB Bond will be fully repayable on 12 March 2026 at par value.

At the end of the third year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate of and the holders of March 2026 due RMB Bond may at their options to sell back the bonds to CIFI PRC in whole or in part at their principal amount within three days of trading upon the interest adjustment.

## 五年財務概要附錄

### Five Years' Financial Summary Appendix

## 業績

## RESULTS

		截至十二月三十一日止年度				
		For the year ended 31 December				
		二零一六年	二零一七年	二零一八年	二零一九年	二零二零年
		2016	2017	2018	2019	2020
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
					(經重列)	
					(restated)	
收入	Revenue	22,224,447	31,824,288	42,367,647	56,451,103	71,798,663
除稅前利潤	Profit before taxation	4,836,765	10,041,162	11,316,993	13,836,726	16,169,767
所得稅開支	Income tax expense	(1,672,390)	(3,892,645)	(4,198,668)	(4,594,879)	(4,274,234)
年內利潤	Profit for the year	3,164,375	6,148,517	7,118,325	9,241,847	11,895,533
其他全面收入(開支)	Other comprehensive income (expense)	–	–	312,479	(28,629)	(148,906)
年內全面收入總額	Total comprehensive income for the year	3,164,375	6,148,517	7,430,804	9,213,218	11,746,627
以下人士應佔：	Attributable to:					
本公司股東權益	Equity owners of the Company	2,807,549	4,828,105	5,408,991	6,443,305	8,031,895
永久資本工具擁有人	Owners of perpetual capital instruments	–	–	215,078	221,817	229,627
非控股權益	Non-controlling interests	356,826	1,320,412	1,494,256	2,576,725	3,634,011
		356,826	1,320,412	1,709,334	2,798,542	3,863,638
		3,164,375	6,148,517	7,118,325	9,241,847	11,895,533
每股盈利(人民幣元)	Earnings per share, in RMB					
基本	Basic	0.42	0.68	0.70	0.82	1.00
攤薄	Diluted	0.42	0.66	0.68	0.81	0.99



## 五年財務概要附錄

## Five Years' Financial Summary Appendix

## 資產及負債

## ASSETS AND LIABILITIES

		截至十二月三十一日止年度				
		For the year ended 31 December				
		二零一六年	二零一七年	二零一八年	二零一九年	二零二零年
		2016	2017	2018	2019	2020
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
				(經重列)	(經重列)	
				(restated)	(restated)	
總資產	Total assets	88,480,209	151,757,534	242,349,445	324,855,160	379,299,406
總負債	Total liabilities	(71,197,196)	(117,487,394)	(192,193,764)	(256,658,215)	(295,657,156)
		17,283,013	34,270,140	50,155,681	68,196,945	83,642,250
本公司股東權益	Equity attributable to equity					
應佔股本權益	owners of the Company	14,980,162	20,903,598	25,630,092	30,199,337	36,051,681
永久資本工具擁有人	Owners of perpetual capital					
	instruments	–	3,847,932	3,883,572	3,883,572	3,536,877
非控股權益	Non-controlling interests	2,302,851	9,518,610	20,642,017	34,114,036	44,053,692
		2,302,851	13,366,542	24,525,589	37,997,608	47,590,569
		17,283,013	34,270,140	50,155,681	68,196,945	83,642,250

附註：截至二零二零年十二月三十一日止兩個年度各年的業績以及截至二零一八年、二零一九年及二零二零年十二月三十一日的資產及負債乃摘錄自二零二零年年報，已進行調整以按合併基準計入永升生活（見綜合財務報表附註1）。

截至二零一八年十二月三十一日止年度止三個年度各年的業績以及截至二零一六年及二零一七年十二月三十一日的資產及負債並未因收購永升生活而作出調整。

Note: The results for each of the two years ended 31 December 2020 and the assets and liabilities as of 31 December 2018, 2019 and 2020 are extracted from the 2020 annual report and they have been adjusted for the inclusion of Ever Sunshine Lifestyle on a merger basis (see Note 1 to the consolidated financial statements).

The results for each of the three years ended 31 December 2018 and the assets and liabilities as of 31 December 2016 and 2017 have not been adjusted for the acquisition of Ever Sunshine Lifestyle.

# 獨立核數師報告 INDEPENDENT AUDITOR'S REPORT

# Deloitte.

# 德勤

致旭輝控股(集團)有限公司各股東  
(於開曼群島註冊成立的有限公司)

TO THE MEMBERS OF CIFI HOLDINGS (GROUP) CO. LTD.  
(incorporated in the Cayman Islands with limited liability)

## 意見

本核數師(以下簡稱「吾等」)已審核載列於第162至459頁旭輝控股(集團)有限公司(「貴公司」)及其附屬公司(統稱「貴集團」)的綜合財務報表,此綜合財務報表包括於二零一九年十二月三十一日的綜合財務狀況表、截至該日止年度的綜合損益及其他全面收益表、綜合股本權益變動表、綜合現金流量表以及綜合財務報表附註,包括主要會計政策概要。

吾等認為,該等綜合財務報表均已按照國際會計準則理事會頒佈的國際財務報告準則(「國際財務報告準則」)的規定真實而中肯地反映 貴集團於二零一九年十二月三十一日的綜合財務狀況及其截至該日止年度的綜合財務表現和綜合現金流量,並已按照香港公司條例的披露規定妥為編製。

## 意見的基礎

吾等已根據香港會計師公會(「香港會計師公會」)頒佈的香港審計準則(「香港審計準則」)進行審核。吾等於該等準則下承擔的責任已在本報告「核數師就審核綜合財務報表須承擔的責任」部分中作進一步闡述。根據香港會計師公會頒佈的專業會計師道德守則(以下簡稱「守則」),吾等獨立於 貴集團,並已履行守則中的其他專業道德責任。吾等相信,吾等所獲得的審核憑證充足及適當地為吾等的審核意見提供基礎。

## OPINION

We have audited the consolidated financial statements of CIFI Holdings (Group) Co. Ltd. (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 162 to 459, which comprise the consolidated statement of financial position as at 31 December 2019, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2019, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (“IFRSs”) issued by the International Accounting Standards Board and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

## BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSA”) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants (the “Code”), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## 獨立核數師報告 INDEPENDENT AUDITOR'S REPORT

### 關鍵審計事項

關鍵審計事項是根據吾等的專業判斷，認為對吾等審核本期綜合財務報表最為重要的事項。這些事項是在吾等審核整體綜合財務報表及出具意見時進行處理的。吾等不會對這些事項提供單獨的意見。

### KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

關鍵審計事項 Key audit matter	吾等於審核中處理關鍵審計事項的方法 How our audit addressed the key audit matter
<b>投資物業估值</b> <b>Valuation of investment properties</b> <p>由於管理層釐定公平值時須作出判斷，吾等將投資物業估值釐定為關鍵審計事項。</p> <p>貴集團的投資物業指位於中華人民共和國（「中國」）的購物商場、住宅及辦公室單位，於二零一九年十二月三十一日的賬面值為人民幣17,635,000,000元，佔貴集團總資產的5.5%。投資物業公平值變動人民幣198,000,000元已於截至該日止年度的綜合損益及其他全面收益表內確認。</p> <p>貴集團所有投資物業均根據與貴集團並無關連的獨立合資格專業估值師（「估值師」）進行的估值按公平值列賬。估值所使用估值方法及重大無法觀察輸入數據的詳情於綜合財務報表附註14內披露。已竣工投資物業及在建投資物業估值依賴若干涉及管理層判斷的重大無法觀察輸入數據，包括租期收益率、復歸收益率、市場單位租金、開發總值及開發商的利潤。</p> <p>We identified the valuation of investment properties as a key audit matter due to the management's judgements associated with determining the fair value.</p> <p>The investment properties of the Group represented shopping malls, residential and office units located in the People's Republic of China (the "PRC") and carried at RMB17,635 million as at 31 December 2019, which represented 5.5% of the Group's total assets. Change in fair value of investment properties of RMB198 million was recognised in the consolidated statement of profit or loss and other comprehensive income for the year then ended.</p> <p>All of the Group's investment properties are stated at fair value based on valuations performed by independent qualified professional valuers which are not connected with the Group (the "Valuers"). Details of the valuation techniques and significant unobservable inputs used in the valuations are disclosed in note 14 to the consolidated financial statements. The valuations of the completed investment properties and investment properties under construction are dependent on certain significant unobservable inputs which involve the management's judgements, including term yield, reversionary yield, market unit rental, gross development value and developer's profit.</p>	<p>吾等就投資物業估值的程序包括：</p> <ul style="list-style-type: none"> <li>• 評估估值師的資歷、能力和客觀性；</li> <li>• 透過比較貴集團及市場的特定資料，向管理層及估值師瞭解估值技術，並質疑估值師所用的估值技術及重大不可觀察輸入數據的合理性；</li> <li>• 透過按抽樣形式將租金細節與相應現有租賃協議比較，評估管理層向估值師所提供資料的可信性；及</li> <li>• 重新對重大無法觀察輸入數據進行敏感度分析，以評估其浮動對投資物業公平值的影響。</li> </ul> <p>Our procedures in relation to the valuation of investment properties included:</p> <ul style="list-style-type: none"> <li>• Evaluating the Valuers' competence, capabilities and objectivity;</li> <li>• Obtaining an understanding from the management and the Valuers about the valuation techniques and challenging the valuation techniques and reasonableness of the significant unobservable inputs used by the Valuers by comparing to specific information of the Group and the market;</li> <li>• Assessing the integrity of information provided by the management to the Valuers by comparing details of rentals on a sample basis to the respective underlying existing lease agreements; and</li> <li>• Reperforming sensitivity analysis on the significant unobservable inputs to evaluate the fluctuations of their impacts on the fair values of the investment properties.</li> </ul>

<b>關鍵審計事項</b> <b>Key audit matter</b>	<b>吾等於審核中處理關鍵審計事項的方法</b> <b>How our audit addressed the key audit matter</b>
<p><b>擬作出售的開發中物業及持作出售物業的估值</b>  <b>Valuation of properties under development for sale and properties held for sale</b></p> <p>由於可變現淨值(「可變現淨值」)及評估擬作出售的開發中物業(「擬作出售的開發中物業」)未來的完工成本涉及重大判斷，故吾等將 貴集團及合營企業擬作出售的開發中物業及持作出售物業(「持作出售物業」)(統稱「物業」)的估值釐定為關鍵審計事項。</p> <p>誠如綜合財務狀況表所披露， 貴集團於二零一九年十二月三十一日大部分於中國及香港擁有擬作出售的開發中物業及持作出售物業，總值分別達人民幣115,203,000,000元及人民幣15,553,000,000元。此外，如綜合財務報表附註18所披露，合營企業於二零一九年十二月三十一日於中國及香港擁有擬作出售的開發中物業及持作出售物業，總值分別達人民幣123,978,000,000元及人民幣13,502,000,000元。</p> <p>誠如綜合財務報表附註4所披露， 貴集團管理層藉參考物業估計市價釐定其可變現淨值，其中考慮多項因素，包括同一項目中同類物業或類似物業所達致的近期價格以及中國及香港房地產的當前市況，以及按當時市況銷售物業將產生的成本。</p> <p>倘物業可變現淨值低於其賬面值，則將物業賬面值將減至其可變現淨值。</p> <p>根據管理層對物業的可變現淨值分析，概無撇減需要。</p> <p>We identified the valuation of the Group's and the joint ventures' properties under development for sale (the "PUD") and properties held for sale (the "PFS") (collectively referred to as the "Properties") as a key audit matter due to the significant judgements involved in the net realisable value ("NRV") and the estimation of future costs to completion of the PUD.</p> <p>As disclosed in the consolidated statement of financial position, the Group had PUD of RMB115,203 million and PFS of RMB15,553 million as at 31 December 2019, of which substantially are situated in the PRC and Hong Kong. In addition, as disclosed in note 18 to the consolidated financial statements, the joint ventures had PUD of RMB123,978 million and PFS of RMB13,502 million as at 31 December 2019, all of which are situated in the PRC and Hong Kong.</p> <p>As disclosed in note 4 to the consolidated financial statements, the management of the Group determined the NRV of the Properties by reference to the estimated market prices of the Properties, which takes into account a number of factors including recent prices achieved for similar property types in the same project or by similar properties, and the prevailing and forecasted real estate market conditions in the PRC and Hong Kong and the costs to be incurred in selling the properties based on prevailing market conditions.</p> <p>If the NRV of the Properties are found to be lower than their carrying amounts, the carrying amounts of the Properties are reduced to their NRV.</p> <p>Based on the management's analysis of the NRV of the Properties, no write-downs were considered to be necessary.</p>	<p>吾等評估擬作出售的開發中物業及持作出售物業估值適當性的程序包括：</p> <ul style="list-style-type: none"> <li>根據吾等對 貴集團及合營企業業務以及中國及香港房地產行業的瞭解，透過將可變現淨值與相同項目或可比較物業所達致最近期市價比較，評估管理層按抽樣形式釐定物業可變現淨值的合理性；及</li> <li>參考 貴集團其他類似已竣工項目的實際開發成本，評估物業可變現淨值及竣工所需未來成本的估算的合理性。</li> </ul> <p>Our procedures in relation to assessing the appropriateness of the valuation of the PUD and PFS included:</p> <ul style="list-style-type: none"> <li>Assessing the reasonableness of the NRV of the Properties that determined by the management on a sample basis, by comparing the NRV to the latest market prices achieved in the same projects or by comparable properties, in accordance with our understanding of the Group's and joint ventures' business and the real estate industry in the PRC and Hong Kong; and</li> <li>Assessing the reasonableness of the estimation of the NRV and future costs to completion of the Properties by reference to the actual development cost of other similar completed projects of the Group.</li> </ul>

# 獨立核數師報告

## INDEPENDENT AUDITOR'S REPORT

關鍵審計事項 Key audit matter	吾等於審核中處理關鍵審計事項的方法 How our audit addressed the key audit matter
<b>銷售物業已確認收入</b> Revenue recognised from sales of properties	
<p>由於收入確認於數量上對綜合損益及其他全面收益表而言屬重大且於釐定銷售物業收入的適當確認點時涉及判斷，因此吾等將其釐定為關鍵審計事項。</p> <p>於中國銷售物業的收入於已竣工物業的控制權轉讓予客戶(即向買家交付物業時)及達成綜合財務報表附註3「來自客戶合約的收入」所披露的準則時確認。誠如綜合財務報表附註5所披露，截至二零一九年十二月三十一日止年度，貴集團確認銷售物業收入人民幣50,644,000,000元。</p>	<p>吾等有關銷售物業已確認收入的程序包括：</p> <ul style="list-style-type: none"> <li>瞭解並測試管理層對向買家交付物業程序的控制；</li> <li>以抽樣形式評估買賣協議中列明的條款，並取得貴集團向買家發出的交付通知以評估物業控制權是否已轉移至買家；及</li> <li>以抽樣形式審查於二零一九年十二月三十一日前與交付予買家的項目相關的支持文件以評估收入是否於適當的時期內確認。</li> </ul>
<p>We identified revenue recognised from sales of properties as a key audit matter as it is quantitatively significant to the consolidated statement of profit or loss and other comprehensive income and there is judgement involved in determining the appropriate point at which to recognise revenue from sales of properties.</p>	<p>Our procedures in relation to revenue recognised from sales of properties included:</p>
<p>Revenue from sales of properties in the PRC is recognised when control of the completed property is transferred to the customer, i.e. at the point of delivering of the properties to buyers and when the criteria as disclosed in note 3 “Revenue from contracts with customers” to the consolidated financial statements are satisfied. The Group recognised revenue of RMB50,644 million from sales of properties for the year ended 31 December 2019 as disclosed in note 5 to the consolidated financial statements.</p>	<ul style="list-style-type: none"> <li>Obtaining an understanding of and testing the management’s control over the process of properties delivery to buyers;</li> <li>Assessing the terms stated in the sales and purchase agreements, on a sample basis, and obtaining the delivery notices issued by the Group to the buyers to assess whether the control of the properties are transferred to the buyers; and</li> <li>Reviewing the relevant supporting documents in relation to the projects delivered to buyers prior to 31 December 2019, on a sample basis, to assess whether the revenue are recognised in an appropriate period.</li> </ul>

<b>關鍵審計事項</b> <b>Key audit matter</b>	<b>吾等於審核中處理關鍵審計事項的方法</b> <b>How our audit addressed the key audit matter</b>
<p><b>土地增值稅計算的準確性</b>  <b>Accuracy of land appreciation tax calculations</b></p> <p>由於估計 貴集團就各物業開發項目應付土地增值稅金額時須作出主要判斷，因此吾等將中國土地增值稅（「土地增值稅」）計算的準確性釐定為關鍵審計事項。</p> <p>當物業交付予買家且確認收入時將產生中國土地增值稅。誠如綜合財務報表附註9所披露，截至二零一九年十二月三十一日止年度，於綜合損益及其他全面收益表確認土地增值稅人民幣2,632,000,000元。誠如綜合財務報表附註4所披露，土地增值稅的計算與所使用根據土地增值金額釐定的比率的適當性高度相關。土地增值金額由估計銷售收入所得減去相關可扣除支出（包括土地成本及估計建造成本）釐定。</p> <p>We identified the accuracy of land appreciation tax (“LAT”) calculations in the PRC as a key audit matter since significant judgement is required in estimating the amount of LAT to be paid by the Group within each of the property development projects.</p> <p>LAT arises in the PRC when properties are delivered to the buyers and revenue is recognised. As disclosed in note 9 to the consolidated financial statements, LAT amounted to RMB2,632 million is recognised in the consolidated statement of profit or loss and other comprehensive income for the year ended 31 December 2019. As disclosed in note 4 to the consolidated financial statements, the LAT calculations are highly dependent on the appropriateness of the rates used, which are determined by the amount of the land appreciation. The amount of the land appreciation is determined by subtracting the related deductible expenditures, including the cost of land and estimated construction costs, from the estimates of sales revenue.</p>	<p>吾等有關土地增值稅計算準確性的程序包括：</p> <ul style="list-style-type: none"> <li>• 比較相關可扣除支出及最近期項目產生的預算成本，評估土地增值稅計算所使用輸入數據的合理性；</li> <li>• 透過比較管理層於過往期間所作出的判斷與實際結果，評估彼等於估計土地增值金額及土地增值稅徵收率時所採用的判斷；及</li> <li>• 委任本所稅務專家按抽樣形式評估物業開發項目的土地增值金額的準確性，並與中國國家稅務總局所公佈土地增值稅徵收率進行比較，以評估各物業開發項目所使用土地增值稅徵收率的合理性。</li> </ul> <p>Our procedures in relation to the accuracy of LAT calculations included:</p> <ul style="list-style-type: none"> <li>• Assessing the reasonableness of the input used in the LAT calculation by comparing the related deductible expenditure with the latest budgeted cost incurred for the projects;</li> <li>• Assessing the judgements adopted by the management in estimating the land appreciation amount and the LAT charge rate by comparing their judgements made in previous periods to actual results; and</li> <li>• Involving our tax experts to assess the accuracy of the land appreciation amount of property development projects on a sample basis, and to assess the reasonableness of the LAT charge rate used for each of the property development projects by comparing it to the LAT charge rate announced by the State Administration of Taxation in the PRC.</li> </ul>



## 獨立核數師報告

### INDEPENDENT AUDITOR'S REPORT

#### 其他信息

貴公司董事須對其他信息負責。其他信息包括年度報告內的信息，但不包括綜合財務報表及吾等就此發出的核數師報告。

吾等對綜合財務報表的意見並不涵蓋其他信息，吾等亦不對其他信息發表任何形式的鑒證結論。

就吾等對綜合財務報表的審核而言，吾等的責任是閱讀其他信息，從而考慮其他信息是否與綜合財務報表或吾等在審核過程中所瞭解的情況存在重大不符，或似存在重大錯誤陳述。基於吾等已執行的工作，倘吾等認為該其他信息存在重大錯誤陳述，則吾等需要報告該事實。吾等就此並無須報告事項。

#### 董事及治理層就綜合財務報表須承擔的責任

貴公司董事須負責根據國際財務報告準則及香港公司條例的披露規定擬備真實且中肯的綜合財務報表，並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部監控負責。

在擬備綜合財務報表時，董事負責評估貴集團持續經營的能力，並在適用情況下披露與持續經營有關的事項，以及使用持續經營會計基礎，除非董事有意將貴集團清盤或停止經營，或別無其他實際的替代方案。

治理層須負責監督貴集團的財務報告過程。

#### OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### RESPONSIBILITIES OF DIRECTORS AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with IFRSs and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

## 核數師就審核綜合財務報表須承擔的責任

吾等的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並根據協定的委聘條款僅向閣下（作為整體）出具包括吾等意見的核數師報告，除此之外本報告不作其他用途。吾等不會就本報告的內容向任何其他人士負上或承擔任何責任。合理保證是高水平的保證，但不能保證按照香港審計準則進行的審核，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引致，如果合理預期它們單獨或滙總起來可能影響綜合財務報表使用者依賴該等綜合財務報表作出的經濟決定，則有關錯誤陳述可被視作重大。

根據香港審計準則進行審核的過程中，吾等運用專業判斷，保持專業懷疑態度。吾等亦：

- 識別和評估由於欺詐或錯誤而導致綜合財務報表出現重大錯誤陳述的風險，設計及執行審核程序以應對這些風險，以及獲取充足和適當的審核憑證，作為吾等意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部監控之上，因此未能發現因欺詐而導致重大錯誤陳述的風險高於未能發現因錯誤而導致重大錯誤陳述的風險。
- 瞭解與審核相關的內部監控，以設計適當的審核程序，但目的並非對貴集團內部監控的有效性發表意見。
- 評價董事所採用會計政策的恰當性及所作會計估計和相關披露的合理性。

## AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSA's, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.



## 獨立核數師報告

### INDEPENDENT AUDITOR'S REPORT

- 對董事採用持續經營會計基礎的恰當性作出結論。根據獲取的審核憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對 貴集團的持續經營能力產生重大疑慮。如果吾等認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露，倘有關披露不足，則吾等應當發表非無保留意見。吾等的結論乃基於核數師報告日期止所取得的審核憑證。然而，未來事項或情況可能導致 貴集團不能持續經營。
- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表有否中肯反映相關交易和事項。
- 就 貴集團內實體或業務活動的財務資料獲取充分、適當的審核憑證，以對綜合財務報表發表意見。吾等負責指導、監督和執行 貴集團的審核。吾等對審核意見承擔全部責任。
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

除其他事項外，吾等與治理層溝通了計劃的審核範圍、時間安排及重大審核發現等，包括吾等於審核中識別出內部監控的任何重大缺陷。

吾等還向治理層提交聲明，說明吾等已符合有關獨立性的相關專業道德要求，並與他們溝通有合理地被認為會影響吾等獨立性的關係及其他事項，以及在適用的情況下的相關防範措施。

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

從與治理層溝通的事項中，吾等確定哪些事項對本期綜合財務報表的審核最為重要，因而構成關鍵審計事項。吾等在核數師報告中描述這些事項，除非法律或法規不允許公開披露這些事項，或在極端罕見的情況下，如果合理預期在吾等報告中溝通某事項造成的負面後果超過產生的公眾利益，我們決定不應在報告中溝通該事項。

本獨立核數師報告的審核項目合夥人為謝鳳珍。

**德勤•關黃陳方會計師行**  
執業會計師  
香港

二零二零年三月二十七日

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in the independent auditor's report is Tse Fung Chun.

**Deloitte Touche Tohmatsu**  
*Certified Public Accountants*  
Hong Kong

27 March 2020

# 綜合損益及其他全面收益表

## CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

截至二零一九年十二月三十一日止年度 For the year ended 31 December 2019

		附註 NOTES	二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
<b>收入</b>	<b>Revenue</b>	5	54,766,176	42,367,647
銷售及服務成本	Cost of sales and services		(41,012,465)	(31,754,818)
<b>毛利</b>	<b>Gross profit</b>		13,753,711	10,612,829
其他收入、收益及虧損	Other income, gains and losses	7	1,424,228	2,065,884
投資物業公平值變動	Change in fair value of investment properties		198,043	106,385
營銷及市場推廣開支	Selling and marketing expenses		(1,739,390)	(1,153,089)
行政開支	Administrative expenses		(2,908,647)	(2,121,731)
應佔合營企業業績	Share of results of joint ventures		1,984,805	725,068
應佔聯營公司業績	Share of results of associates		1,571,367	1,450,388
融資成本	Finance costs	8	(727,824)	(368,741)
<b>除稅前利潤</b>	<b>Profit before taxation</b>		13,556,293	11,316,993
<b>所得稅開支</b>	<b>Income tax expense</b>	9	(4,515,321)	(4,198,668)
<b>年內利潤</b>	<b>Profit for the year</b>	10	9,040,972	7,118,325
<b>其他全面(開支)收入：</b>	<b>Other comprehensive (expense) income:</b>			
不會重新分類至損益的項目：	Items that will not be reclassified to profit or loss:			
按公平值計入其他全面收入(「按公平值計入其他全面收入」)的股本工具投資公平值(虧損)收益	Fair value (loss) gain on investments in equity instruments at fair value through other comprehensive income ("FVTOCI")		(37,442)	312,665
有關不會重新分類項目的所得稅	Income tax relating to item that will not be reclassified		8,813	(186)
			(28,629)	312,479
<b>年內全面收入總額</b>	<b>Total comprehensive income for the year</b>		9,012,343	7,430,804
以下各項應佔年內利潤：	Profit for the year attributable to:			
本公司股東權益	Equity owners of the Company		6,436,881	5,408,991
永久資本工具擁有人	Owners of perpetual capital instruments		221,817	215,078
非控股權益	Non-controlling interests		2,382,274	1,494,256
			9,040,972	7,118,325
以下各項應佔年內全面收入總額：	Total comprehensive income for the year attributable to:			
本公司股東權益	Equity owners of the Company		6,408,252	5,721,470
永久資本工具擁有人	Owners of perpetual capital instruments		221,817	215,078
非控股權益	Non-controlling interests		2,382,274	1,494,256
			9,012,343	7,430,804
<b>每股盈利(人民幣元)：</b>	<b>Earnings per share, in RMB:</b>			
<b>基本</b>	<b>Basic</b>	13	0.82	0.70
<b>攤薄</b>	<b>Diluted</b>	13	0.81	0.68

# 綜合財務狀況表

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於二零一九年十二月三十一日 At 31 December 2019

		附註 NOTES	二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
<b>非流動資產</b>	<b>NON-CURRENT ASSETS</b>			
投資物業	Investment properties	14	17,635,222	16,147,400
使用權資產	Right-of-use assets	16	120,730	–
物業、廠房及設備	Property, plant and equipment	15	131,404	134,143
於聯營公司的權益	Interests in associates	17	8,266,161	5,779,492
於合營企業的權益	Interests in joint ventures	18	12,872,071	8,511,247
於房地產項目的投資	Investments in property projects	19	417,688	582,722
按公平值計入損益(「按公平值計入損益」)的金融資產	Financial assets at fair value through profit or loss (“FVTPL”)	27	526,458	564,553
按公平值計入其他全面收入的股本工具	Equity instruments at FVTOCI	28	881,832	919,274
遞延稅項資產	Deferred taxation assets	39	1,746,615	1,021,876
就收購股權已付的按金	Deposits paid for acquisitions of equity interests	21	–	50,000
			42,598,181	33,710,707
<b>流動資產</b>	<b>CURRENT ASSETS</b>			
持作出售物業	Properties held for sale	22	15,552,823	10,238,165
擬作出售的開發中物業	Properties under development for sale	23	115,202,723	84,137,912
應收賬款及其他應收款項、按金及預付款項	Accounts and other receivables, deposits and prepayments	24	24,191,554	16,740,132
應收非控股權益款項	Amounts due from non-controlling interests	25	18,766,941	13,416,613
應收合營企業及聯營公司的款項	Amounts due from joint ventures and associates	26	36,569,805	27,798,425
持作出售物業土地使用權按金	Deposits for land use rights for properties held for sale		8,713,034	7,950,061
可收回稅項	Taxation recoverable		2,877,209	1,746,262
按公平值計入損益的金融資產	Financial assets at FVTPL	27	573,761	705,386
衍生金融工具	Derivative financial instruments	20	11,912	–
受限制銀行存款	Restricted bank deposits	29	388,695	1,290,000
銀行結餘及現金	Bank balances and cash	29	57,253,034	43,327,561
			280,101,491	207,350,517
<b>流動負債</b>	<b>CURRENT LIABILITIES</b>			
應付賬款及其他應付款項以及應計開支	Accounts and other payables and accrued charges	30	39,083,128	25,888,004
合約負債	Contract liabilities	31	54,195,700	44,238,431
應付非控股權益款項	Amounts due to non-controlling interests	25	16,447,941	16,571,325
應付合營企業及聯營公司的款項	Amounts due to joint ventures and associates	26	29,170,655	15,519,116
應付稅項	Taxation payable		9,642,604	7,655,950
租賃負債(於一年內到期)	Lease liabilities – due within one year	32	58,598	–
銀行及其他借款(於一年內到期)	Bank and other borrowings – due within one year	33	13,941,253	8,842,371
優先票據(於一年內到期)	Senior notes – due within one year	34	3,190,356	–
衍生金融工具	Derivative financial instruments	20	19,260	74,949
公司債券(於一年內到期)	Corporate bonds – due within one year	35	4,006,799	3,646,140
可換股債券的債務部分	Debt component of convertible bonds	36	–	907,724
			169,756,294	123,344,010
<b>流動資產淨值</b>	<b>NET CURRENT ASSETS</b>		110,345,197	84,006,507
<b>總資產減流動負債</b>	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		152,943,378	117,717,214

**綜合財務狀況表**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

		附註 NOTES	二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
<b>資本及儲備</b>	<b>CAPITAL AND RESERVES</b>			
股本	Share capital	38	639,723	626,271
儲備	Reserves		29,525,577	24,977,825
本公司股東權益應佔股本權益	Equity attributable to equity owners of the Company		30,165,300	25,604,096
永久資本工具	Perpetual capital instruments	37	3,883,572	3,883,572
非控股權益	Non-controlling interests		33,166,711	19,958,503
<b>股本權益總額</b>	<b>TOTAL EQUITY</b>		<b>67,215,583</b>	<b>49,446,171</b>
<b>非流動負債</b>	<b>NON-CURRENT LIABILITIES</b>			
租賃負債(於一年後到期)	Lease liabilities – due after one year	32	58,941	–
銀行及其他借款(於一年後到期)	Bank and other borrowings – due after one year	33	51,140,979	41,061,189
優先票據(於一年後到期)	Senior notes – due after one year	34	23,674,188	15,293,614
公司債券(於一年後到期)	Corporate bonds – due after one year	35	7,744,996	8,113,997
遞延稅項負債	Deferred taxation liabilities	39	3,108,691	3,802,243
			85,727,795	68,271,043
			152,943,378	117,717,214

第162至459頁的綜合財務報表已於二零二零年三月二十七日獲董事會批准及授權刊發，並由下列人士代表簽署：

The consolidated financial statements on pages 162 to 459 were approved and authorised for issue by the Board of directors on 27 March 2020 and are signed on its behalf by:

**林中**  
董事

**林峰**  
董事

**LIN ZHONG**  
DIRECTOR

**LIN FENG**  
DIRECTOR

# 綜合股本權益變動表

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

截至二零一九年十二月三十一日止年度 For the year ended 31 December 2019

		本公司股東權益總計 Attributable to equity owners of the Company													總計 Total 人民幣千元 RMB'000
		股本 Share capital 人民幣千元 RMB'000	股份溢價 Share premium 人民幣千元 RMB'000 (附註b) (note b)	特別及其他儲備 Special and other reserve 人民幣千元 RMB'000	法定盈餘儲備 Statutory surplus reserve 人民幣千元 RMB'000	按公平值計入其他全面收入儲備 FVTOCI reserve 人民幣千元 RMB'000	就股份獎勵計劃持有股份 Shares held for share award scheme 人民幣千元 RMB'000	股份獎勵儲備 Share award scheme 人民幣千元 RMB'000	購股權儲備 Share option reserve 人民幣千元 RMB'000	出資儲備 Capital contribution reserve 人民幣千元 RMB'000	保留利潤 Retained profits 人民幣千元 RMB'000	小計 Subtotal 人民幣千元 RMB'000	永久資本工具 Perpetual capital instruments 人民幣千元 RMB'000	非控股權益 Non- controlling interests 人民幣千元 RMB'000	
於二零一八年一月一日(經重列)	At 1 January 2018 (restated)	611,951	2,739,234	170,007	1,490,875	95,445	–	–	144,690	39,440	15,707,401	20,999,043	3,847,932	9,518,610	34,365,585
年內利潤	Profit for the year	–	–	–	–	–	–	–	–	–	5,408,991	5,408,991	215,078	1,494,256	7,118,325
年內其他全面收入	Other comprehensive income for the year	–	–	–	–	312,479	–	–	–	–	–	312,479	–	–	312,479
年內全面收入總額	Total comprehensive income for the year	–	–	–	–	312,479	–	–	–	–	5,408,991	5,721,470	215,078	1,494,256	7,430,804
轉撥至儲備	Appropriations to reserve	–	–	–	471,881	–	–	–	–	–	(471,881)	–	–	–	–
非控股權益出資	Capital contributions from non-controlling interests	–	–	–	–	–	–	–	–	–	–	–	–	6,487,505	6,487,505
收購附屬公司(附註40)	Acquisitions of subsidiaries (note 40)	–	–	–	–	–	–	–	–	–	–	–	–	3,074,903	3,074,903
收購非控股權益附屬公司額外權益(附註a)	Acquisition of additional interests in a subsidiary from non-controlling interests (note a)	–	–	314,215	–	–	–	–	–	–	–	314,215	–	(547,715)	(233,500)
向非控股權益出售附屬公司部分權益	Disposal of partial interests in subsidiaries to non-controlling interests	–	–	(16,789)	–	–	–	–	–	–	–	(16,789)	–	81,080	64,291
確認以股本權益結算並以股份付款行使購股權時發行股份(附註38)	Recognition of equity-settled share-based payments Issue of shares upon exercise of share options (note 38)	15,302	325,102	–	–	–	–	10,723	68,206	–	–	78,929	–	–	78,929
就以股代息發行股份(附註38)	Issue of shares for scrip dividend (note 38)	1,397	87,729	–	–	–	–	–	(90,228)	–	–	250,176	–	–	250,176
確認為分派股息(附註12)	Dividend recognised as distribution (note 12)	–	–	–	–	–	–	–	–	–	(1,690,701)	(1,690,701)	–	–	(1,690,701)
出售附屬公司(附註41)	Disposal of subsidiaries (note 41)	–	–	–	–	–	–	–	–	–	–	–	–	(12,149)	(12,149)
沒收購股權	Forfeiture of share options	–	–	–	–	–	–	–	(4,160)	–	4,160	–	–	–	–
根據股份獎勵計劃購買股份(附註47)	Purchase of shares under the share award scheme (note 47)	–	–	–	–	–	(66,631)	–	–	–	–	(66,631)	–	–	(66,631)
已歸屬股份獎勵(附註47)	Share awards vested (note 47)	–	–	–	–	–	12,700	(10,723)	–	–	(1,977)	–	–	–	–
向永久資本工具擁有人分派	Distribution to owners of perpetual capital instruments	–	–	–	–	–	–	–	–	–	–	–	(179,438)	–	(179,438)
派發予非控股權益的股息	Dividend paid to non-controlling interests	–	–	–	–	–	–	–	–	–	–	–	–	(137,987)	(137,987)
購回股份時註銷(附註38)	Cancellation upon repurchase of shares (note 38)	(2,379)	(72,363)	–	–	–	–	–	–	–	–	(74,742)	–	–	(74,742)
於二零一八年十二月三十一日	At 31 December 2018	626,271	3,079,702	467,433	1,962,756	407,924	(53,951)	–	118,508	39,440	18,955,993	25,604,096	3,883,572	19,958,503	49,446,171
年內利潤	Profit for the year	–	–	–	–	–	–	–	–	–	6,436,881	6,436,881	221,817	2,382,274	9,040,972
年內其他全面收入	Other comprehensive income for the year	–	–	–	–	(28,629)	–	–	–	–	–	(28,629)	–	–	(28,629)
年內全面收入總額	Total comprehensive income for the year	–	–	–	–	(28,629)	–	–	–	–	6,436,881	6,408,252	221,817	2,382,274	9,012,343
轉撥至儲備	Appropriations to reserve	–	–	–	474,986	–	–	–	–	–	(474,986)	–	–	–	–
非控股權益出資	Capital contributions from non-controlling interests	–	–	–	–	–	–	–	–	–	–	–	–	10,900,285	10,900,285
收購附屬公司(附註40)	Acquisitions of subsidiaries (note 40)	–	–	–	–	–	–	–	–	–	–	–	–	493,495	493,495
收購非控股權益附屬公司額外權益(附註a)	Acquisition of additional interests in subsidiaries from non-controlling interests (note a)	–	–	(430)	–	–	–	–	–	–	–	(430)	–	(76,524)	(76,954)
向非控股權益出售附屬公司部分權益	Disposal of partial interests in subsidiaries to non-controlling interests	–	–	5,604	–	–	–	–	–	–	–	5,604	–	2,131	7,735
確認以股本權益結算並以股份付款可換取債券轉換時發行股份(附註36)	Recognition of equity-settled share-based payments Issue of shares upon conversion of convertible bonds (note 36)	39	3,381	–	–	–	–	–	53,673	–	–	53,673	–	–	53,673
行使購股權時發行股份(附註38)	Issue of shares upon exercise of share options (note 38)	6,213	135,702	–	–	–	–	–	(27,887)	–	–	114,028	–	–	114,028
就以股代息發行股份(附註38)	Issue of shares for scrip dividend (note 38)	7,200	325,163	–	–	–	–	–	–	–	–	332,363	–	–	332,363
確認為分派股息(附註12)	Dividend recognised as distribution (note 12)	–	–	–	–	–	–	–	–	–	(2,266,381)	(2,266,381)	–	–	(2,266,381)
出售附屬公司(附註41)	Disposal of subsidiaries (note 41)	–	–	–	–	–	–	–	–	–	–	–	–	(221,266)	(221,266)
沒收購股權	Forfeiture of share options	–	–	–	–	–	–	–	(2)	–	2	–	–	–	–
根據股份獎勵計劃購買股份(附註47)	Purchase of shares under the share award scheme (note 47)	–	–	–	–	–	(89,325)	–	–	–	–	(89,325)	–	–	(89,325)
向永久資本工具擁有人分派	Distribution to owners of perpetual capital instruments	–	–	–	–	–	–	–	–	–	–	–	(221,817)	–	(221,817)
派發予非控股權益的股息	Dividend paid to non-controlling interests	–	–	–	–	–	–	–	–	–	–	–	–	(272,187)	(272,187)
於二零一九年十二月三十一日	At 31 December 2019	639,723	3,543,948	472,607	2,437,742	379,295	(143,256)	–	144,292	39,440	22,651,509	30,165,300	3,883,572	33,166,711	67,215,583

## 綜合股本權益變動表

### CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

附註：

Notes:

- (a) 旭輝控股(集團)有限公司及其附屬公司(「本集團」)於本年內以代價合共人民幣76,954,000元向非控股股東收購濟南銀盛泰博豐置業有限公司(「濟南銀盛泰博豐」)額外24.5%股本權益,西安旭昌文華置業有限公司(「西安旭昌文華」)額外40%股本權益,西安邦弘置業有限公司(「西安邦弘」)額外32%股本權益,寧波鄞州壹盛商務信息諮詢有限公司(「寧波鄞州壹盛」)額外50%股本權益,西安盛隆城創置業有限公司(「西安盛隆城創」)額外30%股本權益,重慶旭中房地產開發有限公司(「重慶旭中」)額外8.45%股本權益。於上述收購完成後,本集團持有濟南銀盛泰博豐50%股本權益,西安旭昌文華100%股本權益,西安邦弘80%股本權益,寧波鄞州壹盛100%股本權益,西安盛隆城創100%股本權益,重慶旭中100%股本權益。

已付代價與收購權益應佔非控股權益賬面值總差額人民幣430,000元獲確認為股權。

於二零一八年,本集團以代價人民幣233,500,000元收購上海海際房地產有限公司(「上海海際」)額外47%股權。於上述收購完成後,本集團持有上海海際100%股本權益。

於收購日期的已付代價與於上海海際所收購權益應佔非控股權益賬面值差額人民幣314,215,000元獲確認為股權。

- (b) 根據於中華人民共和國(「中國」)成立的所有附屬公司的組織章程細則,該等附屬公司須轉撥5%至10%除稅後利潤至法定盈餘儲備,直至該儲備達到註冊資本的50%。轉撥至此儲備須於向股本權益持有人分派股息前作出。法定盈餘儲備可用作彌補過往年度的虧損、擴充現時經營的業務或轉換為附屬公司的額外資本。

- (a) During the year, CIFI Holdings (Group) Co. Ltd. and its subsidiaries (the “Group”) acquired additional 24.5% equity interest in Jinan Yinshengtai Bofeng Property Co., Ltd. (濟南銀盛泰博豐置業有限公司) (“Jinan Yinshengtai Bofeng”), 40% equity interest in Xi'an Xuchangwenhua Property Co. Ltd.. (西安旭昌文華置業有限公司) (“Xi'an Xuchangwenhua”), 32% equity interest in Xi'an Banghong Properties Co., Ltd. (西安邦弘置業有限公司) (“Xi'an Banghong”), 50% equity interest in Ningbo Yinzhou Yisheng business Information Advisory Co., Ltd. 寧波鄞州壹盛商務信息諮詢有限公司 (Ningbo Yinzhou Yisheng), 30% equity interest in Xi'an Shenglong Chengchuang Property Co., Ltd. (西安盛隆城創置業有限公司) (“Xi'an Shenglong Chengchuang”), 8.45% equity interest in Chongqing Xuzhong Real Estate Development Co., Ltd. (重慶旭中房地產開發有限公司) (“Chongqing Xuzhong”) from the non-controlling interests at an aggregated consideration of RMB76,954,000. Upon completion of the aforesaid acquisition, the Group holds 50% equity interests in Jinan Yinshengtai Bofeng, 100% equity interest in Xi'an Xuchangwenhua, 80% equity interest in Xi'an Banghong, 100% equity interest in Ningbo Yinzhou Yisheng, 100% equity interest in Xi'an Shenglong Chengchuang, 100% equity interest in Chongqing Xuzhong.

The total differences between the consideration paid and the carrying amount of the non-controlling interests attributable to the acquired interests amounted to RMB430,000 were recognised in equity.

In 2018, the Group acquired additional 47% equity interests in Shanghai Haiji Property Co., Ltd. (上海海際房地產有限公司) (“Shanghai Haiji”) from the non-controlling interests at a consideration of RMB233,500,000. Upon completion of the aforesaid acquisition, the Group holds 100% equity interests in Shanghai Haiji.

The differences between the consideration paid and the carrying amount of the non-controlling interests attributable to the acquired interests in Shanghai Haiji at the date of acquisition amounted to RMB314,215,000 were recognised in equity.

- (b) In accordance with the Articles of Association of all subsidiaries established in the People's Republic of China (the “PRC”), those subsidiaries are required to transfer 5% to 10% of the profit after taxation to the statutory surplus reserve until the reserve reaches 50% of the registered capital. Transfer to reserve must be made before the distribution of dividends to equity holders. The statutory surplus reserve can be used to make up for previous years' losses, expand the existing operations or convert into additional capital of the subsidiaries.



# 綜合現金流量表

## CONSOLIDATED STATEMENT OF CASH FLOWS

截至二零一九年十二月三十一日止年度 For the year ended 31 December 2019

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
<b>經營活動</b>	<b>OPERATING ACTIVITIES</b>		
除稅前利潤	Profit before taxation	13,556,293	11,316,993
就以下各項作出調整：	Adjustments for:		
融資成本	Finance costs	727,824	368,741
撥回信貸虧損撥備	Write-back of allowance for credit losses	(1,834)	(118)
物業、廠房及設備折舊	Depreciation of property, plant and equipment	36,414	30,700
使用權資產折舊	Depreciation of right-of-use assets	42,524	—
衍生金融工具公平值變動	Change in fair value of derivative financial instruments	(23,462)	(14,948)
按公平值計入損益的金融資產公平值變動	Change in fair value of financial assets at FVTPL	133,432	(72,196)
可換股債券衍生工具部分公平值變動	Change in fair value of derivative component of convertible bonds	—	(99,182)
投資物業公平值變動	Change in fair value of investment properties	(198,043)	(106,385)
重新計量收益	Gain on remeasurement	—	(903,376)
出售附屬公司收益淨額	Gain on disposal of subsidiaries, net	(974,734)	(434,924)
出售一間聯營公司收益	Gain on disposal of an associate	—	(25,671)
出售物業、廠房及設備的收益淨額	Gain on disposal of property, plant and equipment, net	(1,710)	(607)
提早贖回優先票據虧損	Loss on early redemption of senior notes	44,043	—
應佔合營企業業績	Share of results of joint ventures	(1,984,805)	(725,068)
應佔聯營公司業績	Share of results of associates	(1,571,367)	(1,450,388)
利息收入	Interest income	(517,055)	(493,498)
於物業項目投資的股息收入	Dividend income from investments in property projects	(317,624)	(215,365)
於房地產項目的投資的公平值變動	Change in fair value of investments in property projects	185,699	(247,618)
按公平值計入損益的金融資產股息收入	Dividend income from financial assets at FVTPL	(32,688)	(15,780)
確認以股本權益結算並以股份付款	Recognition of equity-settled share-based payments	53,673	78,929
匯兌虧損淨額	Net exchange loss	274,359	575,387



**綜合現金流量表**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**

		二零一九年 2019 附註 NOTES 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
營運資金變動前經營現金流量	Operating cash flows before movements in working capital	9,430,939	7,565,626
持作出售物業減少	Decrease in properties held for sale	40,144,965	29,605,419
擬作出售的開發中物業增加	Increase in properties under development for sale	(67,728,023)	(42,370,498)
應收賬款及其他應收款項、按金及預付款項增加	Increase in accounts and other receivables, deposits and prepayments	(9,360,709)	(10,679,085)
持作出售物業土地使用權按金增加	Increase in deposits for land use rights for properties held for sale	(7,582,310)	(7,708,660)
按公平值計入損益的金融資產增加	Increase in financial assets at FVTPL	—	(242,631)
應付賬款及其他應付款項以及應計開支增加	Increase in accounts and other payables and accrued charges	18,503,939	16,731,759
合約負債增加	Increase in contract liabilities	9,622,203	8,262,539
經營(所用)所得現金	Cash (used in) generated from operations	(6,968,996)	1,164,469
已付中國所得稅	PRC income tax paid	(5,056,382)	(4,002,880)
<b>經營活動所用現金淨額</b>	<b>NET CASH USED IN OPERATING ACTIVITIES</b>	<b>(12,025,378)</b>	<b>(2,838,411)</b>
<b>投資活動</b>	<b>INVESTING ACTIVITIES</b>		
就收購股權支付的按金	Deposits paid for acquisitions of equity interests	—	(50,000)
向合營企業墊款	Advances to joint ventures	(32,694,809)	(22,526,692)
合營企業還款	Repayment from joint ventures	25,522,109	12,052,209
向聯營公司墊款	Advances to associates	(12,004,889)	(11,785,118)
聯營公司還款	Repayment from associates	9,198,344	12,150,079
向非控股權益墊款	Advances to non-controlling interests	(22,718,076)	(17,118,734)
非控股權益還款	Repayment from non-controlling interests	17,158,599	15,092,015
添置投資物業	Additions to investment properties	(862,729)	(206,768)
購買物業、廠房及設備	Purchase of property, plant and equipment	(36,507)	(46,456)
出售物業、廠房及設備所得款項	Proceeds from disposal of property, plant and equipment	34,390	22,086
出售投資物業所得款項	Proceeds from disposal of investment properties	—	3,987
出售按公平值計入其他全面收入的股本工具所得款項	Proceeds from disposal of equity instruments at FVTOCI	—	132,000
收購附屬公司現金(流出)流入淨額	Net cash (outflow) inflow from acquisitions of subsidiaries	40 (1,276,099)	106,885
出售附屬公司現金流入淨額	Net cash inflow from disposal of subsidiaries	41 53,698	1,191,261
出售一間聯營公司現金流入淨額	Net cash inflow from disposal of an associate	—	31,180
存置受限制銀行存款	Placement of restricted bank deposits	(388,695)	(1,290,000)
提取受限制銀行存款	Withdrawal of restricted bank deposits	1,290,000	—
向合營企業注入資本	Capital injection into joint ventures	(2,568,425)	(2,403,336)
向聯營公司注入資本	Capital injection into associates	(1,361,199)	(1,478,132)
向合營企業收取股息	Dividend received from joint ventures	398,365	184,975
向聯營公司收取股息	Dividend received from associates	722,059	225,383
購買按公平值計入損益的金融資產	Purchase of financial assets at FVTPL	—	(381,909)
出售按公平值計入損益的金融資產的所得款項	Proceeds from disposal of financial assets at FVTPL	47,091	—
按公平值計入損益的金融資產所收取股息	Dividends received from financial assets at FVTPL	32,688	15,780
已收利息	Interest received	517,055	493,498
支付於物業項目的投資	Payment of investments in property projects	(245,825)	—
於物業項目的投資回報	Returns of investments in property projects	547,172	508,223
<b>投資活動所用現金淨額</b>	<b>NET CASH USED IN INVESTING ACTIVITIES</b>	<b>(18,635,683)</b>	<b>(15,077,584)</b>

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
<b>融資活動</b>	<b>FINANCING ACTIVITIES</b>		
合營企業的墊款	Advances from joint ventures	11,738,588	10,479,170
向合營企業還款	Repayment to joint ventures	(917,769)	(8,655,005)
聯營公司的墊款	Advances from associates	3,910,894	8,194,363
向聯營公司還款	Repayment to associates	(1,080,174)	(5,449,014)
非控股權益的墊款	Advances from non-controlling interests	1,936,519	20,600,423
向非控股權益還款	Repayment to non-controlling interests	(3,960,044)	(19,148,741)
自非控股權益收購附屬公司 額外權益	Acquisition of additional interests in subsidiaries from non-controlling interests	(76,954)	(233,500)
新增銀行及其他借款	New bank and other borrowings raised	43,265,587	32,531,543
償還銀行及其他借款	Repayment of bank and other borrowings	(22,801,915)	(20,327,998)
發行優先票據所得款項淨額	Net proceeds from issue of senior notes	13,307,860	9,702,142
發行公司債券所得款項淨額	Net proceeds from issue of corporate bonds	809,500	6,847,500
發行可換股債券所得款項淨額	Net proceeds from issue of convertible bonds	—	2,262,523
贖回優先票據	Redemption of senior notes	(2,844,121)	—
贖回公司債券	Redemption of corporate bonds	(830,000)	(4,874,438)
贖回可換股債券	Redemption of convertible bonds	(894,057)	(1,549,071)
已付利息	Interest paid	(5,420,897)	(3,824,853)
租賃負債還款	Repayment of lease liabilities	(45,715)	—
結算衍生金融工具付款	Payment on settlement of derivative financial instruments	(140,201)	(259,845)
結算衍生金融工具所得款項	Proceeds on settlements of derivative financial instruments	98,756	9,791
向非控股權益出售附屬公司 部分權益的所得款項	Proceeds from disposal of partial interests in subsidiaries to non- controlling interests	7,735	64,291
非控股權益注資	Capital contributions from non-controlling interests	10,900,285	6,487,505
行使購股權所得款項	Proceeds from exercise of share options	114,028	250,176
根據股份獎勵計劃購買股份	Purchase of shares under share award scheme	(89,325)	(66,631)
購回股份的付款	Payment on repurchase of shares	—	(74,742)
向永久資本工具擁有人分派	Distribution to owners of perpetual capital instruments	(221,817)	(179,438)
派發予非控股權益的股息	Dividend paid to non-controlling interests	(272,187)	(137,987)
已付股息	Dividend paid	(1,934,018)	(1,601,575)
<b>融資活動所得現金淨額</b>	<b>NET CASH FROM FINANCING ACTIVITIES</b>	<b>44,560,558</b>	<b>31,046,589</b>
<b>現金及現金等價物增加淨額</b>	<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>13,899,497</b>	<b>13,130,594</b>
<b>年初現金及現金等價物</b>	<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR</b>	<b>43,327,561</b>	<b>29,786,870</b>
外匯影響	Effect of foreign exchanges	25,976	410,097
<b>年末現金及現金等價物</b>	<b>CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR</b>	<b>57,253,034</b>	<b>43,327,561</b>
<b>現金及現金等價物結餘分析</b>	<b>ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS</b>		
銀行結餘及現金	Bank balances and cash	57,253,034	43,327,561

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

截至二零一九年十二月三十一日止年度 For the year ended 31 December 2019

### 1. 一般資料

旭輝控股(集團)有限公司(「本公司」)乃於開曼群島註冊成立的公眾有限公司及其股份於香港聯合交易所有限公司(「聯交所」)上市。本公司的註冊辦事處地址及主要營業地點於年報內公司資料一節披露。

本公司為投資控股公司。其主要附屬公司的主要業務詳情載於附註54。

綜合財務報表乃以本公司的功能貨幣人民幣(「人民幣」)呈列。

### 2. 應用新訂及經修訂國際財務報告準則(「國際財務報告準則」)

於本年度強制生效的新訂及經修訂國際財務報告準則

本集團已於本年度首次應用以下由國際會計準則理事會(「國際會計準則理事會」)所頒佈的新訂及經修訂國際財務報告準則：

國際財務報告準則第16號	租賃
國際財務報告詮釋委員會詮釋第23號	所得稅處理的不確定性
國際財務報告準則第9號(修訂本)	附帶負補償的預付款項特徵
國際會計準則第19號(修訂本)	計劃修訂、縮減或結算
國際會計準則第28號(修訂本)	於聯營公司或合營企業的長期權益
國際財務報告準則(修訂本)	二零一五至二零一七年週期國際財務報告準則年度改善

除下述外，應用新訂及經修訂國際財務報告準則將不會對本集團於本年度及過往年度財務表現及狀況及／或對載於該等綜合財務報表的披露產生重大影響。

### 1. GENERAL

CIFI Holdings (Group) Co. Ltd. (the “Company”) is a public limited company incorporated in the Cayman Islands and its shares are listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The addresses of the registered office and principal place of business of the Company are disclosed in the corporate information section to the annual report.

The Company acts as an investment holding company. Details of the principal activities of its principal subsidiaries are set out in note 54.

The consolidated financial statements are presented in Renminbi (“RMB”), which is the functional currency of the Company.

### 2. APPLICATION OF NEW AND AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”)

New and Amendments to IFRSs that are mandatorily effective for the current year

The Group had applied the following new and amendments to IFRSs issued by the International Accounting Standards Board (“IASB”) for the first time in the current year:

IFRS 16	Leases
IFRIC 23	Uncertainty over Income Tax Treatments
Amendments to IFRS 9	Prepayment Features with Negative Compensation
Amendments to IAS 19	Plan Amendment, Curtailment or Settlement
Amendments to IAS 28	Long-term Interests in Associates and Joint Ventures
Amendments to IFRSs	Annual Improvements to IFRSs 2015–2017 Cycle

Except as described below, the application of the new and amendments to IFRSs in the current year has had no material impact on the Group’s financial performance and positions for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

## 2. 應用新訂及經修訂國際財務報告準則(「國際財務報告準則」)(續)

### 國際財務報告準則第16號「租賃」

本集團於本年度首次應用國際財務報告準則第16號。國際財務報告準則第16號取代國際會計準則第17號「租賃」(「國際會計準則第17號」)及其相關詮釋。

#### 租賃的定義

本集團已選擇可行權宜方法，就先前應用國際會計準則第17號及國際財務報告詮釋委員會詮釋第4號「釐定安排是否包含租賃」識別為租賃的合約應用國際財務報告準則第16號，而並無對先前並未識別為包含租賃的合約應用該準則。因此，本集團並無重新評估於首次應用日期前已存在的合約。

就於二零一九年一月一日或之後訂立或修改的合約而言，本集團於評估合約是否包含租賃時，根據國際財務報告準則第16號應用租賃的定義。

#### 作為承租人

本集團已追溯應用國際財務報告準則第16號，累計影響於首次應用日期(即二零一九年一月一日)確認。

於二零一九年一月一日，本集團應用國際財務報告準則第16.C8(b)(ii)條過渡條文確認額外租賃負債及使用權資產，其金額相等於相關租賃負債。於首次應用日期之任何差額於期初保留溢利確認，並無重列比較資料。

於過渡期根據國際財務報告準則第16號應用經修訂追溯方法時，本集團已按逐項租賃基準就先前根據國際會計準則第17號分類為經營租賃且與各自租賃合約相關之租賃應用以下可行權宜方法：

- i. 透過應用國際會計準則第37號「撥備、或然負債及或然資產」作為減值評估的替代方法，評估租賃是否屬虧損；

## 2. APPLICATION OF NEW AND AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”) (Continued)

### IFRS 16 “Leases”

The Group has applied IFRS 16 for the first time in the current year. IFRS 16 superseded IAS 17 “Leases” (“IAS 17”), and the related interpretations.

#### Definition of a lease

The Group has elected the practical expedient to apply IFRS 16 to contracts that were previously identified as leases applying IAS 17 and IFRIC 4 “Determining whether an Arrangement contains a Lease” and not apply this standard to contracts that were not previously identified as containing a lease. Therefore, the Group has not reassessed contracts which already existed prior to the date of initial application.

For contracts entered into or modified on or after 1 January 2019, the Group applies the definition of a lease in accordance with the requirements set out in IFRS 16 in assessing whether a contract contains a lease.

#### As a lessee

The Group has applied IFRS 16 retrospectively with the cumulative effect recognised at the date of initial application, 1 January 2019.

As at 1 January 2019, the Group recognised additional lease liabilities and right-of-use assets at amounts equal to the related lease liabilities by applying IFRS 16.C8(b)(ii) transition. Any difference at the date of initial application is recognised in the opening retained profits and comparative information has not been restated.

When applying the modified retrospective approach under IFRS 16 at transition, the Group applied the following practical expedients to leases previously classified as operating leases under IAS 17, on lease-by-lease basis, to the extent relevant to the respective lease contracts:

- i. relied on the assessment of whether leases are onerous by applying IAS 37 “Provisions, Contingent Liabilities and Contingent Assets” as an alternative of impairment review;

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 2. 應用新訂及經修訂國際財務報告準則(「國際財務報告準則」)(續)

##### 國際財務報告準則第16號「租賃」(續)

##### 作為承租人(續)

- ii. 於首次應用日期計量使用權資產時剔除初始直接成本；及
- iii. 就類似經濟環境內的類似相關資產類別對餘下期間類似的租賃組合應用單一貼現率。具體而言，有關中國及香港若干租賃物業的貼現率按組合形式釐定。

於確認先前分類為經營租賃的租賃負債時，本集團已於首次應用日期應用相關集團實體的增量借款利率。本集團所應用的加權平均增量借款利率為每年5.81%。

#### 2. APPLICATION OF NEW AND AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”) (Continued)

##### IFRS 16 “Leases” (Continued)

##### As a lessee (Continued)

- ii. excluded initial direct costs from measuring the right-of-use assets at the date of initial application; and
- iii. applied a single discount rate to a portfolio of leases with a similar remaining terms for similar class of underlying assets in similar economic environment. Specifically, discount rates for certain leases of properties in the PRC and Hong Kong was determined on a portfolio basis.

When recognising the lease liabilities for leases previously classified as operating leases, the Group has applied incremental borrowing rates of the relevant group entities at the date of initial application. The weighted average incremental borrowing rate applied by the Group is 5.81% per annum.

		二零一九年 一月一日 At 1 January 2019 人民幣千元 RMB'000
於二零一八年十二月三十一日披露的經營租賃承擔	Operating lease commitments disclosed as at 31 December 2018	94,256
按增量借款利率貼現的租賃負債	Lease liabilities discounted at relevant incremental borrowing rates	81,210
減：	Less:	
租賃及非租賃組成部分之間的分配基準變動	Change in allocation basis between lease and non-lease components	1,548
豁免確認—短期租賃	Recognition exemption – short-term leases	182
豁免確認—低價值資產	Recognition exemption – low-value assets	61
與於二零一九年一月一日應用國際財務報告準則第16號後所確認經營租賃有關的租賃負債	Lease liabilities relating to operating leases recognised upon application of IFRS 16 at 1 January 2019	79,419
分析為：	Analysed as:	
流動	Current	33,865
非流動	Non-current	45,554
		79,419



## 2. 應用新訂及經修訂國際財務報告準則(「國際財務報告準則」)(續)

國際財務報告準則第16號「租賃」(續)

作為承租人(續)

使用權資產於二零一九年一月一日的賬面值包括以下項目：

## 2. APPLICATION OF NEW AND AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”) (Continued)

IFRS 16 “Leases” (Continued)

As a lessee (Continued)

The carrying amount of right-of-use assets as at 1 January 2019 comprises the following:

		使用權資產 Right-of-use assets 人民幣千元 RMB'000
與於應用國際財務報告準則第16號後所確認經營租賃有關的使用權資產	Right-of-use assets relating to operating leases recognised upon application of IFRS 16	79,419
按類別劃分：	By class:	
– 土地及樓宇	– Land and buildings	79,086
– 辦公設備	– Office equipment	333
		79,419

於應用國際財務報告準則第16號前，本集團將已付可退還租賃按金視為於應收賬款及其他應收款項下應用國際會計準則第17號的租賃項下的權利及責任。根據國際財務報告準則第16號項下租賃付款的定義，該等按金並非與使用權資產有關的款項。於首次應用日期，本集團已作出評估，並認為於二零一九年一月一日，有關調整對已付可退還租賃按金的影響並不重大。

Before the application of IFRS 16, the Group considered refundable rental deposits paid as rights and obligations under leases to which IAS 17 applied under accounts and other receivables. Based on the definition of lease payments under IFRS 16, such deposits are not payments relating to the right to use of the underlying assets. At the date of initial application, the Group assessed and considered the impact of such adjustment of refundable rental deposits paid as insignificant at 1 January 2019.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 2. 應用新訂及經修訂國際財務報告準則(「國際財務報告準則」)(續)

##### 國際財務報告準則第16號「租賃」(續)

###### 作為出租人

根據國際財務報告準則第16號過渡條文，本集團毋須就本集團為出租人的租賃作出任何過渡調整，惟須自首次應用日期起根據國際財務報告準則第16號將該等租賃入賬，而比較資料並無重列。

於應用國際財務報告準則第16號時，有關現有租賃合約項下相同相關資產的已訂約但於初步應用日期後開始的新租賃合約已入賬，猶如現有租賃於二零一九年一月一日經修改。有關應用對本集團於二零一九年一月一日的綜合財務狀況表並無影響。然而，自二零一九年一月一日起，有關經修訂租期於修改後的租賃付款按直線法於已延長租期確認為收入。

於應用國際財務報告準則第16號前，已收可退還租賃按金被視為於應付賬款及其他應付款項下應用國際會計準則第17號的租賃項下的權利及責任。根據國際財務報告準則第16號項下租賃款項的定義，該等按金並非與使用權資產有關的款項，並已作出調整以反映過渡時的貼現影響。於首次應用日期，本集團已作出評估，並認為於二零一九年一月一日，有關調整對已收可退還租賃按金的影響並不重大。

#### 2. APPLICATION OF NEW AND AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”) (Continued)

##### IFRS 16 “Leases” (Continued)

###### As a lessor

In accordance with the transitional provisions in IFRS 16, the Group is not required to make any adjustment on transition for leases in which the Group is a lessor but account for these leases in accordance with IFRS 16 from the date of initial application and comparative information has not been restated.

Upon application of IFRS 16, new lease contracts entered into but commence after the date of initial application relating to the same underlying assets under existing lease contracts are accounted as if the existing leases are modified as at 1 January 2019. The application has had no impact on the Group’s consolidated statement of financial position at 1 January 2019. However, effective from 1 January 2019, lease payments relating to the revised lease term after modification are recognised as income on a straight-line basis over the extended lease term.

Before application of IFRS 16, refundable rental deposits received were considered as rights and obligations under leases to which IAS 17 applied under accounts and other payables. Based on the definition of lease payments under IFRS 16, such deposits are not payments relating to the right-of-use assets and were adjusted to reflect the discounting effect at transition. At the date of initial application, the Group assessed and considered the impact of such adjustment of refundable rental deposits received these as insignificant at 1 January 2019.

## 2. 應用新訂及經修訂國際財務報告準則(「國際財務報告準則」)(續)

國際財務報告準則第16號「租賃」(續)

作為出租人(續)

下列為對於二零一九年一月一日的綜合財務狀況表中已確認金額作出的調整。未受變動影響的項目不計入在內。

## 2. APPLICATION OF NEW AND AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”) (Continued)

IFRS 16 “Leases” (Continued)

As a lessor (Continued)

The following adjustments were made to the amounts recognised in the consolidated statement of financial position at 1 January 2019. Line items that were not affected by the changes have not been included.

		先前於 二零一八年 十二月三十一日 呈報的賬面值 Carrying amounts previously reported at 31 December 2018 人民幣千元 RMB'000	調整 Adjustments 人民幣千元 RMB'000	根據國際財務 報告準則第16號 於二零一九年 一月一日 的賬面值 Carrying amounts under IFRS 16 at 1 January 2019 人民幣千元 RMB'000
<b>流動資產</b>	<b>Current assets</b>			
使用權資產	Right-of-use assets	—	79,419	79,419
<b>流動負債</b>	<b>Current liabilities</b>			
租賃負債	Lease liabilities	—	(33,865)	(33,865)
<b>非流動負債</b>	<b>Non-current liabilities</b>			
租賃負債	Lease liabilities	—	(45,554)	(45,554)

附註：就截至二零一九年十二月三十一日止年度採用間接法呈報經營活動所得現金流量而言，營運資金的變動已根據上文所披露二零一九年一月一日年初的綜合財務狀況表計算。

Note: For the purpose of reporting cash flows from operating activities under indirect method for the year ended 31 December 2019, movements in working capital have been computed based on the opening consolidated statement of financial position as at 1 January 2019 as disclosed above.



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 2. 應用新訂及經修訂國際財務報告準則(「國際財務報告準則」)(續)

已頒佈但尚未生效的新訂及經修訂國際財務報告準則

本集團並無提早採納下列已頒佈但尚未生效的新訂及經修訂國際財務報告準則：

國際財務報告準則第17號	保險合約 <sup>1</sup>
國際財務報告準則第3號(修訂本)	業務的定義 <sup>2</sup>
國際財務報告準則第10號及國際會計準則第28號(修訂本)	投資者與其聯營公司或合營企業之間的資產出售或注資 <sup>3</sup>
國際會計準則第1號(修訂本)	即期及非即期貸款之分類 <sup>4</sup>
國際會計準則第1號及國際會計準則第8號(修訂本)	重大的定義 <sup>5</sup>
國際財務報告準則第9號、國際會計準則第39號及國際財務報告準則第7號(修訂本)	利率基準改革 <sup>4</sup>

- <sup>1</sup> 於二零二一年一月一日或之後開始的年度期間生效
- <sup>2</sup> 於就收購日期為於二零二零年一月一日或之後開始的首個年度期間開始當日或之後的業務合併及資產收購生效
- <sup>3</sup> 於待定期日或之後開始的年度期間生效
- <sup>4</sup> 於二零二零年一月一日或之後開始的年度期間生效
- <sup>5</sup> 於二零二二年一月一日或之後開始的年度期間生效

除上述新訂及經修訂國際財務報告準則外，經修訂財務報告概念框架已於二零一八年頒佈。其後續修訂「國際財務報告準則中對概念框架的提述的修訂」將於二零二零年一月一日或之後開始的年度期間生效。

除下述的新訂及經修訂國際財務報告準則及經修訂財務報告概念框架外，本公司董事預期，應用新訂及經修訂國際財務報告準則不會對本集團於可見未來的綜合財務報表構成重大影響。

#### 2. APPLICATION OF NEW AND AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”) (Continued)

New and amendments to IFRSs in issue but not yet effective

The Group has not early applied the following new and amendments to IFRSs that have been issued but are not yet effective:

IFRS 17	Insurance Contracts <sup>1</sup>
Amendments to IFRS 3	Definition of a Business <sup>2</sup>
Amendments to IFRS 10 and IAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>3</sup>
Amendments to IAS 1	Classification of Liabilities as Current or Non-current <sup>5</sup>
Amendments to IAS 1 and IAS 8	Definition of Material <sup>4</sup>
Amendments to IFRS 9, IAS 39 and IFRS 7	Interest Rate Benchmark Reform <sup>4</sup>

- <sup>1</sup> Effective for annual periods beginning on or after 1 January 2021
- <sup>2</sup> Effective for business combinations and asset acquisitions for which the acquisition date is on or after the beginning of the first annual period beginning on or after 1 January 2020
- <sup>3</sup> Effective for annual periods beginning on or after a date to be determined
- <sup>4</sup> Effective for annual periods beginning on or after 1 January 2020
- <sup>5</sup> Effective for annual periods beginning on or after 1 January 2022

In addition to the above new and amendments to IFRSs, a revised Conceptual Framework for Financial Reporting was issued in 2018. Its consequential amendments, the “Amendments to References to the Conceptual Framework in IFRS Standards”, will be effective for annual periods beginning on or after 1 January 2020.

Except for the new and amendments to IFRSs and revised Conceptual Framework for Financial Reporting mentioned below, the directors of the Company anticipate that the application of the new and amendments to IFRSs will have no material impact on the consolidated financial statements in the foreseeable future.

## 2. 應用新訂及經修訂國際財務報告準則(「國際財務報告準則」)(續)

國際財務報告準則第3號「業務的定義」之修訂  
該等修訂：

- 新增選擇性集中測試，允許簡化評估所收購活動及資產組合是否不屬於一項業務。按交易基準選擇是否可在交易中採用選擇性集中測試；
- 澄清所收購的一組活動或資產可視為業務，必須包括至少一項資源投入及一項實質過程，而兩者必須對製造產量的能力作出重大貢獻；及
- 收窄業務及產量的定義，方法為將重點放在向客戶提供的商品及服務，並剔除對削減成本能力的參考。

該等修訂將可能應用於收購日期為於二零二零年一月一日或之後開始的首個年度呈報期間的所有業務合併及資產收購，並允許提前採用。選擇性集中測試及經修訂的業務的定義預期不會對本集團構成重大影響。

國際財務報告準則第10號及國際會計準則第28號「投資者與其聯營公司或合營企業之間的資產出售或注資」之修訂

國際財務報告準則第10號「綜合財務報表」及國際會計準則第28號「於聯營公司及合營企業的投資」之修訂處理投資者與其聯營公司或合營企業之間的資產出售或注資情況。具體而言，該等修訂訂明於與聯營公司或合營企業(以權益法列賬)的交易中失去對並無包含業務的附屬公司的控制權所產生的盈虧，於母公司損益確認且僅以非相關投資者於該聯營公司或合營企業的權益為限。同樣，按於成為聯營公司或合營企業(以權益法列賬)的任何前附屬公司所保留投資公平值重新計量所產生的盈虧於前母公司損益確認，且僅以非相關投資者於新聯營公司或合營企業的權益為限。應用該等國際財務報告準則及國際會計準則的修訂不會對綜合財務報表造成重大影響。

## 2. APPLICATION OF NEW AND AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”) (Continued)

Amendments to IFRS 3 “Definition of a Business”

The amendments:

- add an optional concentration test that permits a simplified assessment of whether an acquired set of activities and assets is not a business. The election on whether to apply the optional concentration test is available on transaction-by-transaction basis;
- clarify that to be considered a business, an acquired set of activities and assets must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create outputs; and
- narrow the definitions of a business and of outputs by focusing on goods and services provided to customers and by removing the reference to an ability to reduce costs.

The amendments are applied prospectively to all business combinations and asset acquisitions for which the acquisition date is on or after the first annual reporting period beginning on or after 1 January 2020, with early application permitted. The optional concentration test and the amended definition of a business are not expected to have a significant impact to the Group.

Amendments to IFRS 10 and IAS 28 “Sale or Contribution of Assets between an Investor and its Associate or Joint Venture”

The amendments to IFRS 10 “Consolidated Financial Statements” and IAS 28 “Investments in Associates and Joint Ventures” deal with situations where there is a sale or contribution of assets between an investor and its associate or joint venture. Specifically, the amendments state that gains or losses resulting from the loss of control of a subsidiary that does not contain a business in a transaction with an associate or a joint venture that is accounted for using the equity method, are recognised in the parent’s profit or loss only to the extent of the unrelated investors’ interests in that associate or joint venture. Similarly, gains and losses resulting from the remeasurement of investments retained in any former subsidiary (that has become an associate or a joint venture that is accounted for using the equity method) to fair value are recognised in the former parent’s profit or loss only to the extent of the unrelated investors’ interests in the new associate or joint venture. The application of these amendments to IFRS and IAS will have no significant impact on the consolidated financial statements.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 2. 應用新訂及經修訂國際財務報告準則(「國際財務報告準則」)(續)

國際會計準則第1號及國際會計準則第8號「重大的定義」之修訂

該等修訂以作出重大判斷時的額外指引及解釋，對重大之定義進行了完善。尤其是修訂：

- 包括「掩蓋」重要資料的概念，其與遺漏或誤報資料有類似效果；
- 就影響使用者重要性的範圍以「可合理預期影響」取代「可影響」；及
- 包括使用「主要使用者」一詞，而非簡單的指「使用者」，於決定於財務報表披露何等資料時，該用語被視為過於廣泛。

該等修訂亦使所有國際財務報告準則的定義一致，並將於本集團自二零二零年一月一日開始的年度期間強制生效。預期應用該等修訂不會對本集團的財務狀況及表現構成重大影響，惟可能會影響綜合財務報表的呈列及披露。

#### 2. APPLICATION OF NEW AND AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”) (Continued)

Amendments to IAS 1 and IAS 8 “Definition of Material”

The amendments provide refinements to the definition of material by including additional guidance and explanations in making materiality judgments. In particular, the amendments:

- include the concept of “obscuring” material information in which the effect is similar to omitting or misstating the information;
- replace threshold for materiality influencing users from “could influence” to “could reasonably be expected to influence”; and
- include the use of the phrase “primary users” rather than simply referring to “users” which was considered too broad when deciding what information to disclose in the financial statements.

The amendments also align the definition across all IFRSs and will be mandatorily effective for the Group’s annual period beginning on 1 January 2020. The application of the amendments is not expected to have significant impact on the financial position and performance of the Group but may affect the presentation and disclosures in the consolidated financial statements.

## 2. 應用新訂及經修訂國際財務報告準則(「國際財務報告準則」)(續)

二零一八年度財務報告概念框架(「新修訂框架」)及提述國際財務報告準則概念框架的修訂

新修訂框架：

- 重新引入「管理工作」及「審慎」兩個用語；
- 引入一個着重於權利的新資產定義，以及一個相對於其所取代定義範圍更為廣泛新負債定義，惟不會改變負債及股本工具的定義；
- 探討歷史成本及現有價值計量方法，並提供額外指引說明選擇特定資產或負債的計量基準的方法；
- 指出初步計量財務表現初步計量為損益，而僅在特別情況下才會對資產或負債現值變動所產生的收入或開支使用其他全面收入；及
- 探討不確定性、終止確認、賬目單位、呈報實體及合併財務報表。

本集團已作出後續修訂，致使對若干國際財務報告準則的提述已更新至新訂框架，惟部分國際財務報告準則仍提述舊版本的框架。該等修訂本將於二零二零年一月一日或之後開始的年度期間生效，並獲准提早應用。除仍然提述舊版本框架制定的特定準則外，本集團將於新訂框架生效日期起，於釐定會計政策(尤其是並無於會計準則項下以其他方式處理的交易、事件及狀況的會計政策)時依賴新訂框架。

## 2. APPLICATION OF NEW AND AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”) (Continued)

Conceptual Framework for Financial Reporting 2018 (the “New Framework”) and the Amendments to References to the Conceptual Framework in IFRS Standards

The New Framework:

- reintroduces the terms stewardship and prudence;
- introduces a new asset definition that focuses on rights and a new liability definition that is likely to be broader than the definition it replaces, but does not change the distinction between a liability and an equity instrument;
- discusses historical cost and current value measures, and provides additional guidance on how to select a measurement basis for a particular asset or liability;
- states that the primary measure of financial performance is profit or loss, and that only in exceptional circumstances other comprehensive income will be used and only for income or expenses that arise from a change in the current value of an asset or liability; and
- discusses uncertainty, derecognition, unit of account, the reporting entity and combined financial statements.

Consequential amendments have been made so that references in certain IFRSs have been updated to the New Framework, whilst some IFRSs are still referred to the previous versions of the framework. These amendments are effective for annual periods beginning on or after 1 January 2020, with earlier application permitted. Other than specific standards which still refer to the previous versions of the framework, the Group will rely on the New Framework on its effective date in determining the accounting policies especially for transactions, events or conditions that are not otherwise dealt with under the accounting standards.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策

綜合財務報表根據國際會計準則委員會頒佈的國際財務報告準則編製。此外，綜合財務報表載有聯交所證券上市規則及香港公司條例所規定的適用披露事項。

綜合財務報表已根據歷史成本基準編製，惟根據下文載列的會計政策所說明於各報告期末按公平值計量的投資物業及若干金融工具除外。

歷史成本一般根據貨品及服務交換所得代價的公平值釐定。

公平值為於計量日市場參與者間於有秩序交易中出售資產所收取或轉讓負債所支付的價格，而不論該價格是否可直接觀察取得或可使用其他估值方法估計。於估計資產或負債的公平值時，倘市場參與者於計量日對資產或負債定價時將考慮資產或負債的特徵，則本集團會考慮資產或負債的特徵。於該等綜合財務報表中作計量及／或披露目的的公平值按此基準釐定，惟屬國際財務報告準則第2號「以股份為基礎的支付」範疇內以股份支付的交易、根據國際財務報告準則第16號（自二零一九年一月一日起）或國際會計準則第17號（應用國際財務報告準則第16號之前）入賬的租賃交易以及與公平值存在部分相似之處（如國際會計準則第2號「存貨」的可變現淨值（「可變現淨值」）或國際會計準則第36號（「國際會計準則第36號」）「資產減值」的使用價值）的計量除外。

非金融資產的公平值計量計及市場參與者透過最大限度使用該資產及最佳用途或透過將資產出售予將最大限度使用該資產達至最佳用途的另一名市場參與者而產生經濟利益的能力。

#### 3. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements have been prepared in accordance with IFRSs issued by the IASB. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange and by the Hong Kong Companies Ordinance.

The consolidated financial statements have been prepared on the historical cost basis except for investment properties and certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies set out below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of IFRS 2 “Share-based Payment”, leasing transactions that are accounted for in accordance with IFRS 16 (since 1 January 2019) or IAS 17 (before application of IFRS 16), and measurements that have some similarities to fair value, such as net realisable value (“NRV”) in IAS 2 “Inventories” or value in use in IAS 36 “Impairment of Assets” (“IAS 36”).

A fair value measurement of a non-financial asset takes into account a market participant’s ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.



### 3. 重大會計政策(續)

按公平值交易的金融工具及投資物業，凡於其後期間應用以不可觀察數據計量公平值的估值方法，估值方法應予校正，以致估值方法的結果相等於交易價格。

此外，就財務報告而言，公平值計量按公平值計量的輸入數據的可觀察程度及該等輸入數據對公平值計量整體的重要性劃分為第一、二或三級，詳情如下：

- 第一級輸入數據為實體於計量日可獲得的相同資產或負債於活躍市場的報價(未調整)；
- 第二級輸入數據為資產或負債的可直接或間接觀察的輸入數據(不包括計入第一級的報價)；及
- 第三級輸入數據為資產或負債的無法觀察輸入數據。

主要會計政策載列如下。

#### 綜合基準

綜合財務報表包括本公司以及本公司及其附屬公司所控制的實體的財務報表。當本公司符合以下各項時，即取得控制權：

- 對投資對象擁有權力；
- 於來自其參與投資對象業務的可變回報上承受風險或擁有權利；及
- 能夠使用其權力影響回報。

本集團重新評估在事實及情況表明上文所列控制權的三個元素中的一個或多個有變時是否控制投資對象。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

For financial instruments and investment properties which are transacted at fair value and a valuation technique that unobservable inputs is to be used to measure fair value in subsequent periods, the valuation technique is calibrated so that the results of the valuation technique equals the transaction price.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The principal accounting policies are set out below.

#### Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 綜合基準(續)

倘本集團未能佔有投資對象的大多數投票權，但只要投票權足以賦予本集團實際能力可單方面掌控投資對象的相關業務時，本集團即對投資對象擁有權力。在評估本集團於投資對象的投票權是否足以賦予其權力時，本集團考慮所有相關事實及情況，包括：

- 本集團持有投票權的規模相對於其他選票持有人持有投票權的規模及分散性；
- 本集團、其他選票權持有人或其他各方持有的潛在投票權；
- 其他合同安排產生的權利；及
- 於將需作出決定時，表明本集團當前是否能夠掌控相關業務的任何額外事實及情況(包括於過往股東大會上的投票方式)。

附屬公司於本集團取得對該附屬公司的控制權時綜合入賬，並於本集團喪失對該附屬公司的控制權時終止綜合入賬。具體而言，自本集團取得控制權之日起直至本集團不再控制附屬公司之日，於年內收購或出售附屬公司的收入及開支均計入綜合損益及其他全面收益表。

損益及其他全面收入各組成部分歸屬至本公司擁有人及非控股權益。附屬公司的全面收入總額歸屬至本公司擁有人及非控股權益，即使此舉會導致非控股權益出現虧絀結餘。

倘有需要，會對附屬公司的財務報表作出調整，以使其會計政策與本集團的會計政策一致。

所有集團內公司間的資產與負債、股本權益、收入、開支及與本集團成員公司間交易相關的現金流量，均於綜合入賬時全數對銷。

於附屬公司的非控股權益與本集團於附屬公司中權益分開呈列，其指現時擁有的權益且賦予持有人權利於清盤時按比例分佔相關附屬公司資產淨值。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Basis of consolidation (Continued)

When the Group has less than a majority of the voting rights of an investee, it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally. The Group considers all relevant facts and circumstances in assessing whether or not the Group's voting rights in an investee are sufficient to give it power, including:

- the size of the Group's holding of voting rights relative to the size and dispersion of holdings of the other vote holders;
- potential voting rights held by the Group, other vote holders or other parties;
- rights arising from other contractual arrangements; and
- any additional facts and circumstances that indicate that the Group has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss and other comprehensive income from the date the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each item of the other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Non-controlling interests in subsidiaries are presented separately from the Group's equity therein, which represent present ownership interests entitling their holders to a proportionate share of net assets of the relevant subsidiaries upon liquidation.

### 3. 重大會計政策(續)

#### 本集團於現有附屬公司權益的變動

本集團於附屬公司權益的變動如不會導致本集團對該等附屬公司喪失控制權，將作為股權交易入賬。本集團的股本權益相關部分與非控股權益的賬面值應予調整，以反映附屬公司中相關權益的變動，包括根據本集團及非控股權益的權益比例於本集團與非控股權益之間重新劃撥相關儲備。

非控股權益的經調整金額與已付或已收代價公平值之間的任何差額於權益及本公司擁有人應佔部分直接確認。

當本集團喪失對附屬公司的控制權時，則終止確認該附屬公司及非控股權益(如有)的資產及負債。收益或虧損於損益中確認，並以(i)所收代價公平值及任何保留權益公平值的總額與(ii)本公司擁有人應佔附屬公司資產(包括商譽)及負債的賬面值之間的差額計算。過往於其他全面收入確認與該附屬公司有關的所有金額，採用如同本集團已直接出售該附屬公司相關資產或負債的方法入賬，即重新分類至損益或按適用國際財務報告準則所規定／所准許者轉撥至另一類別股本權益。前附屬公司在喪失控制權之日所保留的任何投資公平值於其後的會計處理中被視為按照國際財務報告準則第9號「金融工具」(「國際財務報告準則第9號」)進行初步確認的公平值，或(如適用)於聯營公司或合營企業的投資初步確認的成本。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Changes in the Group's interests in existing subsidiaries

Changes in the Group's interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's relevant components of equity and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries, including re-attribution of relevant reserves between the Group and the non-controlling interests according to the Group's and the non-controlling interests' proportionate interests.

Any difference between the amount by which the non-controlling interests are adjusted, and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.

When the Group loses control of a subsidiary, the assets and liabilities of that subsidiary and non-controlling interests (if any) are derecognised. A gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the carrying amount of the assets (including goodwill), and liabilities of the subsidiary attributable to the owners of the Company. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable IFRSs). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under IFRS 9 "Financial Instruments" ("IFRS 9") or, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 業務合併

收購業務以收購法入賬。業務合併所轉讓代價以公平值計量，而公平值按本集團所轉讓資產、本集團對被收購方前擁有人所產生負債以及本集團就交換被收購方控制權所發行股本權益於收購日期的公平值總和計算。收購有關成本一般於產生時於損益內確認。

於收購日期，所購入可識別資產及所承擔負債按其公平值確認，但以下各項除外：

- 遞延稅項資產或負債及有關僱員福利安排的資產或負債分別遵循國際會計準則第12號「所得稅」及國際會計準則第19號「僱員福利」確認及計量；
- 與被收購方以股份為基礎的付款安排或為替代被收購方以股份為基礎的付款安排而訂立本集團以股份為基礎的付款安排有關的負債或股本工具，於收購日期根據國際財務報告準則第2號「以股份為基礎的支付」計量(見下文會計政策)；
- 根據國際財務報告準則第5號「持作出售非流動資產及已終止經營業務」分類為持作出售的資產(或出售組別)按該準則計量；及
- 租賃負債按剩餘租賃付款(定義見國際財務報告準則第16號)的現值確認及計量，猶如收購的租賃於收購日期為新租賃，惟(a)租期自收購日期起計12個月內結束；或(b)相關資產為低價值的租賃除外。使用權資產按與相關租賃負債相同的金額確認及計量，並進行調整以反映與市場條件相比租賃的有利或不利條款。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Business combinations

Acquisitions of businesses are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. Acquisition-related costs are generally recognised in profit or loss as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their fair value, except that:

- deferred taxation assets or liabilities, and assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with IAS 12 “Income Taxes” and IAS 19 “Employee Benefits” respectively;
- liabilities or equity instruments related to share-based payment arrangements of the acquiree or share-based payment arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with IFRS 2 “Share-based Payment” at the acquisition date (see the accounting policy below);
- assets (or disposal groups) that are classified as held for sale in accordance with IFRS 5 “Non-current Assets Held for Sale and Discontinued Operations” are measured in accordance with that standard; and
- lease liabilities are recognised and measured at the present value of the remaining lease payments (as defined in IFRS 16) as if the acquired leases were new leases at the acquisition date except for leases for which (a) the lease term ends within 12 months of the acquisition date; or (b) the underlying asset is of low value. Right-of-use assets are recognised and measured at the same amount as the relevant lease liabilities, adjusted to reflect favourable or unfavourable terms of the lease when compared with market terms.

### 3. 重大會計政策(續)

#### 業務合併(續)

商譽按所轉讓代價、於被收購方任何非控股權益的金額及收購方過往所持有被收購方股本權益(如有)公平值的總和超出所收購的可識別資產及所承擔負債於收購日期的淨額的差額計值。倘經重估後，所收購的可識別資產與所承擔負債的淨額高於轉讓代價、於被收購方任何非控股權益的金額及收購方過往所持有被收購方股本權益(如有)公平值的總和，則差額即時於損益內確認為議價購買收益。

非控股權益為現有擁有權權益及授權持有人於清盤時按比例分佔相關附屬公司的資產淨額，其初步按非控股權益按比例分佔被收購方可識別資產淨額的已確認金額或按公平值計量。計量基準可按個別交易選擇。

倘業務合併分階段達成，則本集團以往所持的被收購方股權於收購日期(即本集團取得控制權當日)按公平值重新計量，而所產生的盈虧(如有)於損益或於其他全面收入(如適用)確認。先前於其他全面收入中確認並按國際財務報告準則第9號計量的在收購日期之前於被收購方權益的金額將按本集團已直接將該過往所持權益出售般以相同基準入賬。

#### 收購一間附屬公司但不構成一項業務

當本集團收購一組資產及負債但不構成一項業務時，本集團首先透過按金融資產及金融負債各自的公平值分配購買價格以識別及確認取得的個別可識別資產及承擔的負債，餘下購買價結餘其後按各自於購買日期的相對公平值分配予其他可識別資產及負債。該等交易並不會產生商譽或議價購買收益。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Business combinations (Continued)

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net amount of the identifiable assets acquired and the liabilities assumed as at acquisition date. If, after re-assessment, the net amount of the identifiable assets acquired and liabilities assumed exceeds the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree and the fair value of the acquirer's previously held interest in the acquiree (if any), the excess is recognised immediately in profit or loss as a bargain purchase gain.

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the relevant subsidiary's net assets in the event of liquidation are initially measured at the non-controlling interests' proportionate share of the recognised amounts of the acquiree's identifiable net assets or at fair value. The choice of measurement basis is made on a transaction-by-transaction basis.

When a business combination is achieved in stages, the Group's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date (i.e. the date when the Group obtains control), and the resulting gain or loss, if any, is recognised in profit and loss or other comprehensive income, as appropriate. Amounts arising from interests in the acquiree prior to the acquisition date that have previously been recognised in other comprehensive income and measured under IFRS 9 would be accounted for on the same basis as would be required if the Group had disposed directly of the previously held equity interest.

#### Acquisition of a subsidiary not constituting a business

When the Group acquires a group of assets and liabilities that do not constitute a business, the Group identifies and recognises the individual identifiable assets acquired and liabilities assumed by allocating the purchase price first to the financial assets and financial liabilities at the respective fair values, the remaining balance of the purchase price is then allocated to the other identifiable assets and liabilities on the basis of their relative fair values at the date of purchase. Such a transaction does not give rise to goodwill or bargain purchase gain.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 於合營企業及聯營公司的投資

合營企業是指對安排擁有共同控制權的各方對該合營安排的資產淨額享有權利的合營安排。共同控制權是指對安排合約約定的共享控制權，其僅在有關活動決定須獲共享控制權的各方一致同意時存在。

聯營公司為本集團對其具有重大影響力的實體。重大影響力指參與投資對象的財務及營運政策決定的權力，而並非對該等政策的控制權或共同控制權。

合營企業及聯營公司的業績以及資產及負債以權益會計法於該等綜合財務報表入賬。根據權益法，於合營企業或聯營公司的投資初步按成本於綜合財務狀況表確認，並於其後就確認本集團應佔該合營企業及聯營公司的損益及其他全面收入予以調整。損益及其他全面收入以外的合營企業及聯營公司的資產淨值變動不予列賬，除非有關變動導致本集團所持有的擁有權權益改變。當本集團應佔合營企業或聯營公司的虧損超出本集團於該合營企業及聯營公司的權益(包括實質上成為本集團於該合營企業及聯營公司投資淨額一部分的任何長期權益)時，本集團終止確認其應佔的進一步虧損。僅於本集團已產生法定或推定責任，或已代表該合營企業或聯營公司支付款項的情況下，方會確認額外虧損。

於合營企業及聯營公司的投資於投資對象成為合營企業及聯營公司之日採用權益法入賬。在收購合營企業或聯營公司投資時，投資成本超過本集團應佔該投資對象可識別資產及負債公平值淨額的任何部分確認為商譽，並計入投資的賬面值。本集團應佔可識別資產及負債的公平值淨額超過投資成本的任何部分，於重新評估後在投資被收購的期間即時於損益確認。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Investments in joint ventures and associates

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

The results and assets and liabilities of joint ventures and associates are incorporated in these consolidated financial statements using the equity method of accounting. Under the equity method, an investment in a joint venture or an associate is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the joint venture and associate. Changes in net assets of the joint venture and associates other than profit or loss and other comprehensive income are not accounted for unless such changes resulted in changes in ownership interest held by the Group. When the Group's share of losses of a joint venture or an associate exceeds the Group's interest in that joint venture and associate (which includes any long-term interests that, in substance, form part of the Group's net investment in the joint venture and associate), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the joint venture or associate.

An investment in a joint venture and an associate is accounted for using the equity method from the date on which the investee becomes a joint venture and an associate. On acquisition of the investment in a joint venture or an associate, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

### 3. 重大會計政策(續)

#### 於合營企業及聯營公司的投資(續)

本集團評估是否存在客觀證據顯示於一間合營企業或一間聯營公司的權益可能出現減值。倘存在任何客觀證據時，投資(包括商譽)的全部賬面值將會根據國際會計準則第36號作為單一資產進行減值測試，方法為比較其可收回金額(使用價值與公平值減出售成本兩者間的較高者)與其賬面值。任何已確認的減值虧損不會分配至構成投資賬面值的一部分的任何資產(包括商譽)。該減值虧損的任何撥回根據國際會計準則第36號確認，惟受隨後增加的可收回投資金額規限。

倘本集團不再對合營企業擁有共同控制權或對聯營公司擁有重大影響力，則此事項作為出售於投資對象的全部權益入賬，因此產生的收益或虧損將計入損益內。倘本集團保留於前合營企業或聯營公司的權益且該保留權益屬國際財務報告準則第9號範疇內的金融資產，則本集團會按該日的公平值計量保留權益，而該公平值被視為初步確認時的公平值。合營企業或聯營公司於終止採用權益法當日的賬面值與任何保留權益及出售合營企業或聯營公司相關權益的任何所得款項公平值間的差額，會於釐定出售該合營企業或聯營公司的收益或虧損時入賬。此外，本集團會將先前在其他全面收入就該合營企業或聯營公司確認的所有金額入賬，基準與該合營企業或聯營公司直接出售相關資產或負債所需基準相同。因此，倘該合營企業或聯營公司先前已於其他全面收入確認的收益或虧損，會於出售相關資產或負債時重新分類至損益，則本集團會於出售／部分出售相關合營企業或聯營公司後將收益或虧損由股本權益重新分類至損益(作為重新分類調整)。

當於聯營公司的投資成為於合營企業投資或於合營企業的投資成為於聯營公司的投資時，本集團將繼續使用權益法。於此類擁有權權益變動發生時，公平值不會重新計量。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Investments in joint ventures and associates (Continued)

The Group assesses whether there is an objective evidence that the interest in a joint venture or an associate may be impaired. When any objective evidence exists, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with IAS 36 as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised is not allocated to any asset, including goodwill, that forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with IAS 36 to the extent that the recoverable amount of the investment subsequently increases.

When the Group ceases to have joint control over a joint venture or significant influence over an associate, it is accounted for as a disposal of the entire interest in the investee with a resulting gain or loss being recognised in profit or loss. When the Group retains an interest in the former joint venture or associate and the retained interest is a financial asset within the scope of IFRS 9, the Group measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition. The difference between the carrying amount of the joint venture or associate at the date the equity method was discontinued, and the fair value of any retained interest and any proceeds from disposing the relevant interest in the joint venture or associate is included in the determination of the gain or loss on disposal of the joint venture or associate. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that joint venture or associate on the same basis as would be required if that joint venture or associate had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that joint venture or associate would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) upon disposal/partial disposal of the relevant joint venture or associate.

The Group continues to use the equity method when an investment in an associate becomes an investment in a joint venture or an investment in a joint venture becomes an investment in an associate. There is no remeasurement to fair value upon such changes in ownership interests.



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 於合營企業及聯營公司的投資(續)

倘本集團削減其於聯營公司或合營企業的擁有權權益但繼續採用權益法，如有關收益或虧損會於出售相關資產或負債時重新分類至損益，則本集團會將先前於其他全面收入確認的與削減擁有權權益有關的收益或虧損部分重新分類至損益。

當集團實體與本集團的合營企業或聯營公司進行交易時，則與合營企業及聯營公司交易所產生收益及虧損僅於合營企業及聯營公司的權益與本集團無關時，方於本集團綜合財務報表確認。

##### 來自客戶合約的收入

當(或於)履行履約責任時，即於特定履約責任相關的貨品或服務的「控制權」轉讓予客戶時，本集團確認收入。

履約責任指大致相同的獨特貨品或服務(或一組貨品或服務)或一系列獨特的貨品或服務。

控制權隨時間轉移，而倘滿足以下其中一項標準，則收入乃參照完全滿足相關履約責任的進展情況而隨時間確認：

- 隨本集團履約，客戶同時取得並耗用本集團履約所提供的利益；
- 本集團的履約創建或強化一項資產，該資產於創建及強化時即由客戶控制；或
- 本集團的履約並未產生對本集團有替代用途的資產，且本集團對迄今已完成履約的款項具有可執行的權利。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Investments in joint ventures and associates (Continued)

When the Group reduces its ownership interest in an associate or a joint venture but the Group continues to use the equity method, the Group reclassifies to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be reclassified to profit or loss on the disposal of the related assets or liabilities.

When a group entity transacts with a joint venture or an associate of the Group, profits and losses resulting from the transactions with the joint venture and associate are recognised in the Group's consolidated financial statements only to the extent of interests in the joint venture and associate that are not related to the Group.

##### Revenue from contracts with customers

The Group recognises revenue when (or as) a performance obligation is satisfied, i.e. when "control" of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation represents a good or service (or a bundle of goods or services) that is distinct or a series of distinct goods or services that are substantially the same.

Control is transferred over time and revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation if one of the following criteria is met:

- the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;
- the Group's performance creates or enhances an asset that the customer controls as the Group performs; or
- the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

### 3. 重大會計政策(續)

#### 來自客戶合約的收入(續)

否則，收入於客戶獲得獨特貨品或服務控制權的時間點確認。

合約資產指本集團收取本集團已向客戶轉讓的貨品或服務的交換代價的權利(尚未成為無條件)。合約資產根據國際財務報告準則第9號評估減值。相反，應收款項指本集團收取代價的無條件權利，即代價付款到期前僅需隨時間推移。

合約負債指本集團因已向客戶收取代價(或已到期代價金額)而須向客戶轉讓貨品或服務的責任。

與同一合約有關的合約資產及合約負債按淨值入賬及呈列。

#### 銷售物業收入

就銷售物業收入而言，收入於已竣工物業轉至客戶時某一時間點確認，即於客戶獲得已竣工物業控制權且本集團現時有權收取付款並很可能收回代價時的某一時間點確認。

#### 項目管理服務收入

就項目管理服務收入而言，收入於提供項目管理服務的期間確認。本集團就所提供項目管理服務收取項目收入的若干百分比並於期內以直線法確認為收入。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Revenue from contracts with customers (Continued)

Otherwise, revenue is recognised at a point in time when the customer obtains control of the distinct good or service.

A contract asset represents the Group's right to consideration in exchange for goods or services that the Group has transferred to a customer that is not yet unconditional. It is assessed for impairment in accordance with IFRS 9. In contrast, a receivable represents the Group's unconditional right to consideration, i.e. only the passage of time is required before payment of that consideration is due.

A contract liability represents the Group's obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer.

A contract asset and a contract liability relating to the same contract are accounted for and presented on a net basis.

#### Revenue from sales of properties

For revenue from sales of properties, revenue is recognised at a point in time when control of completed property is transferred to the customer, being at the point that the customer obtains the control of the completed property and the Group has present right to payment and the collection of the consideration is probable.

#### Revenue from project management services

For revenue from project management services, revenue is recognised over the period in which the project management services are rendered. The Group bills a certain percentage of the project revenue for project management services provided and recognises as revenue over the period on a straight-line basis.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 可變代價

就含有可變代價(項目管理服務收入)的合約而言,本集團使用(a)預期價值法或(b)最有可能收取的金額(視乎哪一種方式能更好地預測本集團將有權收取的代價金額)估計其將有權收取的代價金額。

可變代價的估計金額計入交易價格,前提是當與可變代價有關的不確定性其後獲解決時,有關計入不會導致日後出現重大收入撥回。

於各報告期末,本集團更新經估計交易價格(包括更新其就可變代價估計是否受到限制的評估),以真實反映於報告期末的情況以及報告期的情況變動。

##### 存在重大融資部分

釐定交易價格時,倘所協定的付款時間(不論明示或暗示)為客戶或本集團帶來向客戶轉讓貨品或服務的重大融資利益,則本集團將就金錢時間值的影響而調整已承諾的代價金額。於該等情況下,合約包含重大融資部分。不論融資承諾乃於合約中明示或藉合約訂約方所協定的付款條款暗示,重大融資部分均可能存在。

就付款及轉讓有關貨品或服務的期限少於一年的合約,本集團應用可行的權宜方法,不就任何重大融資部分作交易價格調整。

##### 投資物業

投資物業指為賺取租金及/或為資本增值而持有的物業(包括就該等目的而興建的在建物業)。

投資物業初步按成本(包括任何直接應佔開支)計量。於初步確認後,投資物業按公平值計量,並作調整以剔除任何預付或應計的經營租賃收入。

投資物業公平值變動所產生的收益或虧損於其產生期間計入損益。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Variable consideration

For contracts that contain variable consideration (revenue from project management services), the Group estimates the amount of consideration to which it will be entitled using either (a) the expected value method or (b) the most likely amount, depending on which method better predicts the amount of consideration to which the Group will be entitled.

The estimated amount of variable consideration is included in the transaction price only to the extent that it is highly probable that such an inclusion will not result in a significant revenue reversal in the future when the uncertainty associated with the variable consideration is subsequently resolved.

At the end of each reporting period, the Group updates the estimated transaction price (including updating its assessment of whether an estimate of variable consideration is constrained) to represent faithfully the circumstances present at the end of the reporting period and the changes in circumstances during the reporting period.

##### Existence of significant financing component

In determining the transaction price, the Group adjusts the promised amount of consideration for the effects of the time value of money if the timing of payments agreed (either explicitly or implicitly) provides the customer or the Group with a significant benefit of financing the transfer of goods or services to the customer. In those circumstances, the contract contains a significant financing component. A significant financing component may exist regardless of whether the promise of financing is explicitly stated in the contract or implied by the payment terms agreed to by the parties to the contract.

For contracts where the period between payment and transfer of the associated goods or services is less than one year, the Group applies the practical expedient of not adjusting the transaction price for any significant financing component.

##### Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation (including properties under construction for such purposes).

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at fair values, adjusted to exclude any prepaid or accrued operating lease income.

Gains or losses arising from changes in the fair value of investment properties are included in profit or loss for the period in which they arise.

### 3. 重大會計政策(續)

#### 投資物業(續)

在建投資物業產生的建築成本資本化為在建投資物業的部分賬面值。

投資物業於出售或於其被永久終止使用或預期不會因出售而獲得未來經濟利益時終止確認。終止確認物業所產生的任何收益或虧損(按出售所得款項淨額與資產賬面值之間的差額計算)於該物業終止確認期間計入損益。

#### 物業、廠房及設備

物業、廠房及設備(包括持作生產或供應貨品或服務之用,或作行政用途的樓宇)以成本扣減其後累計折舊及其後累計減值虧損(如有)於綜合財務狀況表列賬。

當本集團就於物業的擁有權權益(包括租賃土地及樓宇成分)付款時,全部代價於租賃土地及樓宇成分之間按初步確認時的相對公平值的比例分配。

倘相關付款能可靠分配,則以經營租賃列賬的租賃土地權益於綜合財務狀況表中列為「使用權資產」(採納國際財務報告準則第16號時)或「預付租賃款」(採納國際財務報告準則第16號前),惟根據公平值模式分類為投資物業且作為投資物業入賬者除外。當代價無法在相關租賃土地的非租賃樓宇成分及未分割權益之間可靠分配時,整項物業分類為物業、廠房及設備。

於估計可使用年內撇銷物業、廠房及設備項目的成本減殘值後,以直線法確認折舊。估計可使用年期、殘值及折舊法均於各報告期末檢討,任何估計變動影響均按未來適用基準入賬。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Investment properties (Continued)

Construction costs incurred for investment properties under construction are capitalised as part of the carrying amount of the investment properties under construction.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

#### Property, plant and equipment

Property, plant and equipment including buildings held for use in the production or supply of goods or services, or for administrative purposes are stated in the consolidated statement of financial position at cost, less subsequent accumulated depreciation and subsequent accumulated impairment losses, if any.

When the Group makes payments for ownership interests of properties which includes both leasehold land and building elements, the entire consideration is allocated between the leasehold land and the building elements in proportion to the relative fair values at initial recognition.

To the extent the allocation of the relevant payments can be made reliably, interest in leasehold land that is accounted for as an operating lease is presented as “right-of-use assets” (upon application of IFRS 16) or “prepaid lease payments” (before application of IFRS 16) in the consolidated statement of financial position except for those that are classified and accounted for as investment properties under the fair value model. When the consideration cannot be allocated reliably between non-lease building element and undivided interest in the underlying leasehold land, the entire properties are classified as property, plant and equipment.

Depreciation is recognised so as to write off the cost of items of property, plant and equipment less their residual values over their estimated useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 物業、廠房及設備(續)

物業、廠房及設備項目於出售後或當預期繼續使用該資產不會於日後產生經濟利益時終止確認。出售或報廢物業、廠房及設備項目時產生的任何收益或虧損按出售所得款項與該資產賬面值之間的差額計算並於損益確認。

##### 擬作出售的開發中物業／持作出售物業

擬於開發完成後出售的在建待售物業分類為流動資產。擬作出售的開發中物業／持作出售物業以成本與可變現淨值兩者間的較低者入賬。成本按特定識別基準釐定，包括分配所產生的有關開發成本及(如適用)資本化借貸成本。可變現淨值指物業估計售價減竣工估計成本及銷售所需的成本。

擬作出售的開發中物業於竣工時轉撥至持作出售物業。

當持有物業的用途變為賺取租金或／及資本增值，而非於日常業務過程中出售(以開始向另一方提供經營租賃為證)，本集團將物業從持作出售業轉撥至投資物業。該物業於轉讓日期的公平值與其過往賬面值之差額於損益確認。

##### 租賃

##### 租賃的定義(根據附註2的過渡條文應用國際財務報告準則第16號時)

倘合約為換取代價而給予在一段時間內控制可識別資產使用的權利，則該合約為租賃或包含租賃。

對於首次應用日期或之後訂立或修改的合約而言，本集團根據國際財務報告準則第16號的定義於初始或修訂日期評估該合約是否為租賃或包含租賃。除非合約的條款及條件其後出現變動，否則有關合約將不予重新評估。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Property, plant and equipment (Continued)

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

##### Properties under development for sale/properties held for sale

Properties under development for sale which are intended to be sold upon completion of development are classified as current assets. Properties under development for sale/properties held for sale are carried at the lower of cost and NRV. Cost is determined on a specific identification basis including allocation of the related development expenditure incurred and where appropriate, borrowing costs capitalised. NRV represents the estimated selling price for the properties less estimated cost to completion and costs necessary to make the sales.

Properties under development for sale are transferred to properties held for sale upon completion.

The Group transfers a property from properties held for sale to investment property when there is a change in use to hold the property to earn rentals or/and for capital appreciation rather than for sale in the ordinary course of business, which is evidenced by the inception of an operating lease to another party. Any difference between the fair value of the property at the date of transfer and its previous carrying amount is recognised in profit or loss.

##### Leases

##### Definition of a lease (upon application of IFRS 16 in accordance with transitions in note 2)

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

For contracts entered into or modified on or after the date of initial application, the Group assesses whether a contract is or contains a lease based on the definition under IFRS 16 at inception or modification date. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed.

### 3. 重大會計政策(續)

#### 租賃(續)

本集團作為承租人(根據附註2的過渡條文應用國際財務報告準則第16號後)

#### 合約組成部分的代價分配

就包含租賃部分以及一項或多項額外租賃或非租賃部分的合約而言，本集團將合約以租賃部分的相對獨立價格及非租賃部分的總獨立價格為基準，分配該合約代價予各租賃部分。

非租賃部分與租賃部分以各自相對獨立價格為基準分開。

#### 短期租賃及低價值資產租賃

本集團對自開始日期起租期不超過12個月且不包含購買選擇權的土地及樓宇的租賃採用短期租賃確認豁免。本集團亦採用對低價值資產租賃的確認豁免。短期租賃及低價值資產租賃的租賃付款於租期內按直線法確認為開支。

#### 使用權資產

使用權資產成本包括：

- 租賃負債的初始計量金額；
- 於開始日期或之前作出的任何租賃付款，減任何已收租賃優惠；
- 本集團產生的任何初始直接成本；及
- 本集團在拆除及移除相關資產、復原其所在地或將相關資產復原至租賃的條款及條件所要求的狀況而產生的成本估算。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Leases (Continued)

*The Group as a lessee (upon application of IFRS 16 in accordance with transitions in note 2)*

#### Allocation of consideration to components of a contract

For a contract that contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

Non-lease components are separated from lease component on the basis of their relative stand-alone prices.

#### Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to leases of land and buildings that have a lease term of 12 months or less from the commencement date and do not contain a purchase option. It also applies the recognition exemption for lease of low-value assets. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

#### Right-of-use assets

The cost of right-of-use asset includes:

- the amount of the initial measurement of the lease liability;
- any lease payments made at or before the commencement date, less any lease incentives received;
- any initial direct costs incurred by the Group; and
- an estimate of costs to be incurred by the Group in dismantling and removing the underlying assets, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 租賃(續)

本集團作為承租人(根據附註2的過渡條文應用國際財務報告準則第16號後)(續)

##### 使用權資產(續)

除分類為投資物業並按公平值模式計量的資產外，使用權資產按成本計量，扣除任何累計折舊及減值虧損，並就任何重新計量租賃負債作出調整。

就本集團於租期結束時合理確定獲取相關租賃資產所有權的使用權資產而言，有關使用權資產自開始日期起至使用年期結束時計提折舊。在其他情況下，使用權資產按直線基準於其估計使用年期及租期(以較短者為準)內計提折舊。

本集團於綜合財務狀況表中將不符合投資物業定義或存貨的使用權資產呈列為單獨項目。符合投資物業及存貨定義的使用權資產分別於「投資物業」及「持作出售物業／擬作出售的開發中物業」內呈列。

##### 可退還租賃按金

已付可退還租賃按金根據國際財務報告準則第9號入賬及初步按公平值計量。於初步確認的公平值調整被視為額外租賃款項，並計入使用權資產的成本。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Leases (Continued)

*The Group as a lessee (upon application of IFRS 16 in accordance with transitions in note 2) (Continued)*

##### Right-of-use assets (Continued)

Except for those that are classified as investment properties and measured under fair value model, right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities.

Right-of-use assets in which the Group is reasonably certain to obtain ownership of the underlying leased assets at the end of the lease term is depreciated from commencement date to the end of the useful life. Otherwise, right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term.

The Group presents right-of-use assets that do not meet the definition of investment property or inventory as a separate line item in the consolidated statement of financial position. The right-of-use assets that meet the definition of investment property and inventory are presented within “investment properties” and “properties held for sale/properties under development for sale” respectively.

##### Refundable rental deposits

Refundable rental deposits paid are accounted under IFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments and included in the cost of right-of-use assets.

### 3. 重大會計政策(續)

#### 租賃(續)

本集團作為承租人(根據附註2的過渡條文應用國際財務報告準則第16號後)(續)

#### 租賃負債

於租賃開始日期，本集團按當日尚未支付的租賃款項現值確認及計量租賃負債。於計算租賃款項現值時，倘租賃隱含的利率無法輕易釐定，則本集團應用租賃開始日期的增量借款利率計算。

租賃款項包括：

- 固定付款(包括實質性的固定付款)減任何應收租賃優惠；
- 取決指數或利率的可變租賃款項(於開始日期使用指數或利率初始計量)；
- 根據殘值擔保預期將支付的金額；
- 本集團合理確定行使的購買選擇權的行使價；及
- 倘租期反映本集團會行使終止租賃選擇權，則計入終止租賃的罰款。

於開始日期後，租賃負債根據應計利息及租賃款項進行調整。

倘出現以下情況，本集團重新計量租賃負債(並對有關使用權資產作出相應調整)：

- 租期有所變動或行使購買選擇權的評估發生變化，在此情況下，相關租賃負債透過使用重新評估日期的經修訂貼現率貼現經修訂租賃款項而重新計量。
- 租賃款項因進行市場租金調查後市場租金變動而出現變動，在此情況下，相關租賃負債使用初始貼現率貼現經修訂租賃款項而重新計量。

本集團於綜合財務狀況表中將租賃負債呈列為單獨項目。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Leases (Continued)

*The Group as a lessee (upon application of IFRS 16 in accordance with transitions in note 2) (Continued)*

#### Lease liabilities

At the commencement date of a lease, the Group recognises and measures the lease liability at the present value of lease payments that are unpaid at that date. In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable.

The lease payments include:

- fixed payments (including in-substance fixed payments) less any lease incentives receivable;
- variable lease payments that depend on an index or a rate initially measured using the index or rate as at the commencement date;
- amounts expected to be paid under residual value guarantees;
- the exercise price of a purchase option reasonably certain to be exercised by the Group; and
- payments of penalties for terminating a lease, if the lease term reflects the Group exercising the option to terminate.

After the commencement date, lease liabilities are adjusted by interest accretion and lease payments.

The Group remeasures lease liabilities (and makes a corresponding adjustment to the related right-of-use assets) whenever:

- the lease term has changed or there is a change in the assessment of exercise of a purchase option, in which case the related lease liability is remeasured by discounting the revised lease payments using a revised discount rate at the date of reassessment.
- the lease payments change due to changes in market rental rates following a market rent review, in which cases the related lease liability is remeasured by discounting the revised lease payments using the initial discount rate.

The Group presents lease liabilities as a separate line item in the consolidated statement of financial position.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 租賃(續)

本集團作為承租人(二零一九年一月一日前)

凡租賃條款將擁有權絕大部分風險及回報轉移予承租人的租賃均分類為融資租賃。所有其他租賃均分類為經營租賃。

經營租賃付款於有關租期內以直線法在損益中扣除。如因訂立經營租賃而收取租賃優惠，則該優惠會確認為負債。優惠利益總額以直線法確認為租賃開支減少。

##### 本集團作為出租人

##### 租賃分類及計量

本集團為出租人的租賃分類為融資或經營租賃。當租賃條款將相關資產擁有權附帶的絕大部分風險及回報轉移至承租人時，該合約分類為融資租賃。所有其他租賃分類為經營租賃。

經營租賃的租金收入以直線法於有關租賃的租期內於損益中確認。協商及安排所產生的初步直接成本加至租賃資產賬面值，且該等成本於租賃期間內按直線法確認為開支，惟以公平值模式計量的投資物業除外。

來自本集團日常業務過程的租金收入呈列為收入。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Leases (Continued)

*The Group as a lessee (prior to 1 January 2019)*

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Operating leases payments are charged to profit or loss on a straight-line basis over the term of the relevant lease. In the event that lease incentives are received to enter into operating leases, such incentives are recognised as a liability. The aggregate benefit of incentives is recognised as a reduction of rental expense on a straight-line basis.

##### *The Group as a lessor*

##### Classification and measurement of leases

Leases for which the Group is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards incidental to ownership of an underlying asset to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

Rental income from operating leases is recognised in profit or loss on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset, and such costs are recognised as an expense on a straight-line basis over the lease term except for investment properties measured under fair value model.

Rental income which are derived from the Group's ordinary course of business are presented as revenue.

### 3. 重大會計政策(續)

#### 租賃(續)

本集團作為出租人(根據附註2的過渡條文應用國際財務報告準則第16號後)(續)

#### 可退還租賃按金

已收可退還租賃按金是根據國際財務報告準則第9號入賬及初步按公平值計量。於初始確認的公平值的調整被視為自承租人收取的額外租賃款項。

#### 租賃修改

本集團自修改生效日期起將對經營租賃的修改列賬計作新租賃，此舉經考慮任何有關原租賃的預付或應計租賃款項作為新租賃的租賃款項的一部分。

#### 物業、廠房及設備以及使用權資產的減值

本集團於報告期末檢討其物業、廠房及設備以及使用權資產的賬面值，以確定有關資產是否出現減值虧損跡象。如有任何有關跡象，則會估計相關資產的可收回金額，以確定減值虧損(如有)的程度。

物業、廠房及設備以及使用權資產的可收回金額會個別預估，倘不太可能個別估計資產的可收回金額，則本集團估計該資產所屬現金產生單位的可收回金額。

此外，於可建立合理一致分配基準時，公司資產會分配至個別現金產生單位，否則於可建立合理一致分配基準時，該等資產會分配至最小的現金產生單位組別。本集團評估是否有跡象顯示該等公司資產可能出現減值。倘出現減值跡象，則就公司資產所屬的現金產生單位或現金產生單位組別釐定可收回金額，並與相關現金產生單位或現金產生單位組別的賬面值比較。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Leases (Continued)

*The Group as a lessor (upon application of IFRS 16 in accordance with transitions in note 2) (Continued)*

#### Refundable rental deposits

Refundable rental deposits received are accounted for under IFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments from lessees.

#### Lease modification

The Group accounts for a modification to an operating lease as a new lease from the effective date of the modification, considering any prepaid or accrued lease payments relating to the original lease as part of the lease payments for the new lease.

#### Impairment on property, plant and equipment and right-of-use assets

At the end of the reporting period, the Group reviews the carrying amounts of its property, plant and equipment and right-of-use assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the relevant asset is estimated in order to determine the extent of the impairment loss, if any.

The recoverable amount of property, plant and equipment and right-of-use assets are estimated individually. When it is not possible to estimate the recoverable amount individually, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

In addition, corporate assets are allocated to individual cash-generating units when a reasonable and consistent basis of allocation can be established, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be established. The Group assesses whether there is indication that corporate assets may be impaired. If such indication exists, the recoverable amount is determined for the cash-generating unit or group of cash-generating units to which the corporate asset belongs, and is compared with the carrying amount of the relevant cash-generating unit or group of cash-generating units.



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

物業、廠房及設備以及使用權資產的減值(續)

可收回金額為公平值減出售成本與使用價值兩者間的較高者。於評估使用價值時，使用稅前貼現率估計未來現金流貼現至其現值，而該稅前貼現率反映現時市場對金錢時間值的評估及資產(或一個現金產生單位)特定的風險(估計未來現金流未經調整)。

倘一項資產(或一個現金產生單位)的可收回金額估計將少於其賬面值，則該資產(或一個現金產生單位)的賬面值削減至其可收回金額。就未能按合理一致的基準分配至現金產生單位的公司資產或部分公司資產，本集團會比較一組現金產生單位的賬面值(包括已分配至該組現金產生單位的公司資產或部分公司資產的賬面值)與該組現金產生單位的可收回金額。於分配減值虧損時，減值虧損首先分配至削減任何商譽(如適用)的賬面值，然後根據各資產於單位或一組現金產生單位的賬面值按比例分配至其他資產。一項資產的賬面值不會削減至低於其公平值減出售成本(如可計量)、其使用價值(如可釐定)及零三者間的較高者。可能另行分配至資產的減值虧損金額按比例分配至單位或一組現金產生單位的其他資產。減值虧損即時於損益確認。

倘其後撥回減值虧損，該資產(或一個現金產生單位或一組現金產生單位)賬面值會調高至其經修訂的估計可收回金額，但增加的賬面值不得超出該資產(或一個現金產生單位或一組現金產生單位)於過往年度並無確認減值虧損時原應釐定的賬面值。撥回的減值虧損會即時於損益確認為收入。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Impairment on property, plant and equipment and right-of-use assets (Continued)

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset (or a cash-generating unit) for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or a cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or a cash-generating unit) is reduced to its recoverable amount. For corporate assets or portion of corporate assets which cannot be allocated on a reasonable and consistent basis to a cash-generating unit, the Group compares the carrying amount of a group of cash-generating units, including the carrying amounts of the corporate assets or portion of corporate assets allocated to that group of cash-generating units, with the recoverable amount of the group of cash-generating units. In allocating the impairment loss, the impairment loss is allocated first to reduce the carrying amount of any goodwill (if applicable) and then to the other assets on a pro-rata basis based on the carrying amount of each asset in the unit or the group of cash-generating units. The carrying amount of an asset is not reduced below the highest of its fair value less costs of disposal (if measurable), its value in use (if determinable) and zero. The amount of the impairment loss that would otherwise have been allocated to the asset is allocated pro rata to the other assets of the unit or the group of cash-generating units. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit or a group of cash-generating units) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit or a group of cash-generating units) in prior years. A reversal of an impairment loss is recognised as income immediately in profit or loss.

### 3. 重大會計政策(續)

#### 借款成本

收購、建造或生產合資格資產(即需等待一段頗長時間後方可用作擬定用途或出售的資產)直接應佔的借款成本,計入該等資產的成本,直至該等資產大致可作擬定用途或出售為止。

特定借款用於合資格資產開支前作臨時投資所賺取的投資收入,從合資格撥充資本的借款成本中扣除。

所有其他借款成本於其產生期間於損益中確認。

#### 外幣

各集團實體的個別財務報表均以實體經營所在主要經濟環境的貨幣(其功能貨幣,即人民幣)呈列。

編製個別集團實體的財務報表時,以該實體的功能貨幣以外的貨幣(外幣)進行的交易按交易當日適用的匯率確認。於各報告期末,以外幣計值的貨幣項目按釐定公平值該日適用的匯率重新換算。按歷史成本以外幣計量的非貨幣項目概不會重新換算。

於結算及重新換算貨幣項目時所產生的匯兌差額於其產生期間在損益確認。

就呈列綜合財務報表而言,本集團業務的資產及負債乃使用於各報告期間結束時的適用匯率換算為本集團的呈報貨幣(即人民幣)。收入及支出項目乃按該期間的平均匯率進行換算。所產生的匯兌差額(如有)乃於其他全面收入確認,並在匯兌儲備項下的權益中累計。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowings costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

#### Foreign currencies

The individual financial statements of each group entity are presented in the currency of the primary economic environment in which the entity operates (its functional currency, i.e. RMB).

In preparing the financial statements of each individual group entities, transactions in currencies other than the entity's functional currency (foreign currencies) are recognised at the rates of exchanges prevailing on the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing on that date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's operations are translated into the presentation currency of the Group i.e. Renminbi, using exchange rates prevailing at the end of each reporting period. Income and expenses items are translated at the average exchange rates for the period. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of translation reserve.



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 稅項

所得稅開支指即期應付稅項與遞延稅項的總額。

即期應付稅項根據年度應課稅利潤計算。應課稅利潤因其他年度的應課稅收入或可扣稅開支以及毋須課稅或不可扣稅的項目，而與在綜合損益及其他全面收益表中所呈報的除稅前利潤有別。本集團的即期稅項負債乃按報告期末已頒佈或實際上已頒佈的稅率計算。

遞延稅項按綜合財務報表表內資產及負債的賬面值與計算應課稅利潤所用相應稅基之間的臨時差額確認。通常會就所有應課稅臨時差額確認遞延稅項負債。通常就所有可扣減臨時差額在很可能會有應課稅利潤可用於抵銷可扣減臨時差額時確認遞延稅項資產。倘於一項交易中因初步確認資產及負債而引致的臨時差額(業務合併除外)既不影響應課稅利潤亦不影響會計利潤，則不會確認該等遞延稅項資產及負債。

就與於附屬公司的投資以及於合營企業及聯營公司的權益有關所產生的應課稅臨時差額確認遞延稅項負債，惟倘本集團可控制臨時差額的撥回且該臨時差額很可能不會於可見將來撥回則除外。與於該等投資及權益相關的可扣減臨時差額所產生的遞延稅項資產，僅於很可能有足夠應課稅利潤可用於抵銷臨時差額的利益且預計於可見將來可以撥回時確認。

遞延稅項資產的賬面值於各報告期末進行檢討，並於不再可能有足夠應課稅利潤收回全部或部分資產時作出調減。

遞延稅項資產及負債乃根據報告期末已頒佈或實際上已頒佈的稅率(及稅法)按預期償還負債或變現資產期間內將採用的稅率計量。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before taxation as reported in the consolidated statement of profit or loss and other comprehensive income because of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred taxation is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred taxation liabilities are generally recognised for all taxable temporary differences. Deferred taxation assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such deferred taxation assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred taxation liabilities are recognised for taxable temporary differences associated with investments in subsidiaries, interests in joint ventures and associates, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred taxation assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred taxation assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred taxation assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

### 3. 重大會計政策(續)

#### 稅項(續)

遞延稅項負債及資產的計量反映按照本集團預期於報告期末收回或結算其資產及負債賬面值的方式計算而得出的稅務結果。

就計量採用公平值模式計量的投資物業的遞延稅項負債及遞延稅項資產而言，除非假設被駁回，否則假設該等物業賬面值可透過銷售完全收回。當投資物業可予折舊及於業務模式(其目標是隨時間而非透過銷售消耗投資物業所包含的絕大部分經濟利益)內持有時，有關假設被駁回。

就計量本集團於租賃交易中確認使用權資產及有關租賃負債的遞延稅項而言，本集團須首先確定扣除稅項是否屬使用權資產或租賃負債。

就扣除稅項屬租賃負債的租賃交易而言，本集團對租賃交易整體應用國際會計準則第12號「所得稅」規定。有關使用權資產與租賃負債的臨時差額按淨值基準評估。使用權資產折舊超過租賃負債主要部分的租賃款項導致扣除淨額的臨時差額。

遞延稅項資產及負債於可依法以即期稅項資產與即期稅項負債抵銷時以及於其與同一稅務機關所徵收的所得稅有關時予以抵銷。

即期及遞延稅項乃於損益中確認，惟當涉及於其他全面收入中或直接於股本權益中確認的項目除外，屆時即期及遞延稅項亦分別於其他全面收入中或直接於權益中確認。

在評估所得稅處理的任何不確定性時，本集團考慮有關稅務機關是否有可能接受個別集團實體在其所得稅納稅申報表中使用或擬使用的不確定稅務處理。倘可能，即期及遞延稅項根據與所得稅納稅申報表一致的稅務處理方法釐定。倘有關稅務機關不可能接受不確定稅務處理，則通過使用最有可能收取的金額或預期值以反映各項不確定性影響。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Taxation (Continued)

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

For the purposes of measuring deferred taxation liabilities and deferred taxation assets for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

For the purposes of measuring deferred tax for leasing transactions in which the Group recognises the right-of-use assets and the related lease liabilities, the Group first determines whether the tax deductions are attributable to the right-of-use assets or the lease liabilities.

For leasing transactions in which the tax deductions are attributable to the lease liabilities, the Group applies IAS 12 “Income Taxes” requirements to the leasing transaction as a whole. Temporary differences relating to right-of-use assets and lease liabilities are assessed on a net basis. Excess of depreciation on right-of-use assets over the lease payments for the principal portion of lease liabilities resulting in net deductible temporary differences.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied to the same taxation authority.

Current and deferred taxation are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred taxation are also recognised in other comprehensive income or directly in equity respectively.

In assessing any uncertainty over income tax treatments, the Group considers whether it is probable that the relevant taxation authority will accept the uncertain tax treatment used, or proposed to be used by individual group entities in their income tax filings. If it is probable, the current and deferred taxes are determined consistently with the tax treatment in the income tax filings. If it is not probable that the relevant taxation authority will accept an uncertain tax treatment, the effect of each uncertainty is reflected by using either the most likely amount or the expected value.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 退休福利成本

定額供款退休福利計劃的供款乃於僱員提供可使其享有供款的服務時確認為開支。倘本集團在國家管理的退休福利計劃下的責任與定額供款退休福利計劃所產生者相等，則國家管理的退休福利計劃供款視同定額供款計劃的供款予以處理。

##### 以股份支付的安排

##### 以股本權益結算並以股份支付的交易

##### 向僱員授出購股權

對僱員及提供類似服務的其他人士作出的股權結算以股份為基礎的付款乃按股本工具於授出日期的公平值計量。

於授出日期釐定的以股本權益結算並以股份支付的公平值(並無計及所有非市場歸屬情況)根據本集團對將最終歸屬的股本工具的估計，以直線法於歸屬期間以支出列賬，並相應增加權益(購股權儲備)。於各報告期末，本集團會根據對一切有關的非市場歸屬情況的評估，修訂其對預計將予歸屬股本工具數目的估計。修訂估計產生的影響(如有)於損益確認，使累計開支能反映經修訂估計，並相應調整購股權儲備。

當購股權獲行使時，先前於購股權儲備確認的金額將轉撥至股份溢價。當購股權於歸屬日期後遭沒收或於屆滿當日尚未行使，則先前於購股權儲備確認的金額將轉撥至保留利潤。

##### 授予僱員的股份獎勵

於股份獎勵計劃受託人在公開市場購入本集團股份時，從公開市場收購的股份總代價(包括任何直接應佔增量成本在內)呈列為持作股份獎勵計劃股份，並於權益總額內扣除。

授出日期的獎勵股份的公平值以直線法於預測歸屬期間(即僱員提供服務的期間)以支出列賬，並相應增加權益(股份獎勵儲備)。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Retirement benefit costs

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions. Payments made to state-managed retirement benefit schemes are dealt with as payments to defined contribution plans where the Group's obligations under the schemes are equivalent to those arising in a defined contribution retirement benefit plan.

##### Share-based payment arrangements

##### Equity-settled share-based payment transactions

##### Share options granted to employees

Equity-settled share-based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date.

The fair value of the equity-settled share-based payments determined at the grant date without taking into consideration all non-market vesting conditions is expensed on a straight-line basis over the vesting period, based on the Group's estimate of equity instruments that will eventually vest, with a corresponding increase in equity (share option reserve). At the end of each reporting period, the Group revises its estimates of the number of equity instruments expected to vest based on assessment of all relevant non-market vesting conditions. The impact of the revision of the estimates, if any, is recognised in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the share option reserve.

When share options are exercised, the amount previously recognised in share option reserve will be transferred to share premium. When the share options are forfeited after the vesting date or are still not exercised at the expiry date, the amount previously recognised in share option reserve will be transferred to retained profits.

##### Share award granted to employees

Where the Group's shares are acquired by the trustee of the share award scheme from the open market, the total consideration of shares acquired from the open market (including any directly attributable incremental costs) is presented as shares held for share award scheme and deducted from total equity.

The fair value of the awarded shares at the grant date is expensed on a straight-line basis over the projected vesting period being the period for which the services from the employees are rendered with a corresponding increase in equity (share award reserve).

### 3. 重大會計政策(續)

以股份支付的安排(續)

以股本權益結算並以股份支付的交易(續)

授予僱員的股份獎勵(續)

歸屬及轉讓股份予承授人後，該等股份的相關成本自持作股份獎勵計劃股份中撥回，且該等股份的相關開支自股份獎勵儲備中撥回。轉撥所產生的差額扣自／計入保留溢利。

#### 政府補貼

政府補貼於能合理保證本集團將會遵守其所附帶的條件且接獲撥款後，方會確認。

政府補貼按系統基準於本集團將擬用補貼補償的相關成本確認為開支的各期間在損益內確認。具體而言，主要條件為本集團應購買、興建或以其他方式收購非流動資產的政府補貼，於綜合財務狀況表確認為遞延收入，並在有關資產的可使用年期內有系統及合理地轉撥至損益。

可收取作為已產生開支或虧損的補償或以向本集團提供即時財務資助(並無日後相關成本)的政府補貼，於可收取期間在損益確認。

#### 金融工具

當一間集團實體成為工具合約條文的訂約方時，金融資產及金融負債予以確認。所有透過常規方式購買或銷售金融資產的均以交易日為基準確認或終止確認。以常規方式購買或銷售乃要求於市場法規或慣例所設立的時間框架內交付資產的購買或銷售金融資產事宜。

金融資產及金融負債初步按公平值計量，惟根據國際財務報告準則第15號「來自客戶合約的收入」初步計量的客戶合約所產生貿易應收賬款除外。收購或發行金融資產及金融負債(按公平值計入損益的金融資產及金融負債除外)直接應佔的交易成本於初步確認時加入金融資產公平值或從金融負債公平值扣除(如適用)。收購按公平值計入損益的金融資產或金融負債直接應佔的交易成本即時於損益確認。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Share-based payment arrangements (Continued)

Equity-settled share-based payment transactions (Continued)

Share award granted to employees (Continued)

Upon vesting and transfer the shares to the grantees, the related costs of the shares are reversed from shares held for share award scheme, and the related expenses of the shares are reversed from share award reserve. The difference arising from such transfer is debited/credited to retained profits.

#### Government grants

Government grants are not recognised until there is reasonable assurance that the Group will comply with the conditions attaching to them and that the grants will be received.

Government grants are recognised in profit or loss on a systematic basis over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate. Specifically, government grants whose primary condition is that the Group should purchase, construct or otherwise acquire non-current assets are recognised as deferred income in the consolidated statement of financial position and transferred to profit or loss on a systematic and rational basis over the useful lives of the related assets.

Government grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable.

#### Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

Financial assets and financial liabilities are initially measured at fair value except for trade receivables arising from contracts with customers, which are initially measured in accordance with IFRS 15 "Revenue from Contracts with Customers". Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in profit or loss.



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 金融工具(續)

實際利息法為計算金融資產或金融負債攤銷成本及於有關期間內攤分利息收入及利息開支的方法。實際利率是按金融資產或金融負債預計年期或(如適用)較短期間將估計未來現金收入及付款(包括所支付或收取構成實際利率組成部分的所有費用及點子、交易成本及其他溢價或折讓)準確貼現至初步確認時的賬面淨值的比率。

##### 金融資產

##### 金融資產分類及後續計量

符合下列條件的金融資產其後按攤銷成本計量：

- 以收取合約現金流量為目的之業務模式下持有的金融資產；及
- 合約條款引致於指定日期的現金流量僅為支付本金及未償還的本金利息。

符合下列條件的金融資產其後按公平值計入其他全面收益計量：

- 以收取合約現金流量及出售達致目標的業務模式下持有的金融資產；及
- 合約條款引致於指定日期的現金流量僅為支付本金及未償還的本金利息。

所有其他金融資產其後按公平值計入損益，但在初步應用國際財務報告準則第9號／初步確認金融資產日期，倘股本投資並非持作買賣，亦非由於收購方在國際財務報告準則第3號「業務合併」所適用的業務合併中確認的或然代價，本集團可不可撤銷地選擇於其他全面收益(「其他全面收益」)呈列該股本投資的其後公平值變動。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Financial instruments (Continued)

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income and interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts and payment (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset or financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

##### Financial assets

##### Classification and subsequent measurement of financial assets

Financial assets that meet the following conditions are subsequently measured at amortised cost:

- the financial asset is held within a business model whose objective is to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets that meet the following conditions are subsequently measured at FVTOCI:

- the financial asset is held within a business model whose objective is achieved by both selling and collecting contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at FVTPL, except that at the date of initial application of IFRS 9/initial recognition of a financial asset the Group may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income (“OCI”) if that equity investment is neither held for trading nor contingent consideration recognised by an acquirer in a business combination to which IFRS 3 “Business Combinations” applies.

### 3. 重大會計政策(續)

金融工具(續)

金融資產(續)

金融資產分類及後續計量(續)

倘出現下列情況，金融資產被歸類為持作買賣：

- 購入金融資產主要為於短期內出售；或
- 於初步確認時，其構成本集團合併管理的已識別金融工具組合的一部分及具有最近實際短期獲利模式；或
- 為未被指定及可有效作為對沖工具的衍生工具。

此外，本集團可不可撤回地指定一項須按攤銷成本或按公平值計入其他全面收入的金融資產以按公平值計入損益計量，前提為有關指定可消除或大幅減少會計錯配。

#### 攤銷成本及利息收入

其後按攤銷成本計量的金融資產的利息收入使用實際利息法予以確認。就購買或發起的信貸減值金融資產以外的金融工具而言，利息收入透過對金融資產的賬面總值應用實際利率計算，惟其後出現信貸減值的金融資產除外(見下文)。就其後出現信貸減值的金融資產而言，自下一報告期起，利息收入乃對金融資產攤銷成本應用實際利率予以確認。倘信貸減值金融工具的信貸風險好轉，使金融資產不再出現信貸減值，於釐定資產不再出現信貸減值後，自報告期開始起利息收入乃對金融資產賬面總值應用實際利率予以確認。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Classification and subsequent measurement of financial assets (Continued)

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling in the near term; or
- on initial recognition it is a part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

In addition, the Group may irrevocably designate a financial asset that are required to be measured at the amortised cost or FVTOCI as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch.

#### Amortised cost and interest income

Interest income is recognised using the effective interest method for financial assets measured subsequently at amortised cost. Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit-impaired (see below). For financial assets that have subsequently become credit-impaired, interest income is recognised by applying the effective interest rate to the amortised cost of the financial asset from the next reporting period. If the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognised by applying the effective interest rate to the gross carrying amount of the financial asset from the beginning of the reporting period following the determination that the asset is no longer credit-impaired.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 金融工具(續)

##### 金融資產(續)

##### 攤銷成本及利息收入(續)

指定為按公平值計入其他全面收入的股本工具

按公平值計入其他全面收入的股本工具的投資初步按公平值加交易成本計量。其後按公平值計量，其於公平值變動所產生的收益及虧損於其他全面收入確認並累計於按公平值計入其他全面收入儲備；毋須進行減值評估。累計收益或虧損不會重新分類至出售股本投資的損益，並將繼續歸類為按公平值計入其他全面收入儲備。

於根據國際財務報告準則第9號確認本集團有權收取股息時，該等股本工具投資的股息於損益中確認，除非該股息明確代表收回部分投資成本。股息計入「其他收入、收益及虧損」的項目中。

##### 按公平值計入損益的金融資產

不符合按攤銷成本計量或按公平值計入其他全面收入或指定為按公平值計入其他全面收入的金融資產按公平值計入損益計量。

於各報告期末，按公平值計入損益的金融資產(包括物業項目投資)按公平值計量，而任何公平值收益或虧損於損益確認。於損益確認的收益或虧損淨額不包括就金融資產所賺取的任何股息或利息，並計入「其他收入、收益及虧損」項目內。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

##### Classification and subsequent measurement of financial assets (Continued)

##### Equity instruments designated as at FVTOCI

Investments in equity instruments at FVTOCI are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in OCI and accumulated in FVTOCI reserve; and are not subject to impairment assessment. The cumulative gain or loss will not be reclassified to profit or loss on disposal of the equity investments, and will continue to be held in the FVTOCI reserve.

Dividends from these investments in equity instruments are recognised in profit or loss when the Group's right to receive the dividends is established in accordance with IFRS 9, unless the dividends clearly represent a recovery of part of the cost of the investment. Dividend are included in the "other income, gains and losses" line item in profit or loss.

##### Financial assets at FVTPL

Financial assets that do not meet the criteria for being measured at amortised cost or FVTOCI or designated as FVTOCI are measured at FVTPL.

Financial assets at FVTPL including investments in property projects are measured at fair value at the end of each reporting period, with any fair value gains or losses recognised in profit or loss. The net gain or loss recognised in profit or loss excludes any dividend or interest earned on the financial asset and is included in the "other income, gains and losses" line item in profit or loss.

### 3. 重大會計政策(續)

金融工具(續)

金融資產(續)

#### 金融資產減值及財務保證合約

本集團根據預期信貸虧損(「預期信貸虧損」)模式就根據國際財務報告準則第9號面臨減值的金融資產(包括應收賬款及其他應收款項、應收合營企業、聯營公司及非控股權益款項、銀行結餘及受限制銀行存款及財務保證合約)進行減值評估。預期信貸虧損金額於各報告日期更新，以反映自初始確認起的信貸風險變動。

全期預期信貸虧損指相關工具預期年內發生所有可能的違約事件而導致的預期信貸虧損。相反，12個月預期信貸虧損(「12個月預期信貸虧損」)則指預期於報告日期後12個月內可能發生的違約事件而導致的部分全期預期信貸虧損。預期信貸虧損根據本集團過往信貸虧損經驗進行評估，並就債務人特定因素、整體經濟狀況以及對於報告日期當前狀況及未來狀況預測的評估而作出調整。

本集團通常就應收賬款確認全期預期信貸虧損。該等資產的預期信貸虧損將使用具有適宜組別的撥備矩陣進行集體評估。

於所有其他工具方面，本集團計量與12個月預期信貸虧損等額的虧損撥備，除非信貸風險自初始確認以來有大幅增加，於該情況下，本集團確認全期預期信貸虧損。是否應確認全期預期信貸虧損，乃基於自初始確認起出現違約的可能性或風險大幅增加進行評估。

#### (i) 信貸風險的大幅增加

於評估信貸風險是否自初始確認以來已大幅增加時，本集團比較金融工具於報告日期出現違約的風險與該金融工具於初始確認日期出現違約的風險。作此評估時，本集團考慮合理且可靠的定量及定性資料，包括過往經驗及毋須付出過多成本或努力即可得的前瞻性資料。

具體而言，評估信貸風險是否有大幅增加時會考慮以下資料：

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

#### Impairment of financial assets and financial guarantee contracts

The Group performs impairment assessment under expected credit loss (“ECL”) model on financial assets (including accounts and other receivables, amounts due from joint ventures, associates and non-controlling interests, bank balances and restricted bank deposits) and financial guarantee contracts which are subject to impairment under IFRS 9. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL (“12m ECL”) represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the reporting date. Assessment are done based on the Group’s historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current conditions at the reporting date as well as the forecast of future conditions.

The Group always recognises lifetime ECL for accounts receivables. The ECL on these assets are assessed collectively using a provision matrix with appropriate groupings.

For all other instruments, the Group measures the loss allowance equal to 12m ECL, unless when there has been a significant increase in credit risk since initial recognition, in which case the Group recognises lifetime ECL. The assessment of whether lifetime ECL should be recognised is based on significant increase in the likelihood or risk of a default occurring since initial recognition.

#### (i) Significant increase in credit risk

In assessing whether the credit risk has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument at the reporting date with the risk of a default occurring on the financial instrument at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly:



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

金融工具(續)

金融資產(續)

金融資產減值及財務保證合約(續)

(i) 信貸風險的大幅增加(續)

- 金融工具外部(如有)或內部信貸評級實際或預期重大惡化；
- 信貸風險的外部市場指標重大惡化，例如信貸息差大幅增加、債務人的信貸違約置換價格顯著上升；
- 商業、金融或經濟情況目前或預測將有不利變動，預計將導致債務人履行其債務責任的能力大幅下降；
- 債務人經營業績的實際或預期重大惡化；
- 導致債務人履行其債務責任的能力大幅下降的債務人監管、經濟或技術環境的實際或預期的重大不利變動。

不論上述評估結果，本集團假設合約付款逾期超過30日，則金融資產的信貸風險自初步確認以來有大幅提升，除非本集團有證明信貸風險並無大幅提升的合理可靠資料，則另作別論。

儘管如上文所述，本集團假設倘債務工具於報告日期被釐定為信貸風險較低，則債務工具的信貸風險自初步確認以來並無大幅提升。倘i)債務工具的違約風險低，ii)借款人有強大能力於近期內履行其合約現金流量責任及iii)經濟及業務狀況的長期不利變動可能但未必會削弱借款人履行其合約現金流量責任的能力，則債務工具被釐定為信貸風險較低。倘按國際通用定義債務工具的內部或外部信用評級為「投資級別」，本集團認為其信貸風險為低。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and financial guarantee contracts (Continued)

(i) Significant increase in credit risk (Continued)

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread, the credit default swap prices for the debtor;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor;
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk on a financial asset has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

Despite the foregoing, the Group assumes that the credit risk on a debt instrument has not increased significantly since initial recognition if the debt instrument is determined to have low credit risk at the end of the reporting period. A debt instrument is determined to have low credit risk if i) it has a low risk of default, ii) the borrower has a strong capacity to meet its contractual cash flow obligations in the near term and iii) adverse changes in economic and business conditions in the longer term may, but will not necessarily, reduce the ability of the borrower to fulfil its contractual cash flow obligations. The Group considers a debt instrument to have low credit risk when it has an internal or external credit rating of 'investment grade' in accordance with globally understood definitions.

### 3. 重大會計政策 (續)

金融工具 (續)

金融資產 (續)

金融資產減值及財務保證合約 (續)

#### (i) 信貸風險的大幅增加 (續)

就財務擔保合約而言，本集團成為不可撤回承擔的訂約方當日被視為就評估減值進行初步確認日期。於評估信貸風險在初步確認財務擔保合約後有否大幅增加時，本集團認為，風險變動乃特定債務人將違反合約。

本集團定期監察用以識別信貸風險曾否顯著增加的標準的成效，並於適當時候作出修訂，從而確保有關標準能夠於款項逾期前識別信貸風險顯著增加。

#### (ii) 違約定義

就內部信貸風險管理而言，本集團認為，違約事件在內部制訂或得自外界來源的資料顯示債務人不大可能悉數向債權人(包括本集團)還款(未計及本集團所持任何抵押品)時發生。

不論上述，倘金融資產逾期超過90日，本集團將視作已發生違約，除非本集團有合理可靠的資料證明較寬鬆的違約標準更為適用，則另當別論。

#### (iii) 信貸減值金融資產

當一項或多項對金融資產預計未來現金流量造成負面影響的事件發生時，即代表金融資產已出現信貸減值。金融資產出現信貸減值的證據包括涉及以下事件的可觀察數據：

- (a) 發行方或借款人遇到嚴重財政困難；
- (b) 違反合約，如拖欠或逾期的情況；
- (c) 借款人的貸款人出於與借款人財政困難有關的經濟或合約考慮，給予借款人在其他情況下不會作出的讓步；
- (d) 借款人有可能破產或進行其他財務重組；或
- (e) 該金融資產的活躍市場因財政困難而消失。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and financial guarantee contracts (Continued)

#### (i) Significant increase in credit risk (Continued)

For financial guarantee contracts, the date that the Group becomes a party to the irrevocable commitments is considered to be the date of initial recognition for the purposes of assessing impairment. In assessing whether there has been a significant increase in the credit risk since initial recognition of financial guarantee contracts, the Group considers the changes in the risk that the specified debtor will default on the contract.

The Group regularly monitors the effectiveness of the criteria used to identify whether there has been a significant increase in credit risk and revises them as appropriate to ensure that the criteria are capable of identifying significant increase in credit risk before the amount becomes past due.

#### (ii) Definition of default

For internal credit risk management, the Group considers an event of default occurs when information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above, the Group considers that default has occurred when a financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

#### (iii) Credit-impaired financial assets

A financial asset is credit-impaired when one or more events of default that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- (a) significant financial difficulty of the issuer or the borrower;
- (b) a breach of contract, such as a default or past due event;
- (c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;
- (d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
- (e) the disappearance of an active market for that financial asset because of financial difficulties.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 金融工具(續)

##### 金融資產(續)

##### 金融資產減值及財務保證合約(續)

##### (iv) 撇銷政策

當有資料顯示對手方陷入嚴重財政困難，且並無實際收回款項的可能時(例如對手方被清盤或進入破產程序)，本集團會撇銷金融資產。經計及在適當情況下的法律意見後，已撇銷的金融資產可能仍可於本集團收回程序下被強制執行。撇銷構成終止確認事件。其後所收回的任何款項於損益內確認。

##### (v) 計量及確認預期信貸虧損

計量預期信貸虧損乃違約概率、違約損失率(即倘發生違約的虧損程度)及違約風險的函數。違約概率及違約損失率的評估根據經前瞻性資料調整的過往數據作出。預期信貸虧損的估計反映無偏頗及概率加權數額，其乃根據加權的相應違約風險而釐定。

一般而言，預期信貸虧損估計為根據合約應付本集團所有合約現金流量與本集團預期將收取的所有現金流量間的差額，並按初步確認時釐定的實際利率貼現。

就財務擔保合約而言，本集團僅須在債務人發生違約事件時，根據獲擔保的工具條款付款。因此，預期虧損相當於預期支付予合約持有人作為發生信貸虧損的補償減去任何本集團預期從合約持有人、債務人或任何其他方所收取的金額的現值。

就融資擔保合約的預期信貸虧損而言，倘實際利率無法釐定時，本集團將採用可反映當前市場對金錢時間值的評估及現金流特定風險的貼現率，惟僅倘，及僅限於調整貼現率時方考慮該等風險，而非調整貼現的現金差額。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

##### Impairment of financial assets and financial guarantee contracts (Continued)

##### (iv) Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in profit or loss.

##### (v) Measurement and recognition of ECL

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward-looking information. Estimation of ECL reflects an unbiased and probability-weighted amount that is determined with the respective risks of default occurring as the weights.

Generally, the ECL is estimated as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition.

For a financial guarantee contract, the Group is required to make payments only in the event of a default by the debtor in accordance with the terms of the instrument that is guaranteed. Accordingly, the expected losses is the present value of the expected payments to reimburse the holder of a credit loss that it incurs less any amounts that the Group expects to receive from the holder, the debtor or any other party.

For ECL on financial guarantee contracts for which the effective interest rate cannot be determined, the Group will apply a discount rate that reflects the current market assessment of the time value of money and the risks that are specific to the cash flows but only if, and to the extent that, the risks are taken into account by adjusting the discount rate instead of adjusting the cash shortfalls being discounted.

### 3. 重大會計政策(續)

金融工具(續)

金融資產(續)

#### 金融資產減值及財務保證合約(續)

倘預期信貸虧損按集體基準計量，或為應對有證據顯示可能未能獲取個別工具層面的預期信貸虧損的情況下，則金融工具按以下基準分類：

- 金融工具的性質；
- 債務人信貸記錄；
- 債務人的性質及財務狀況；及
- 外部信貸評級(如有)。

管理層會定期審閱該分類，以確保各組別的組成部分繼續分擔相似的信貸風險特徵。

利息收入按金融資產的賬面總值計算，除非該金融資產屬於信貸減值，於此狀況下，利息收入按金融資產的攤銷成本計算。

對於財務擔保合約，虧損撥備按照國際財務報告準則第9號確定的虧損撥備金額及初步確認的金額減去(如適用)在擔保期內確認的累計收入金額的較高者確認。

本集團通過調整所有金融工具的賬面值於損益確認其減值收益或虧損，惟透過虧損撥備賬目確認相應調整的應收賬款則除外。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

#### Impairment of financial assets and financial guarantee contracts (Continued)

Where ECL is measured on a collective basis or cater for cases where evidence at the individual instrument level may not yet be available, the financial instruments are grouped on the following basis:

- Nature of financial instruments;
- Credit history with the debtors;
- Nature and financial status of debtors; and
- External credit ratings where available.

The grouping is regularly reviewed by the management to ensure the constituents of each group continue to share similar credit risk characteristics.

Interest income is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit-impaired, in which case interest income is calculated based on amortised cost of the financial asset.

For financial guarantee contracts, the loss allowances are recognised at the higher of the amount of the loss allowance determined in accordance with IFRS 9; and the amount initially recognised less, where appropriate, cumulative amount of income recognised over the guarantee period.

The Group recognises an impairment gain or loss in profit or loss for all financial instruments by adjusting their carrying amounts, with the exception of accounts receivables, where the corresponding adjustment is recognised through a loss allowance account.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 金融工具(續)

##### 金融資產(續)

##### 終止確認金融資產

本集團僅於從金融資產收取現金流量的合約權利屆滿時，或向另一實體轉讓該資產及該資產所有權的絕大部分風險及回報時，終止確認金融資產。倘本集團既無轉移亦無保留所有權的絕大部分風險及回報，並繼續控制轉讓資產，則本集團確認其於資產的保留權益及與其可能須支付款項相關的負債。倘本集團保留轉讓金融資產所有權的絕大部分風險及回報，則本集團將繼續確認金融資產，並為已收到的所得款項確認抵押借款。

於終止確認按攤銷成本計量的金融資產時，資產賬面值與已收及應收代價總額之間的差額於損益中確認。

於終止確認本集團已選擇於初步確認時按公平值計入其他全面收入計量的股本工具中的投資時，先前投資重估儲備中積累的累計收益或虧損不再重新分類至損益中，惟轉撥至保留利潤。

##### 金融負債及股本工具

##### 分類為債務或權益

債務及股本工具根據合約安排的內容及金融負債與股本工具的定義，分類為金融負債或權益。

##### 股本工具

股本工具指證明本集團資產經扣除所有負債後的剩餘權益的任何合約。集團實體發行的股本工具按已收所得款項扣除直接發行成本入賬。

並無訂約責任償還其本金或支付任何分派的永久資本工具被分類為權益的一部分。

本公司購回本身股本工具於權益中直接確認及扣除。概不會於損益中確認購買、出售、發行或註銷本公司本身股本工具的收益或虧損。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

##### Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

On derecognition of an investment in an equity instrument which the Group has elected on initial recognition to measure at FVTOCI, the cumulative gain or loss previously accumulated in the investments revaluation reserve is not reclassified to profit or loss, but is transferred to retained profits.

##### Financial liabilities and equity instruments

##### Classification as debt or equity

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

##### Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments issued by the group entities are recorded at the proceeds received, net of direct issue costs.

Perpetual capital instruments with no contracted obligation to repay its principal or to pay any distribution are classified as part of equity.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.



### 3. 重大會計政策(續)

#### 金融工具(續)

#### 金融負債及股本工具(續)

##### 金融負債

所有金融負債其後均採用實際利率法按攤銷成本計量。

##### 按攤銷成本計量的金融負債

本集團的金融負債(包括應付賬款及其他應付款項、應付非控股權益、合營企業及聯營公司的款項、銀行及其他借款、優先票據、公司債券及可換股債券的債務部分)其後使用實際利息法按攤銷成本計量。

##### 財務擔保合約

財務擔保合約為發行人因指定債務人未能按債務工具條款如期付款而須向持有人支付指定款項以補償其所遭受虧損的合約。

財務擔保合約負債初步按其公平值計量，其後按以下兩者中的較高者計量：

- (i) 根據國際財務報告準則第9號釐定的虧損撥備金額；及
- (ii) 初步確認的金額減(如適用)於擔保期間確認的累計攤銷。

##### 包含債務及衍生工具部分的可換股債券

將透過以定額現金或另一項金融資產交換定額的本集團本身股本工具以外的方式結算的轉換權為轉換權衍生工具。

於發行日期，債務部分及衍生工具部分均按公平值確認。於往後期間，可換股債券的債務部分會使用實際利息法按攤銷成本列賬。衍生工具部分按公平值計量，而公平值變動則於損益確認。

與發行可換股債券有關的交易成本會按相關公平值的比例分配至債務及衍生工具部分。與衍生工具有關的交易成本即時計入損益。與債務部分的有關交易成本計入負債部分的賬面值，並於可換股債券期間使用實際利息法攤銷。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Financial instruments (Continued)

#### Financial liabilities and equity instruments (Continued)

##### Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method.

##### Financial liabilities at amortised cost

Financial liabilities of the Group (including accounts and other payables, amounts due to non-controlling interests, joint ventures and associates, bank and other borrowings, senior notes, corporate bonds and debt component of convertible bonds) are subsequently measured at amortised cost using the effective interest method.

##### Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument.

Financial guarantee contracts liabilities are measured initially at their fair values. It is subsequently measured at the higher of:

- (i) the amount of the loss allowance determined in accordance with IFRS 9; and
- (ii) the amount initially recognised less, where appropriate, cumulative amortisation recognised over the guarantee period.

##### Convertible bonds contain debt and derivative components

A conversion option that will be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the Group's own equity instruments is a conversion option derivative.

At the date of issue, both the debt component and derivative components are recognised at fair value. In subsequent periods, the debt component of the convertible bonds is carried at amortised cost using the effective interest method. The derivative component is measured at fair value with changes in fair value recognised in profit or loss.

Transaction costs that relate to the issue of the convertible bonds are allocated to the debt and derivative components in proportion to their relative fair values. Transaction costs relating to the derivative component are charged to profit or loss immediately. Transaction costs relating to the debt component are included in the carrying amount of the debt portion and amortised over the period of the convertible bonds using the effective interest method.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 3. 重大會計政策(續)

##### 金融工具(續)

##### 金融負債及股本工具(續)

##### 衍生金融工具

衍生工具初步按訂立衍生工具合約日期的公平值確認，其後則以報告期末的公平值重新計量。所產生的收益或虧損即時於損益確認，除非衍生工具被指定且有效作為對沖工具，於此情況下，在損益確認的時間則視乎對沖關係的性質而定。

##### 優先票據及公司債券

本公司發行負債、提早贖回選擇權及認沽權(與主合約並無密切關係)的優先票據及公司債券在初步確認時獨立分類為相關項目。於發行日，負債、提早贖回選擇權及認沽權部分均按公平值確認。

於其後期間，優先票據及公司債券的負債部分使用實際利息法按攤銷成本列賬。提早贖回選擇權及認沽權按公平值計量，而公平值變動則在損益中確認。

與發行優先票據及公司債券有關的交易成本按有關公平值比例分配予負債、提早贖回選擇權及認沽權部分。與提早贖回選擇權及認沽權有關的交易成本即時於損益中扣除。與負債部分有關的交易成本計入負債部分的賬面值，並使用實際利息法在優先票據及公司債券期間內攤銷。

##### 終止確認金融負債

於及僅於本集團的責任已獲履行、註銷或屆滿時，本集團方會終止確認金融負債。已終止確認的金融負債的賬面值與已付及應付代價之間的差額，會在損益中確認。

本集團與借貸方交換條款有重大差異的金融負債將入賬列作取消原金融負債及確認新金融負債。對現有金融負債或其部分條款的重大修訂(無論是否歸因於本集團的財政困難)均入賬列作取消原金融負債及確認新金融負債。

#### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### Financial instruments (Continued)

##### Financial liabilities and equity instruments (Continued)

##### Derivative financial instruments

Derivatives are initially recognised at fair value at the date when derivative contracts are entered into and are subsequently remeasured to their fair value at the end of the reporting period. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

##### Senior notes and corporate bonds

Senior notes and corporate bonds issued by the Company that both liability, early redemption option and put option (which is not closely related to the host contract) are classified separately into respective items on initial recognition. At the date of issue, both the liability, early redemption option and put option components are recognised at fair value.

In subsequent periods, the liability component of the senior notes and corporate bonds is carried at amortised cost using the effective interest method. The early redemption option and put option is measured at fair value with changes in fair value recognised in profit or loss.

Transaction costs that relate to the issue of the senior notes and corporate bonds are allocated to the liability, early redemption option and put option components in proportion to their relative fair values. Transaction costs relating to the early redemption option and put option are charged to profit or loss immediately. Transaction costs relating to the liability component are included in the carrying amount of the liability portion and amortised over the period of the senior notes and corporate bonds using the effective interest method.

##### Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

The Group accounts for an exchange with a lender of a financial liability with substantially different terms as an extinguishment of the original financial liability and the recognition of a new financial liability. A substantial modification of the terms of an existing financial liability or a part of it (whether or not attributable to the financial difficulty of the Group) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability.

### 3. 重大會計政策(續)

金融工具(續)

金融負債及股本工具(續)

終止確認金融負債(續)

本集團認為，倘根據新條款的現金流量經貼現現值(包括任何已付費用減任何已收並使用原實際利率貼現的任何費用)與原金融負債剩餘現金流量經貼現現值的差額為至少10%，則有關條款存在重大差異。因此，債務工具的有關交換或條款修訂均入賬列作取消，由此產生的任何成本或費用於取消時確認為收益或虧損的一部分。倘有關差額少於10%，則交換或修訂被視為非重大修訂。

#### 金融負債的非重大修改

就不會導致終止確認的金融負債的非重大修改而言，相關金融負債的賬面值將按經修改合約現金流量的現值並以金融負債原實際利率貼現計量。所產生交易成本或費用調整至經修改金融負債的賬面值，並於餘下年期予以攤銷。任何對金融負債賬面值的調整均於修改日期在損益確認。

### 3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial liabilities and equity instruments (Continued)

Derecognition of financial liabilities (Continued)

The Group considers that the terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received and discounted using the original effective interest rate, is at least 10 per cent different from the discounted present value of the remaining cash flows of the original financial liability. Accordingly, such exchange of debt instruments or modification of terms is accounted for as an extinguishment, any costs or fees incurred are recognised as part of the gain or loss on the extinguishment. The exchange or modification is considered as non-substantial modification when such difference is less than 10 per cent.

#### Non-substantial modifications of financial liabilities

For non-substantial modifications of financial liabilities that do not result in derecognition, the carrying amount of the relevant financial liabilities will be calculated at the present value of the modified contractual cash flows discounted at the financial liabilities' original effective interest rate. Transaction costs or fees incurred are adjusted to the carrying amount of the modified financial liabilities and are amortised over the remaining term. Any adjustment to the carrying amount of the financial liability is recognised in profit or loss at the date of modification.



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 4. 重大會計判斷及估計不明朗因素的主要來源

於應用附註3所述本集團的會計政策時，本公司董事須就無法透過其他來源確定的資產及負債的賬面值作出判斷、估計及假設。估計及相關假設乃根據過往經驗及被視為相關的其他因素作出。實際結果可能與該等估計不盡相同。

估計及相關假設會持續獲審閱。對會計估計作出的修訂於該估計修訂的期間確認（倘該修訂僅影響該期間），或於修訂期間及未來期間確認（倘該修訂影響本期間及未來期間）。

##### 應用會計政策時的關鍵判斷

以下為本公司董事於應用本集團會計政策的過程中所作出並對於綜合財務報表所確認金額有最重大影響的關鍵判斷，惟不包括涉及估計的判斷（見下文）。

##### 投資物業的遞延稅項

遞延稅項負債約人民幣2,261,403,000元（二零一八年：人民幣2,146,346,000元），主要與附註39所載於二零一九年十二月三十一日確認的投資物業公平值變動有關。

就計量利用公平值模式計量的投資物業所產生遞延稅項負債或遞延稅項資產而言，本公司董事已審閱本集團的投資物業組合併得出結論，認為本集團投資物業以旨在隨著時間推移而消耗該等投資物業包含的絕大部分經濟利益的商業模式持有。因此，在釐定本集團投資物業的遞延稅項時，董事認為，國際會計準則第12號「所得稅」所載的以公平值模式計量的投資物業可因出售而收回的假設並不成立。

#### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in note 3, the directors of the Company are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

##### Critical judgements in applying accounting policies

The following are the critical judgements, apart from those involving estimations (see below), that the directors of the Company have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements.

##### Deferred taxation on investment properties

Deferred taxation liabilities of approximately RMB2,261,403,000 (2018: RMB2,146,346,000), mainly in relation to fair value change of investment properties, have been recognised as at 31 December 2019 as set out in note 39.

For the purposes of measuring deferred taxation liabilities or deferred taxation assets arising from investment properties that are measured using the fair value model, the directors of the Company have reviewed the Group's investment property portfolios and concluded that the Group's investment properties are held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time. Therefore, in determining the Group's deferred taxation on investment properties, the directors have determined that the presumption set out in IAS 12 "Income Taxes" that investment properties measured using the fair value model are recovered through sale is rebutted.

#### 4. 重大會計判斷及估計不明朗因素的主要來源(續)

##### 應用會計政策時的關鍵判斷(續)

##### 對若干附屬公司的控制權(續)

本集團僅持有若干附屬公司不足50%的股本權益。本集團透過與該等附屬公司其他股東訂立補充協議，從而能夠行使對該等附屬公司的控制權。

本公司董事根據本集團是否有實際能力單方面指示該等附屬公司的相關活動，評估本集團是否對該等附屬公司擁有控制權。於彼等作出判斷時，本公司董事考慮了本集團於該等附屬公司所持有的投票權、其董事會所控制的營運及財務活動以及該等附屬公司管理委員會的能力(如必要)。透過簽立上述補充協議，即使部分策略性財務及營運決策須獲附屬公司管理委員會批准(視情況而定)，惟所有策略性財務及營運決定必須由董事會(其中大多數董事均由本集團委任)簡單大多數批准。經評估後，董事得出結論，認為本集團就指示該等附屬公司的相關活動具有充足的主導投票權，因此，本集團對該等附屬公司擁有控制權。

##### 業務合併與資產收購

本集團於年內收購多間附屬公司。本公司董事評估該等收購事項是否構成國際財務報告準則第3號「業務合併」項下的收購。在彼等作出判斷時，董事已考慮該等附屬公司的物業項目的狀況，其對物業預售的階段和恰當的勞動力。經評估後，董事得出結論，認為年內所有附屬公司收購均被視作資產收購。

##### 估計不確定性的主要來源

以下為於報告期末有關未來的主要假設及估計不明朗因素的其他主要來源，有關假設及來源具有可能導致資產及負債的賬面值於下一財政年度內作出大幅調整的重大風險。

#### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

(Continued)

##### Critical judgements in applying accounting policies (Continued)

##### Control over certain subsidiaries (Continued)

The Group has only held not more than 50% equity interests in certain subsidiaries. By execution of the supplemental agreements entered into between the Group and the other shareholders of these subsidiaries, the Group is able to exercise control over them.

The directors of the Company assessed whether or not the Group has control over these subsidiaries based on whether the Group has the practical ability to direct the relevant activities of these subsidiaries unilaterally. In making their judgements, the directors of the Company considered the Group's voting power in these subsidiaries, the operational and financial activities controlled by their board of directors and the ability of the management committee of the subsidiaries whenever necessary in determining its power over the relevant activities of these subsidiaries. By execution of the aforesaid supplemental agreements, all of the strategic financial and operating decisions must be approved by simple majority of the board of directors, of which majority of the directors are appointed by the Group, despite that some strategic financial and operating decisions are required to be approved by the management committee of the subsidiaries as the case would be. After assessment, the directors concluded that the Group has sufficiently dominant voting power to direct the relevant activities of these subsidiaries and therefore the Group has control over these subsidiaries.

##### Business combinations versus acquisition of assets

The Group had acquired a number of subsidiaries during the year. The directors of the Company assessed whether or not these acquisitions constituted an acquisition of a business under IFRS 3 "Business Combinations". In making their judgements, the directors considered the status of the property projects of these subsidiaries, the stage of making pre-sale of properties and the extent of workforce in place. After assessment, the directors concluded that all acquisition of subsidiaries are considered as acquisition of assets during the year.

##### Key sources of estimation uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 4. 重大會計判斷及估計不明朗因素的主要來源(續)

##### 估計不確定性的主要來源(續)

##### 投資物業估值

人民幣17,635,222,000元(二零一八年: 16,147,400,000元)的投資物業根據獨立合資格專業估值師進行的估值按公平值列賬。釐定公平值時,估值師以涉及若干市況估計的估值法為基準計算。於依賴估值報告時,本公司董事已自行作出判斷,並信納估值所用假設能反映現時市況。該等假設的任何變動均會改變本集團投資物業的公平值,並須對綜合損益及其他全面收益表所報損益金額作出相應調整。

##### 擬作出售的開發中物業及持作出售物業(統稱「物業」)

如附註3所說明,本集團擬作出售的開發中物業及持作出售物業按成本與可變現淨值兩者中較低者列賬。於釐定該等物業的可變現淨值及該等物業竣工所需未來成本的估算時,本公司董事作出重大判斷。

根據本公司董事的經驗及目標物業性質,本公司董事參考物業的估計市價釐定該等物業的可變現淨值,當中計及多項因素,包括類似項目的類似物業種類或類似物業的近期價格,以及中國及香港房地產市場當前及預測市況。本公司董事參考本集團其他類似已竣工項目的實際開發成本估計物業竣工所需的未來成本,並按若干現時市場數據予以調整。

倘完工成本增加或銷售淨值減少,則可變現淨值將會減少,此可能導致持作出售物業價值撇減。有關撇減需要使用判斷及估計。倘預期與原來估計有別,則物業在有關估計改變期間的賬面值及撇減會作相應調整。

此外,由於物業市場波動及個別物業性質獨特,實際成本及收入結果可能高於或低於報告期末作出的估計。估計出現任何增幅或減幅將會影響未來年度的損益。

#### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

(Continued)

##### Key sources of estimation uncertainty (Continued)

##### Valuation of investment properties

Investment properties of RMB17,635,222,000 (2018: RMB16,147,400,000) are stated at fair value based on the valuations performed by independent qualified professional valuer. In determining the fair values, the valuer have based on a method of valuation which involves certain estimates of market condition. In relying on the valuation report, the directors of the Company have exercised their judgements and are satisfied that the assumptions used in the valuation are reflective of the current market conditions. Changes to these assumptions would result in changes in the fair values of the Group's investment properties and the corresponding adjustments to the amount of gain or loss reported in the consolidated statement of profit or loss and other comprehensive income.

##### Properties under development for sale and properties held for sale (collectively referred to as the "Properties")

As explained in note 3, the Group's properties under development for sale and properties held for sale are stated at the lower of cost and NRV. The directors of the Company make significant judgements in determining the NRV of these Properties and the estimation of future costs to completion of these Properties.

Based on the experience of the directors of the Company and the nature of the subject properties, the directors of the Company determine the NRV of these Properties by reference to the estimated market prices of the Properties, which takes into account a number of factors including the recent prices of similar property types in the same project or by similar properties, and the prevailing and forecasted real estate market conditions in the PRC and Hong Kong. The directors of the Company estimate the future cost to completion of the Properties by reference to the actual development cost of other similar completed projects of the Group, adjusted by certain current market data.

If there is an increase in costs to completion or a decrease in net sales value, the NRV will decrease and this may result in write-down of value of the properties for sale. Such write-down requires the use of judgement and estimates. Where the expectation is different from the original estimate, the carrying value and write-down for properties in the periods in which such estimate is changed will be adjusted accordingly.

In addition, given the volatility of the property market and the unique nature of individual properties, the actual outcomes in terms of costs and revenue may be higher or lower than that estimated at the end of the reporting period. Any increase or decrease in the estimates would affect profit or loss in future years.

#### 4. 重大會計判斷及估計不明朗因素的主要來源(續)

估計不確定性的主要來源(續)

擬作出售的開發中物業及持作出售物業(統稱「物業」)(續)

於二零一九年十二月三十一日，擬作出售的開發中物業及持作出售物業的賬面值分別為人民幣115,202,723,000元(二零一八年：人民幣84,137,912,000元)及人民幣15,552,823,000元(二零一八年：人民幣10,238,165,000元)。年內概無進行物業撤減(二零一八年：無)。

土地增值稅(「土地增值稅」)

本集團於中國發展作銷售的物業就土地增值按30%至60%不等的累進稅率徵收土地增值稅，即物業銷售所得款項減可扣稅支出(包括土地成本、銷售費用、借款成本及所有相關物業發展開支)。

本集團在中國須繳付土地增值稅，其與所使用比率的適當性高度相關。由於不確定物業銷售所得款項及可扣稅支出，本公司董事於估計土地增值金額時須作出重大判斷。

本集團向買方交付物業後於綜合損益及其他全面收益表確認土地增值稅。然而，整個物業項目完成實際增值前，將不會與中國地方稅務機關落實計算及支付年內土地增值稅。最後稅務結果可能有別於最初入賬金額，而該等差額將於本集團與地方稅務機關落實有關稅項期間對所得稅開支及相關所得稅撥備構成影響。

#### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

(Continued)

Key sources of estimation uncertainty (Continued)

Properties under development for sale and properties held for sale (collectively referred to as the “Properties”) (Continued)

As at 31 December 2019, the carrying amounts of properties under development for sale and properties held for sale are RMB115,202,723,000 (2018: RMB84,137,912,000) and RMB15,552,823,000 (2018: RMB10,238,165,000) respectively. No write-downs of the properties were made during the year (2018: Nil).

Land appreciation tax (“LAT”)

LAT is levied on properties developed by the Group for sale in the PRC, at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sales of properties less deductible expenditures including the cost of land, sales charges, borrowing costs and all relevant property development expenditures.

The Group is subject to LAT in the PRC which is highly dependent on the appropriateness of the rates used. Significant judgements are made by the directors of the Company in estimating the amounts of land appreciation due to the uncertainty of proceeds of sales of properties and deductible expenditures.

The Group recognises LAT in its consolidated statement of profit or loss and other comprehensive income when properties are delivered to the buyers. However, the LAT calculation and payments with local tax authorities in the PRC in the year will not be finalised until the actual appreciation value of the whole property project is completed. The final tax outcome could be different from the amounts that were initially recorded, and these differences will impact the income tax expense and the related income tax provisions in the periods in which such tax is finalised with local tax authorities.



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 4. 重大會計判斷及估計不明朗因素的主要來源(續)

##### 估計不確定性的主要來源(續)

##### 遞延稅項資產

如附註39所載，於二零一九年十二月三十一日已確認合共約人民幣1,786,615,000元(二零一八年：人民幣1,305,740,000元)的遞延稅項資產，主要有關稅項虧損及土地增值稅。遞延稅項資產是否可予變現主要視乎未來有否足夠可供動用的未來利潤或應課稅臨時差額。本公司董事根據已頒佈或實際已頒佈的稅率，以及本集團對預期動用稅項虧損或／及可扣減臨時差額的未來數年所作利潤預測的最佳資料釐定遞延稅項資產。本公司董事於報告期末前審閱假設及利潤預測。倘所產生的實際未來利潤低於所預期者，則可能須撥回遞延稅項資產，並於撥回期間在綜合損益及其他全面收益表內確認。

##### 估計建造成本作收入確認

本集團的若干項目根據開發及交付計劃分為若干階段。本集團於交付物業後確認銷售。銷售成本(包括各階段的建造成本及可分攤至各階段的共同成本)根據管理層對整個項目的總開發成本及物業交付時分攤至各階段的費用所作最佳估計而計算。

##### 公平值計量及估值流程

就財務呈報而言，本集團部分資產及負債按公平值計量。本公司董事負責就公平值計量釐定適當估值方法及輸入數據。

於估計資產或負債的公平值時，本集團使用可供參考的市場可觀察數據。倘並無第一級輸入數據，本集團委聘獨立合資格專業估值師進行估值。本公司董事與獨立合資格專業估值師緊密合作，為模式制定適當的估值方法及輸入數據。董事定期評估資產及負債公平值波動的影響及原因。

#### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

(Continued)

##### Key sources of estimation uncertainty (Continued)

##### Deferred taxation assets

Deferred taxation assets of approximately RMB1,786,615,000 (2018: RMB1,305,740,000) in aggregate mainly in relation to tax losses and LAT, have been recognised as at 31 December 2019 as set out in note 39. The realisability of the deferred taxation assets mainly depends on whether sufficient future profits or taxable temporary differences will be available in the future. The directors of the Company determine the deferred taxation assets based on the enacted or substantially enacted tax rates and the best knowledge of profit projections of the Group for coming years during which the tax losses or/and the deductible temporary differences are expected to be utilised. The directors of the Company review the assumptions and profit projections by the end of the reporting period. In cases where the actual future profits generated are less than expected, a reversal of deferred taxation assets may arise, which would be recognised in the consolidated statement of profit or loss and other comprehensive income for the period in which such a reversal takes place.

##### Construction costs estimation for revenue recognition

Certain projects of the Group are divided into several phases according to the development and delivery plans. The Group recognises sales upon delivery of properties. Cost of sales including construction costs specific to the phases and common costs allocable to the phases are calculated based on management's best estimation of the total development costs for the whole project and the allocation to each phase at the time when the properties are delivered.

##### Fair value measurements and valuation processes

Some of the Group's assets and liabilities are measured at fair value for financial reporting purposes. The directors of the Company are responsible in determining the appropriate valuation techniques and inputs for fair value measurements.

In estimating the fair value of an asset or a liability, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Group engages independent qualified professional valuers to perform the valuation. The directors of the Company work closely with the independent qualified professional valuers to establish the appropriate valuation techniques and inputs to the model. The directors regularly assess the impact and the cause of fluctuations in the fair value of the assets and liabilities.

#### 4. 重大會計判斷及估計不明朗因素的主要來源(續)

估計不確定性的主要來源(續)

公平值計量及估值流程(續)

本集團使用包含並非基於市場可觀察數據的輸入數據的估值方法估計投資物業及若干類型金融工具的公平值。附註14及52載列於釐定不同資產及負債公平值時所使用的有關估值方法、輸入數據及主要假設的詳細資料。

#### 5. 收入

收入指於年內(扣除折扣後)銷售物業的收入、作為出租人的租金收入及提供項目管理以及其他物業相關服務所收取的收入，其分析如下：

#### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

(Continued)

Key sources of estimation uncertainty (Continued)

Fair value measurements and valuation processes (Continued)

The Group uses valuation techniques that include inputs that are not based on observable market data to estimate the fair value of investment properties and certain types of financial instruments. Notes 14 and 52 provide detailed information about the valuation techniques, inputs and key assumptions used in the determination of the fair value of various assets and liabilities.

#### 5. REVENUE

Revenue represents income from sales of properties, rental income as a lessor and income from provision of project management and other property related services earned during the year, net of discounts allowed, and is analysed as follows:

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
銷售物業	Sales of properties	50,644,448	39,014,007
租賃	Leases	533,187	236,978
項目管理及其他物業相關服務收入	Project management and other property related services income	3,588,541	3,116,662
		54,766,176	42,367,647

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 5. 收入 (續)

##### (i) 客戶合約收入分拆

#### 5. REVENUE (Continued)

##### (i) Disaggregation of revenue from contracts with customers

		截至二零一九年十二月三十一日止年度 For the year ended 31 December 2019		
		項目管理及 其他物業 相關服務 Project management and other property related services 物業銷售 Sales of properties 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000	
<b>貨品或服務類型</b>	<b>Types of goods or services</b>			
物業銷售	Sales of properties			
住宅	Residential	45,284,287	—	45,284,287
辦公樓及商業	Office & Commercial	3,812,014	—	3,812,014
停車場及其他	Carpark and others	1,548,147	—	1,548,147
		50,644,448	—	50,644,448
項目管理及其他物業相關服務	Project management and other property related services	—	3,588,541	3,588,541
總計	Total	50,644,448	3,588,541	54,232,989
<b>確認收入的時間</b>	<b>Timing of revenue recognition</b>			
於某一時間點	A point in time	50,644,448	—	50,644,448
一段時間內	Over time	—	3,588,541	3,588,541
總計	Total	50,644,448	3,588,541	54,232,989

## 5. 收入 (續)

### (i) 客戶合約收入分拆 (續)

## 5. REVENUE (Continued)

### (i) Disaggregation of revenue from contracts with customers (Continued)

		截至二零一八年十二月三十一日止年度 For the year ended 31 December 2018		
		物業銷售 Sales of properties 人民幣千元 RMB'000	項目管理及 其他物業 相關服務 Project management and other property related services 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
<b>貨品或服務類型</b>	<b>Types of goods or services</b>			
物業銷售	Sales of properties			
住宅	Residential	31,809,887	—	31,809,887
辦公樓及商業	Office & Commercial	5,970,939	—	5,970,939
停車場及其他	Carpark and others	1,233,181	—	1,233,181
		39,014,007	—	39,014,007
項目管理及其他物業相關服務	Project management and other property related services	—	3,116,662	3,116,662
<b>總計</b>	<b>Total</b>	<b>39,014,007</b>	<b>3,116,662</b>	<b>42,130,669</b>
<b>確認收入的時間</b>	<b>Timing of revenue recognition</b>			
於某一時間點	A point in time	39,014,007	—	39,014,007
一段時間內	Over time	—	3,116,662	3,116,662
<b>總計</b>	<b>Total</b>	<b>39,014,007</b>	<b>3,116,662</b>	<b>42,130,669</b>



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 5. 收入 (續)

##### (ii) 客戶合約的履約責任

就與客戶訂立的銷售物業合約而言，於合約內指定的相關物業基於客戶的規格，且並無其他用途。考慮到相關合約的條款，管理層認為本集團在相關物業轉交至客戶前並無強制執行付款的權利。因此，銷售物業收入於已竣工物業轉交至客戶時（即於客戶取得已竣工物業的控制權及本集團對付款擁有現時權利，且很可能收取代價時）確認。

本集團於客戶簽署買賣合約（使用銀行提供的按揭貸款的客戶，只要其滿足銀行要求，合約總價值餘額將由銀行支付予本集團）時收取合約價值的30%至100%，期間物業的建設工程仍持續進行。該等預收客戶合約價值30%至100%的款項導致合約負債，該等合約負債於物業建造期間予以確認，直至物業銷售確認為止。

##### (iii) 租賃

所有租賃收入均來自經營租賃。本公司董事認為，計入經營租賃收入且並非取決於指數或利率的可變租賃款項對本集團而言並不重大，故有關財務資料不予披露。

#### 5. REVENUE (Continued)

##### (ii) Performance obligations for contracts with customers

For contracts entered into with customers on sales of properties, the relevant properties specified in the contracts are based on customer's specifications with no alternative use. Taking into consideration of the relevant contract terms, the management concluded that the Group does not have an enforceable right to payment prior to transfer of the relevant properties to customers. Revenue from sales of properties is therefore recognised at a point in time when the completed property is transferred to customers, being at the point that the customer obtains control of the completed property and the Group has present right to payment and collection of the consideration is probable.

The Group receives 30%-100% of the contract value from customers when they sign the sale and purchase agreement (the customers who use mortgage loans provided by the banks and the remaining amount of the total contract value will be paid to the Group from the banks once the customers meet the requirements of the banks) while construction work of properties is still ongoing. These advance payment of 30%-100% of the contract value from customers resulted in contract liabilities being recognised throughout the property construction period until sales of properties is recognised.

##### (iii) Leases

All the lease income are from operating leases. The directors of the Company consider that the variable lease payments that do not depend on an index or a rate included in the operating lease income was insignificant to the Group and thus the relevant financial information was not disclosed.

## 6. 分部資料

本集團根據主要經營決策者(即本公司執行董事)為按分部分配資源及評估其表現而定期審閱的有關本集團組成部分的內部報告,確定其經營分部。

向本集團主要經營決策者就分配資源及評估表現而報告的資料集中於以下三項主要業務:

- 物業銷售:此分部指開發及銷售辦公室及商業物業以及住宅物業。本集團此方面的業務絕大部分於中國及香港開展。
- 房地產投資:此分部指租賃本集團開發或購買的投資物業,以賺取租金收入並長期從物業升值中受益。本集團目前的投資物業組合全部位於中國。
- 項目管理及其他物業相關服務:此分部主要指項目管理所產生的收入。本集團在此方面的業務目前乃於中國開展。

主要經營決策者定期審閱物業銷售、物業投資、項目管理及其他物業相關服務的經營業績。由於房地產開發項目主要位於中國及香港,其收入主要來自物業銷售,且牽涉及承擔相同風險與回報。所有房地產開發項目已根據國際財務報告準則第8號「經營分部」合併為單一可呈報分部(物業銷售)。

## 6. SEGMENT INFORMATION

The Group determines its operating segments based on internal reports about components of the Group that are regularly reviewed by the chief operating decision maker (being the executive directors of the Company) in order to allocate resources to the segment and to assess its performance.

Information reported to the Group's chief operating decision maker for the purposes of resource allocation and assessment of performance is focused on three main operations:

- Sales of properties: this segment represents the development and sales of office and commercial premises and residential properties. Substantially most of the Group's activities in this regard are primarily carried out in the PRC and Hong Kong.
- Property investment: this segment represents the lease of investment properties, which are developed or purchased by the Group to generate rental income and to gain from the appreciation of the properties' values in the long term. Currently, the Group's investment property portfolio is located entirely in the PRC.
- Project management and other property related services: this segment mainly represents the income generated from project management. Currently, the Group's activities in this regard are carried out in the PRC.

The chief operating decision maker regularly reviews the operating results under sales of properties, property investment, project management and other property related services. As property development projects are primarily located in the PRC and Hong Kong, their revenue are primarily derived from the sales of properties, and is related and subject to common risk and returns. All property development projects are aggregated into a single reportable segment, sales of properties, in accordance with IFRS 8 "Operating Segments".

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 6. 分部資料 (續)

##### (a) 分部收入及利潤

年內，提供予本集團主要經營決策者以分配資源及評估分部表現的有關本集團可呈報分部的資料載列如下。

#### 6. SEGMENT INFORMATION (Continued)

##### (a) Segment revenue and profit

Information regarding the Group's reportable segments as provided to the Group's chief operating decision maker for the purposes of resource allocation and assessment of segment performance for the year is set out below.

		物業銷售 Sales of properties 人民幣千元 RMB'000	房地產投資 Property investment 人民幣千元 RMB'000	項目管理及其他 物業相關服務 Project management and other property related services related services 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
截至二零一九年十二月三十一日 止年度	Year ended 31 December 2019				
來自外部客戶的可呈報分部 收入	Reportable segment revenue from external customers	50,644,448	533,187	3,588,541	54,766,176
可呈報分部利潤	Reportable segment profit	10,281,049	362,156	1,371,116	12,014,321

		物業銷售 Sales of properties 人民幣千元 RMB'000	房地產投資 Property investment 人民幣千元 RMB'000	項目管理及其他 物業相關服務 Project management and other property related services related services 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
截至二零一八年十二月三十一日 止年度	Year ended 31 December 2018				
來自外部客戶的可呈報分部 收入	Reportable segment revenue from external customers	39,014,007	236,978	3,116,662	42,367,647
可呈報分部利潤	Reportable segment profit	8,120,242	153,956	1,185,542	9,459,740

##### (b) 分部資產及負債

由於主要經營決策者於計算本集團分部呈報時並無計入資產及負債，因此並無呈列分部資產及負債。

##### (b) Segment assets and liabilities

No assets and liabilities are included in the measures of the Group's segment reporting that are used by the chief operating decision maker. Accordingly, no segment assets and liabilities are presented.

## 6. 分部資料(續)

### (c) 可呈報分部收入及利潤的對賬

可呈報分部利潤指各分部業績，未計及本集團主要業務以外業務所賺取的其他收入、收益及虧損的分配、未分配總部及企業開支、物業、廠房及設備折舊、使用權資產折舊、撥回信貸虧損撥備、投資物業公平值變動、融資成本以及應佔合營企業及聯營公司業績的任何影響。此乃向主要經營決策者匯報以分配資源及評估表現的計量基礎。

## 6. SEGMENT INFORMATION (Continued)

### (c) Reconciliations of reportable segment revenue and profit

The reportable segment profit represents the results by each segment without including any effect of allocation of other income, gains and losses earned from operations other than the Group's main operations, unallocated head office and corporate expenses, depreciation of property, plant and equipment, depreciation of right-of-use assets, write-back of allowance for credit losses, change in fair value of investment properties, finance costs and share of results of joint ventures and associates. This is the measurement basis reported to the chief operating decision maker for the purposes of resource allocation and performance assessment.

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
<b>收入</b>	<b>Revenue</b>		
可呈報分部及綜合收入	Reportable segment and consolidated revenue	54,766,176	42,367,647
<b>利潤</b>	<b>Profit</b>		
可呈報分部利潤	Reportable segment profit	12,014,321	9,459,740
其他收入、收益及虧損	Other income, gains and losses	1,424,228	2,065,884
投資物業公平值變動	Change in fair value of investment properties	198,043	106,385
融資成本	Finance costs	(727,824)	(368,741)
應佔合營企業業績	Share of results of joint ventures	1,984,805	725,068
應佔聯營公司業績	Share of results of associates	1,571,367	1,450,388
物業、廠房及設備折舊	Depreciation of property, plant and equipment	(36,414)	(30,700)
使用權資產折舊	Depreciation of right-of-use assets	(42,524)	—
未分配總部及企業開支	Unallocated head office and corporate expenses	(2,831,543)	(2,091,149)
撥回信貸虧損撥備	Write-back of allowance for credit losses	1,834	118
除稅前綜合利潤	Consolidated profit before taxation	13,556,293	11,316,993

### (d) 地區資料

由於本集團的經營活動主要於中國大陸及中國香港展開，故並無呈列地區資料。本集團所有來自流動及非流動資產的收入位於中國。

### (d) Geographic information

No geographic information has been presented as the Group's operating activities are primarily carried out in the PRC and Hong Kong. All of the Group's revenue from current and non-current assets are located in the PRC.

### (e) 主要客戶

並無與單一外部客戶進行的交易所得收入佔本集團收入10%或以上。

### (e) Major customers

No revenue from transactions with a single external customer amounted to 10% or more of the Group's revenue.

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 7. 其他收入、收益及虧損

### 7. OTHER INCOME, GAINS AND LOSSES

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
利息收入	Interest income	517,055	493,498
收購附屬公司後重新計量的收益 (附註40)	Gain on remeasurement from acquisition of subsidiaries (note 40)	—	903,376
出售物業、廠房及設備的收益淨額	Gain on disposal of property, plant and equipment, net	1,710	607
出售附屬公司的收益淨額(附註41)	Gain on disposal of subsidiaries, net (note 41)	974,734	434,924
出售一間聯營公司的收益	Gain on disposal of an associate	—	25,671
政府補貼	Government grants	61,402	20,949
沒收買家支付的按金	Forfeited deposits paid by purchasers	34,455	34,956
提早贖回優先票據虧損(附註34)	Loss on early redemption of senior notes (note 34)	(44,043)	—
按公平值計入損益的金融資產的 公平值變動	Change in fair value of financial assets at FVTPL	(133,432)	72,196
按公平值計入損益的金融資產的 股息收入	Dividend income from financial assets at FVTPL	32,688	15,780
衍生金融工具公平值變動	Change in fair value of derivative financial instruments	23,462	14,948
房地產項目投資公平值變動	Change in fair value of investments in property projects	(185,699)	247,618
房地產項目投資的股息收入	Dividend income from investments in property projects	317,624	215,365
可換股債券衍生部分公平值 變動(附註36)	Change in fair value of derivative component of convertible bonds (note 36)	—	99,182
匯兌虧損淨額	Net exchange loss	(274,359)	(575,387)
雜項收入	Sundry income	98,631	62,201
		1,424,228	2,065,884

## 8. 融資成本

## 8. FINANCE COSTS

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
銀行及其他借款的利息	Interest expense on bank and other borrowings	(3,433,479)	(2,809,857)
租賃負債的利息	Interest expense on lease liabilities	(7,179)	—
優先票據的利息開支	Interest expense on senior notes	(1,673,031)	(853,797)
公司債券的利息開支	Interest expense on corporate bonds	(653,938)	(614,757)
可換股債券的利息開支	Interest expense on convertible bonds	(8,221)	(110,152)
		(5,775,848)	(4,388,563)
減：擬作出售的開發中物業及 在建投資物業的資本化 金額	Less: Amount capitalised to properties under development for sale and investment properties under construction	5,048,024	4,019,822
		(727,824)	(368,741)

擬作出售的開發中物業及在建投資物業的資本化融資成本根據分別披露於附註33、34、35及36的銀行及其他借款、優先票據、公司債券及可換股債券的合約利率而釐定。

Finance costs capitalised to properties under development for sale and investment properties under construction were determined by the contracted interest rates of respective bank and other borrowings, senior notes, corporate bonds and convertible bonds as disclosed in notes 33, 34, 35 and 36 respectively.

## 9. 所得稅開支

## 9. INCOME TAX EXPENSE

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
中國企業所得稅	PRC Enterprise Income Tax		
本年度	Current year	(3,359,531)	(3,436,417)
過往年度超額撥備	Over provision in respect of prior years	66,321	52,872
土地增值稅	LAT	(2,631,589)	(3,676,467)
		(5,924,799)	(7,060,012)
遞延稅項(附註39)	Deferred taxation (note 39)		
企業所得稅	Enterprise Income Tax	894,632	1,784,805
土地增值稅	LAT	514,846	1,076,539
		(4,515,321)	(4,198,668)

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 9. 所得稅開支(續)

根據中國企業所得稅法及企業所得稅法實施條例，兩個年度的中國附屬公司的稅率均為25%。

土地增值稅撥備根據相關中國稅務法律及法規所載規定估計。土地增值稅已按增值價值的累進稅率範圍作出撥備，但允許有若干豁免及減免。

根據英屬處女群島(「英屬處女群島」)及開曼群島的規則及法規，本集團毋須在英屬處女群島及開曼群島繳納任何所得稅。

由於本集團的收入既不產自亦非來自香港，故並無就香港利得稅作出撥備。

遞延稅項的詳情載於附註39。

年內所得稅開支與綜合損益及其他全面收益表內除稅前利潤的對賬如下：

#### 9. INCOME TAX EXPENSE (Continued)

Under the Law of the PRC on Enterprise Income Tax and Implementation Regulation of the Enterprise Income Tax Law, the tax rate of the PRC subsidiaries is 25% for both years.

The provision of LAT is estimated according to the requirements set forth in the relevant PRC tax laws and regulations. LAT has been provided at ranges of progressive rates of the appreciation value, with certain allowable exemptions and deductions.

Pursuant to the rules and regulations of the British Virgin Islands ("BVI") and the Cayman Islands, the Group is not subject to any income tax in the BVI and the Cayman Islands.

No provision for Hong Kong Profits Tax has been made as the Group's income neither arises in, nor is derived from, Hong Kong.

Details of the deferred taxation are set out in note 39.

The income tax expense for the year can be reconciled to the profit before taxation per the consolidated statement of profit or loss and other comprehensive income as follows:

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
除稅前利潤	Profit before taxation	13,556,293	11,316,993
按25%繳納的中國企業所得稅	PRC Enterprise Income Tax at 25%	(3,389,073)	(2,829,248)
不可扣稅開支的稅務影響	Tax effect of expenses not deductible for tax purposes	(572,186)	(464,018)
毋須課稅收入的稅務影響	Tax effect of income not taxable for tax purposes	75,056	425,573
土地增值稅	LAT	(2,116,743)	(2,599,928)
土地增值稅的稅務影響	Tax effect of LAT	529,186	649,982
未確認稅項虧損的稅務影響	Tax effect of tax losses not recognised	(138,252)	(110,933)
動用先前未確認的稅項虧損	Utilisation of tax losses previously not recognised	175,223	127,555
未確認可扣減臨時差額的稅務影響 (附註)	Tax effect of deductible temporary differences not recognised (note)	(46,494)	(12,044)
動用先前未確認的可扣減臨時差額	Utilisation of deductible temporary differences previously not recognised	12,598	17,657
應佔合營企業業績的稅務影響	Tax effect of share of results of joint ventures	496,201	181,267
應佔聯營公司業績的稅務影響	Tax effect of share of results of associates	392,842	362,597
過往年度超額撥備	Over provision in respect of prior years	66,321	52,872
年內所得稅開支	Income tax expense for the year	(4,515,321)	(4,198,668)

附註：兩個年度的未確認可扣減臨時差額的稅務影響指調整有關建造物業的公司間交易及公司間轉讓已竣工停車場所產生的可扣減臨時差額。

Note: Tax effect of deductible temporary differences not recognised for both years represent the adjustments of deductible temporary differences arising from inter-company transactions in relation to construction of properties and inter-company transfer of the completed carparks.



## 10. 年內利潤

## 10. PROFIT FOR THE YEAR

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
年內利潤經扣除(計入)下列各項後得出：	Profit for the year has been arrived at after charging (crediting):		
核數師酬金	Auditors' remuneration	12,400	10,900
計入銷售及服務成本的已售物業成本	Cost of properties sold included in cost of sales and services	39,437,707	29,632,352
物業、廠房及設備折舊	Depreciation of property, plant and equipment	36,414	30,700
使用權資產折舊	Depreciation of right-of-use assets	42,524	—
信貸虧損撥備撥回	Write-back of allowance for credit losses	(1,834)	(118)
有關土地及樓宇的經營租賃租金	Operating lease rentals in respect of land and buildings	—	81,089
董事薪酬(附註11)	Directors' emoluments (note 11)	33,578	41,579
其他員工成本	Other staff costs		
員工成本(不包括退休福利成本)	Staff costs excluding retirement benefit costs	2,572,137	2,070,899
退休福利供款	Retirement benefit contributions	131,152	98,002
以股本權益結算並以股份付款	Equity-settled share-based payments	52,993	67,524
其他員工成本總額	Total other staff costs	2,756,282	2,236,425
減：擬作出售的開發中物業的資本化金額	Less: Amount capitalised to properties under development for sale	(977,423)	(439,472)
		1,778,859	1,796,953
投資物業租金收入	Rental income from investment properties	(533,187)	(236,978)
減：相關開支	Less: Related outgoings	171,031	83,022
		(362,156)	(153,956)



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Notes to the Consolidated Financial Statements

11. 董事及僱員薪酬

11. DIRECTORS' AND EMPLOYEES' EMOLUMENTS

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
董事薪酬	Directors' emoluments		
董事袍金	Directors' fees	910	776
獨立非執行董事的以股本權益結算並 以股份付款	Equity-settled share-based payments for independent non-executive directors	246	306
執行董事的其他薪酬	Other emoluments for executive directors		
– 基本薪金及津貼	– basic salaries and allowances	20,248	19,551
– 以股本權益結算並 以股份付款	– equity-settled share-based payments	434	11,099
– 酌情花紅	– discretionary bonus	11,190	9,348
– 退休福利供款	– retirement benefit contributions	550	499
		33,578	41,579

		董事袍金 Directors' fees 人民幣千元 RMB'000	基本薪金 及津貼 Basic salaries and allowances 人民幣千元 RMB'000	以股本權益 結算並 以股份付款 Equity-settled share-based payments 人民幣千元 RMB'000	酌情花紅 Discretionary bonus 人民幣千元 RMB'000	退休福利 供款 Retirement benefit contributions 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
截至二零一九年 十二月三十一日止年度	Year ended 31 December 2019						
執行董事姓名	Name of executive director						
林中先生	Mr. Lin Zhong	–	3,848	–	–	83	3,931
林偉先生	Mr. Lin Wei	–	3,245	–	–	140	3,385
林峰先生	Mr. Lin Feng	–	6,257	269	5,523	117	12,166
陳東彪先生	Mr. Chen Dongbiao	–	3,904	92	2,982	101	7,079
楊欣先生	Mr. Yang Xin	–	2,994	73	2,685	109	5,861
獨立非執行董事姓名	Name of independent non-executive director						
顧雲昌先生	Mr. Gu Yunchang	271	–	74	–	–	345
張永岳先生	Mr. Zhang Yongyue	271	–	74	–	–	345
陳偉成先生	Mr. Tan Wee Seng	368	–	98	–	–	466
非執行董事姓名	Name of non-executive director						
王威先生	Mr. Wang Wei	–	–	–	–	–	–
		910	20,248	680	11,190	550	33,578

## 11. 董事及僱員薪酬(續)

## 11. DIRECTORS' AND EMPLOYEES' EMOLUMENTS

(Continued)

		董事袍金	基本薪金及津貼	以股本權益結算並以股份付款	酌情花紅	退休福利供款	總計
		Directors' fees	Basic salaries and allowances	Equity-settled share-based payments	Discretionary bonus	Retirement benefit contributions	Total
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
截至二零一八年十二月三十一日止年度		Year ended 31 December 2018					
<b>執行董事姓名</b>		<b>Name of executive director</b>					
林中先生	Mr. Lin Zhong	—	3,730	—	—	96	3,826
林偉先生	Mr. Lin Wei	—	3,130	—	—	147	3,277
林峰先生	Mr. Lin Feng	—	6,187	11,073	4,466	96	21,822
陳東彪先生	Mr. Chen Dongbiao	—	3,902	26	2,737	80	6,745
楊欣先生	Mr. Yang Xin	—	2,602	—	2,145	80	4,827
<b>獨立非執行董事姓名</b>		<b>Name of independent non-executive director</b>					
顧雲昌先生	Mr. Gu Yunchang	228	—	93	—	—	321
張永岳先生	Mr. Zhang Yongyue	228	—	93	—	—	321
陳偉成先生	Mr. Tan Wee Seng	320	—	120	—	—	440
<b>非執行董事姓名</b>		<b>Name of non-executive director</b>					
王威先生(於二零一八年十一月二十五日獲委任)	Mr. Wang Wei (appointed on 25 November 2018)	—	—	—	—	—	—
鄒益民先生(於二零一八年十一月二十五日辭任)	Mr. Zhou Yimin (resigned on 25 November 2018)	—	—	—	—	—	—
		776	19,551	11,405	9,348	499	41,579

以上所示執行董事薪酬乃就彼等有關管理本公司及本集團事務所提供的服務而支付。

The executive directors' emoluments shown above were paid for their services in connection with the management of the affairs of the Company and the Group.

以上所示獨立非執行董事及非執行董事薪酬乃就彼等出任本公司董事所提供的服務而支付。

The independent non-executive directors' and non-executive directors' emoluments shown above were paid for their services as directors of the Company.

林峰先生為本公司行政總裁，而上文所披露其薪酬包括就其擔任行政總裁所提供服務的薪酬。

Mr. Lin Feng is the Chief Executive Officer of the Company and his emoluments disclosed above include those for services rendered by him as the Chief Executive Officer.

年內，概無有關董事或行政總裁放棄或同意放棄任何薪酬的安排。

There was no arrangement under which a director or the Chief Executive Officer waived or agreed to waive any remuneration during the year.

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### Notes to the Consolidated Financial Statements

#### 11. 董事及僱員薪酬(續)

##### 五名最高薪酬人士

截至二零一九年十二月三十一日止年度，五名最高薪酬人士包括三名董事(二零一八年：兩名董事)。截至二零一九年十二月三十一日止年度，其餘兩名(二零一八年：三名)最高薪酬人士的薪酬如下：

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
僱員	Employees		
— 基本薪金及津貼	— basic salaries and allowances	5,970	10,054
— 酌情花紅	— discretionary bonus	9,613	12,648
— 以股本權益結算並以股份付款	— equity-settled share-based payments	233	176
— 退休福利供款	— retirement benefit contributions	202	65
		16,018	22,943

彼等的薪酬屬以下範圍：  
(以港元(「港元」)呈列)

Their emoluments were within the following bands:  
(presented in Hong Kong dollars ("HK\$"))

		人數 Number of individuals 2019	人數 Number of individuals 2018
7,500,001港元至8,000,000港元	HK\$7,500,001 to HK\$8,000,000	—	1
8,000,001港元至9,000,000港元	HK\$8,000,001 to HK\$9,000,000	1	—
9,000,001港元至9,500,000港元	HK\$9,000,001 to HK\$9,500,000	1	—
9,500,001港元至10,000,000港元	HK\$9,500,001 to HK\$10,000,000	—	2

本集團並無向本公司董事或五名最高薪酬人士支付任何薪酬作為加盟本集團或加盟本集團時的獎勵或離職補償。

No emoluments were paid by the Group to the directors of the Company or the five highest paid individuals as an inducement to join or upon joining the Group or as compensation for loss of office.

## 12. 股息

## 12. DIVIDEND

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
建議末期股息－每股普通股人民幣21.93分 (二零一八年：人民幣19.68分)	Proposed final dividend – RMB21.93 cents (2018: RMB19.68 cents) per ordinary share	1,731,850	1,524,157
建議特別股息－每股普通股人民幣3.66分 (二零一八年：零)	Proposed special dividend – RMB3.66 cents (2018: Nil) per ordinary share	289,037	–
		2,020,887	1,524,157

董事會建議派付二零一九年末期股息為每股人民幣21.93分(相當於24港分)(二零一八年：人民幣19.68分(相當於23港分)) (「建議末期股息」)及二零一九年特別股息每股人民幣3.66分(相當於4港分)(「建議特別股息」)。

The Board recommends the payment of a final dividend for 2019 of RMB21.93 cents (equivalent to HK24 cents) (2018: RMB19.68 cents (equivalent to HK23 cents)) per share (the “Proposed Final Dividend”) and a special dividend for 2019 of RMB3.66 cents (equivalent to HK4 cents) per share (the “Proposed Special Dividend”).

連同就本年度首六個月已付中期股息人民幣8.93分(相當於10港分)，本年度建議末期股息及建議特別股息總額為每股人民幣34.52分(相當於38港分)。建議末期股息及建議特別股息可由股東就全部或部分有關股息選擇以現金支付或以本公司新繳足代息股份的方式支付。

The Proposed Final Dividend and the Proposed Special Dividend for the year in aggregate with the interim dividend of RMB8.93 cents (equivalent to HK10 cents) per share paid in respect of the first six months of the year amounted to total dividends of RMB34.52 cents (equivalent to HK38 cents) per share. The Proposed Final Dividend and the Proposed Special Dividend will be payable in cash or in form of new fully paid shares of the Company in respect of part or all of such dividends at shareholders' option.

截至二零一九年十二月三十一日止年度，建議末期股息及建議特別股息須獲本公司股東於應屆股東週年大會上批准，方可作實。

The Proposed Final Dividend and the Proposed Special Dividend for the year ended 31 December 2019 are subject to the approval of the Company's shareholders at the forthcoming annual general meeting.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 12. 股息 (續)

截至二零一九年十二月三十一日止年度，股東獲派發截至二零一八年十二月三十一日止財政年度的末期股息每股人民幣19.68分（相等於23港分）（二零一八年：截至二零一七年十二月三十一日止財政年度為每股人民幣14.54分（相等於18港分））（包括供股東選擇以獲配發新股份代替現金的形式收取末期股息的以股代息選擇）及截至二零一九年六月三十日止六個月的中期股息每股人民幣8.93分（相等於10港分）（二零一八年：截至二零一九年六月三十日止六個月的中期股息每股人民幣6.09分（相等於7港分）），有關詳情如下：

#### 12. DIVIDEND (Continued)

During the year ended 31 December 2019, a final dividend of RMB19.68 cents (equivalent to HK23 cents) per share in respect of the financial year ended 31 December 2018 (2018: RMB14.54 cents (equivalent to HK18 cents) per share in respect of the financial year ended 31 December 2017), which included scrip dividend alternative offered to shareholders to elect receiving the final dividend by allotment of new shares in lieu of cash, and an interim dividend of RMB8.93 cents (equivalent to HK10 cents) per share in respect of the six months ended 30 June 2019 (2018: RMB6.09 cents (equivalent to HK7 cents) per share in respect of the six months ended 30 June 2018), were paid to shareholders, details as follow:

		二零一九年 2019		二零一八年 2018	
		千港元 HK\$'000	人民幣千元 RMB'000	千港元 HK\$'000	人民幣千元 RMB'000
股息	Dividends				
現金	Cash	2,204,395	1,934,018	1,829,116	1,601,575
以股代息選擇 (附註38)	Scrip dividend alternative (note 38)	376,914	332,363	101,789	89,126
		2,581,309	2,266,381	1,930,905	1,690,701

### 13. 每股盈利

本公司股東應佔每股基本及攤薄盈利乃根據下列數據計算：

### 13. EARNINGS PER SHARE

The calculation of the basic and diluted earnings per share attributable to the equity owners of the Company is based on the following data:

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
<b>盈利</b>	<b>Earnings</b>		
計算每股基本盈利的盈利 (本公司股東權益應佔年內利潤)	Earnings for the purpose of basic earnings per share (profit for the year attributable to equity owners of the Company)	6,436,881	5,408,991
對可換股債券潛在普通股攤薄效應	Effect of dilutive potential ordinary shares on convertible bonds	(18,468)	84,120
計算每股攤薄盈利的盈利	Earnings for the purpose of diluted earnings per share	6,418,413	5,493,111

		二零一九年 2019	二零一八年 2018
<b>股份數目</b>	<b>Number of shares</b>		
就計算每股基本盈利的普通股 加權平均數	Weighted average number of ordinary shares for the purpose of basic earnings per share	7,803,996,339	7,699,329,708
潛在普通股攤薄效應：	Effect of dilutive potential ordinary shares on:		
－購股權	－ share options	69,065,695	132,516,045
－可換股債券	－ convertible bonds	13,277,513	252,741,830
就計算每股攤薄盈利的普通股 加權平均數	Weighted average number of ordinary shares for the purpose of diluted earnings per share	7,886,339,547	8,084,587,583

上文所示的普通股加權平均數乃經扣除附註47所載的股份獎勵計劃受託人所持有的股份後得出。

The weighted average number of ordinary shares shown above has been arrived at after deducting the shares held by the trustee of the share award scheme as set out in note 47.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 14. 投資物業

本集團根據經營租賃出租各類須按月支付租金的辦公室及零售店。租賃的初始期限通常介乎一至二十年。

由於所有租賃均以集團實體各自的功能貨幣計值，故本集團並無因該等租賃安排面臨外幣風險。租賃合約並無包含剩餘價值擔保及／或承租人於租期結束時購買物業的選擇權。

#### 14. INVESTMENT PROPERTIES

The Group leases out various offices and retail stores under operating leases with rentals payable monthly. The leases typically run for an initial period of one to twenty years.

The Group is not exposed to foreign currency risk as a result of the lease arrangements, as all leases are denominated in the respective functional currency of group entities. The lease contracts do not contain residual value guarantee and/or lessee's option to purchase the property at the end of lease term.

		在建 投資物業 Investment properties under construction 人民幣千元 RMB'000	已竣工 投資物業 Completed investment properties 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
於二零一八年一月一日	At 1 January 2018	–	14,402,350	14,402,350
自持作出售物業轉撥	Transfer from properties held for sale	–	313,884	313,884
收購一間附屬公司(附註40)	Acquisition of a subsidiary (note 40)	1,122,000	–	1,122,000
添置	Additions	22,844	183,924	206,768
公平值增加(減少)	Increase (decrease) in fair value	186,656	(80,271)	106,385
出售	Disposals	–	(3,987)	(3,987)
於二零一八年十二月三十一日	At 31 December 2018	1,331,500	14,815,900	16,147,400
自持作出售物業轉撥	Transfer from properties held for sale	–	427,050	427,050
添置	Additions	424,231	438,498	862,729
公平值增加	Increase in fair value	95,624	102,419	198,043
完成後轉撥	Transfer upon completion	(1,580,255)	1,580,255	–
於二零一九年十二月三十一日	At 31 December 2019	271,100	17,364,122	17,635,222
二零一九年十二月三十一日 計入損益的物業重估的 未變現收益	31 December 2019 Unrealised gain on property revaluation included in profit or loss	95,624	102,419	198,043
二零一八年十二月三十一日 計入損益的物業重估的 未變現收益(虧損)	31 December 2018 Unrealised gain (loss) on property revaluation included in profit or loss	186,656	(80,173)	106,483

#### 14. 投資物業 (續)

已竣工投資物業及在建投資物業均位於中國。所有本集團為賺取租金或作資本增值而持有作經營租賃的物業權益均按公平值模式計量。

本集團於二零一九年十二月三十一日抵押人民幣5,756,790,000元(二零一八年：人民幣7,061,100,000元)的投資物業，以擔保本集團的銀行及其他借款。

本集團已竣工投資物業及在建投資物業於二零一九年及二零一八年十二月三十一日的公平值乃基於與本集團並無關連的獨立合資格專業估值師行第一太平戴維斯估值及專業顧問有限公司於該等日期進行的估值而得出。第一太平戴維斯估值及專業顧問有限公司擁有合適資格，且近期於評估相關地點的類似物業方面擁有經驗。

已竣工投資物業的估值採用收入法透過資本化來自現有租約的淨租金收入及就已竣工投資物業的相關物業復歸收入潛力作出適當撥備為基準計算。

在建投資物業的估值採用餘值法(以收入法透過資本化來自市場上可觀察的已竣工物業交易的淨租金收入為基準計算)，按該等物業將根據最新開發方案開發及竣工的基準，計及完成開發所耗用的建造成本而得出，以反映已竣工開發項目的質素及發展商利潤。

上年度所用估值方法並無變動。於估計物業的公平值時，物業的最高及最佳用途為其當前用途。為避免重複計算，已就若干投資物業的公平值作出調整以撇除預付或應計的經營租賃收入。

#### 14. INVESTMENT PROPERTIES (Continued)

The completed investment properties and investment properties under construction are all situated in the PRC. All the Group's property interests held under operating leases to earn rentals or for capital appreciation are measured using the fair value model.

The Group had pledged investment properties of RMB5,756,790,000 (2018: RMB7,061,100,000) as at 31 December 2019 to secure bank and other borrowings of the Group.

The fair values of the Group's completed investment properties and investment properties under construction at 31 December 2019 and 2018 have been arrived at on the basis of valuations on those dates carried out by Savills Valuation and Professional Services Limited, a firm of independent qualified professional valuer which is not connected with the Group, who has appropriate qualifications and recent experiences in the valuation of similar properties in the relevant locations.

The valuations of completed investment properties are based on income method by capitalising the net rental income derived from the existing tenancies with due allowance for reversionary income potential of the respective properties on completed investment properties.

The valuations of investment properties under construction were arrived at with adoption of the residual approach, which is based on income method by capitalising the net rental income derived from market observable transactions of completed properties with the basis that they will be developed and completed in accordance with the latest development proposals and taken into account the construction costs that will be expended to complete the development to reflect the quality of the completed development and developer's profit.

There has been no change from the valuation technique used in prior year. In estimating the fair value of the properties, the highest and best use of the properties is their current use. The fair values of certain investment properties have been adjusted to exclude prepaid or accrued operating lease income to avoid double counting.



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### Notes to the Consolidated Financial Statements

#### 14. 投資物業 (續)

本集團於二零一九年及二零一八年十二月三十一日的投資物業及公平值級別資料詳情如下：

#### 14. INVESTMENT PROPERTIES (Continued)

Details of the Group's investment properties and information about the fair value hierarchy as at 31 December 2019 and 2018 are as follows:

		於二零一九年 十二月三十一日 的公平值 Fair value as at 31 December 2019 人民幣千元 RMB'000	
於中國的投資物業	Investment properties located in the PRC	17,635,222	17,635,222

		於二零一八年 十二月三十一日 的公平值 Fair value as at 31 December 2018 人民幣千元 RMB'000	
於中國的投資物業	Investment properties located in the PRC	16,147,400	16,147,400

年內並無轉入第三級或自當中轉出。

There were no transfers into or out of Level 3 during the year.

下表提供有關如何釐定重大投資物業的公平值(特別是所使用的估值方法及輸入數據)，及公平值計量按公平值計量輸入數據的可觀察程度所劃分的公平值級別水平(第一級至第三級)的資料。

The following table gives information about how the fair values of the major investment properties are determined (in particular, the valuation techniques and inputs used), as well as the fair value hierarchy into which the fair value measurements are categorised (Levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

## 14. 投資物業 (續)

## 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業 Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重要無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
已竣工投資物業－ 嘉興旭輝廣場 Completed investment property – Jiaying CIFI Square	第三級 Level 3	收入法 (租期復歸法) Income method (term and reversionary approach)  主要輸入數據為： (1) 每年租期收益率； (2) 每年復歸收益率；及 (3) 個別單位的市場單位 租金  The key inputs are: (1) Term yield per annum; (2) Reversionary yield per annum; and (3) Market unit rent of individual unit	經計入可比較物業產生的收益 及反映所擔保及將收取租期 收入的確定性的調整， 每年租期收益率為4% (二零一八年：4%)。  Term yield per annum, taking into account of yield generated from comparable properties and adjustment to reflect the certainty of term income secured and to be received of 4% (2018: 4%).  經計入單位市場年度租金收入 及可比較物業的單位市值， 每年復歸收益率為4.5% (二零一八年：4.5%)。  Reversionary yield per annum, taking into account annual unit market rental income and unit market value of the comparable properties of 4.5% (2018: 4.5%).	每年租期收益率增加 將導致公平值減 少，反之亦然。 An increase in the term yield per annum would result in a decrease in fair value and vice versa.  每年復歸收益率上升 將導致公平值減 少，反之亦然。 An increase in the reversionary yield per annum would result in a decrease in fair value and vice versa.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 14. 投資物業 (續)

#### 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業				
Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重要無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
			使用直接市場比較方法並經計 入位置及臨街道路、物業大 小及設施等其他各項因素， 所得市場單位租金介乎約每 平方米每月人民幣109元至每 平方米每月人民幣547元 (二零一八年：每平方米每月 人民幣114元至每平方米每月 人民幣569元)。	市場單位租金上漲將 導致公平值增加， 反之亦然。 An increase in the market unit rent would result in an increase in fair value and vice versa.
			Market unit rent, using direct market comparables and taking into account of location and other individual factors such as road frontage, size of property and facilities range from around RMB109 sq.m./month to RMB547 sq.m./month (2018: RMB114 sq.m./month to RMB569 sq.m./month).	

## 14. 投資物業(續)

## 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業				
Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重要無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
已竣工投資物業— 上海旭輝海上國際 Completed investment property – Shanghai CIFI Haishang International	第三級 Level 3	收入法(租期復歸法) Income method (term and reversionary approach)	經計入可比較物業產生的收益 及反映所擔保及將收取租期 收入的確定性的調整， 每年租期收益率為5% (二零一八年：5%)。	每年租期收益率增加 將導致公平值減 少，反之亦然。 An increase in the term yield per annum would result in a decrease in fair value and vice versa.
二零一九年： 人民幣1,908,690,000元 2019: RMB1,908,690,000		主要輸入數據為： (1) 每年租期收益率； (2) 每年復歸收益率；及 (3) 個別單位的市場單位 租金 The key inputs are: (1) Term yield per annum; (2) Reversionary yield per annum; and (3) Market unit rent of individual unit	Term yield per annum, taking into account of yield generated from comparable properties and adjustment to reflect the certainty of term income secured and to be received of 5% (2018: 5%).	
二零一八年： 人民幣1,901,700,000元 2018: RMB1,901,700,000			經計入單位市場年度租金收入 及可比較物業的單位市值， 每年復歸收益率為5.5% (二零一八年：5.5%)。 Reversionary yield per annum, taking into account annual unit market rental income and unit market value of the comparable properties of 5.5% (2018: 5.5%).	每年復歸收益率上升 將導致公平值減 少，反之亦然。 An increase in the reversionary yield per annum would result in an increase in fair value and vice versa.

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 14. 投資物業 (續)

### 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業				
Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重要無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
			使用直接市場比較方法並經計 入位置及臨街道路、物業大 小及設施等其他各項因素， 所得市場單位租金介乎約每 平方米每月人民幣230元至每 平方米每月人民幣460元(二 零一八年：每平方米每月人 民幣230元至每平方米每月人 民幣460元)。	市場單位租金上漲將 導致公平值增加， 反之亦然。 An increase in the market unit rent would result in an increase in fair value and vice versa.
			Market unit rent, using direct market comparables and taking into account of location and other individual factors such as road frontage, size of property and facilities range from around RMB230 sq.m./month to RMB460 sq.m./month (2018: RMB230 sq.m./month to RMB460 sq.m./month).	

## 14. 投資物業(續)

## 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業 Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重要無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
已竣工投資物業－ 上海旭輝 浦東洋涇 Completed investment property – Shanghai CIFI Pudong Yangjing	第三級 Level 3	收入法(租期復歸法) Income method (term and reversionary approach)  主要輸入數據為： (1) 每年租期收益率； (2) 每年復歸收益率；及 (3) 個別單位的市場單位 租金 The key inputs are: (1) Term yield per annum; (2) Reversionary yield per annum; and (3) Market unit rent of individual unit	經計入可比較物業產生的 收益及反映所擔保及將收取 租期收入的確定性的調整， 每年租期收益率為4% (二零一八年：4%)。 Term yield per annum, taking into account of yield generated from comparable properties and adjustment to reflect the certainty of term income secured and to be received of 4% (2018: 4%).  經計入單位市場年度租金 收入及可比較物業的 單位市值，每年復歸 收益率為4.5% (二零一八年：4.5%)。 Reversionary yield per annum, taking into account annual unit market rental income and unit market value of the comparable properties of 4.5% (2018: 4.5%).	每年租期收益率增加 將導致公平值減 少，反之亦然。 An increase in the term yield per annum would result in a decrease in fair value and vice versa.  每年復歸收益率上升 將導致公平值減 少，反之亦然。 An increase in the reversionary yield per annum would result in a decrease in fair value and vice versa.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 14. 投資物業 (續)

#### 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業		Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重要無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
					使用直接市場比較方法並經計 入位置及臨街道路、物業大 小及設施等其他各項因素， 所得市場單位租金介乎約 每平方米每月人民幣265元至 每平方米每月人民幣462元 (二零一八年：每平方米 每月人民幣261元至每平方米 每月人民幣454元)。	市場單位租金上漲將 導致公平值增加， 反之亦然。 An increase in the market unit rent would result in an increase in fair value and vice versa.
					Market unit rent, using direct market comparables and taking into account of location and other individual factors such as road frontage, size of property and facilities range from around RMB265 sq.m./month to RMB462 sq.m./month (2018: RMB261 sq.m./month to RMB454 sq.m./month).	

## 14. 投資物業 (續)

## 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業				
Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重要無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
已竣工投資物業 (二零一八年： 在建投資物業)－ 上海九亭中心 Completed investment property (2018: Investment property under construction) – Shanghai Jiuting Center	第三級 Level 3	二零一九年 2019 收入法 (租期復歸法) Income method (term and reversionary approach)  主要輸入數據為： (1) 每年租期收益率； (2) 每年復歸收益率；及 (3) 個別單位的市場單位 租金  The key inputs are: (1) Term yield per annum; (2) Reversionary yield per annum; and (3) Market unit rent of individual unit	經計入可比較物業產生的收益 及反映所擔保及將收取租期 收入的確定性的調整，每年 租期收益率為5%。 Term yield per annum, taking into account of yield generated from comparable properties and adjustment to reflect the certainty of term income secured and to be received of 5%.  經計入單位市場年度租金收入 及可比較物業的單位市值， 每年復歸收益率為5.5%。 Reversionary yield per annum, taking into account annual unit market rental income and unit market value of the comparable properties of 5.5%.  使用直接市場比較方法並經計 入位置及臨街道路、物業大 小及設施等其他各項因素， 所得市場單位租金介乎約每 平方米每月人民幣71元至每 平方米每月人民幣182元。 Market unit rent, using direct market comparables and taking into account of location and other individual factors such as road frontage, size of property and facilities range from around RMB71 sq.m./month to RMB182 sq.m./month.	每年租期收益率增加 將導致公平值減 少，反之亦然。 An increase in the term yield per annum would result in a decrease in fair value and vice versa.  每年復歸收益率上升 將導致公平值減 少，反之亦然。 An increase in the reversionary yield per annum would result in a decrease in fair value and vice versa.  市場單位租金上漲 將導致公平值增 加，反之亦然。 An increase in the market unit rent would result in an increase in fair value and vice versa.



# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 14. 投資物業 (續)

### 14. INVESTMENT PROPERTIES (Continued)

於綜合財務狀況表 內本集團所持 投資物業 Investment properties held by the Group in the consolidated statement of financial position	公平值級別 Fair value hierarchy	估值方法及 主要輸入數據 Valuation technique(s) and key input(s)	重要無法觀察 輸入數據 Significant unobservable input(s)	無法觀察 輸入數據與 公平值的關係 Relationship of unobservable inputs to fair value
	第三級 Level 3	二零一八年 2018 餘值法 Residual method  主要輸入數據為： (1) 開發總值；及 (2) 發展商利潤 The key inputs are: (1) Gross development value; and (2) Developer's profit	經計入可比較物業與該物業的 位置以及臨街及大小等個別 因素，以竣工為基準的開發 總值介乎人民幣141百萬元至 人民幣503百萬元。 Gross development value on completion basis, taking into account of location and individual factors such as frontage and size, between the comparables and the property, ranged from RMB141 million to RMB503 million.	開發總值增加將導致 公平值增加，反之 亦然。 An increase in the gross development value would result in an increase in fair value and vice versa.
			經計及可比較土地交易及物業 進度，發展商利潤介乎4.5% 至6.5%。 Developer's profit, taking into account of the comparables land transactions and progress of the property, range from 4.5% to 6.5%.	發展商利潤增加將導 致公平值減少，反 之亦然。 An increase in the developer's profit would result in a decrease in fair value and vice versa.

## 15. 物業、廠房及設備

## 15. PROPERTY, PLANT AND EQUIPMENT

		自有物業 Owned properties 人民幣千元 RMB'000	機動車輛 Motor vehicles 人民幣千元 RMB'000	設備及傢俬 Equipment and furniture 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
<b>成本</b>	<b>COST</b>				
於二零一八年一月一日	At 1 January 2018	22,704	58,139	88,358	169,201
添置	Additions	–	4,854	41,602	46,456
收購附屬公司(附註40)	Acquisitions of subsidiaries (note 40)	27,019	6,772	21,401	55,192
出售附屬公司(附註41)	Disposal of subsidiaries (note 41)	–	–	(308)	(308)
出售	Disposals	(19,649)	(4,203)	(4,033)	(27,885)
於二零一八年十二月三十一日	At 31 December 2018	30,074	65,562	147,020	242,656
添置	Additions	7,728	2,918	25,861	36,507
收購附屬公司(附註40)	Acquisitions of subsidiaries (note 40)	–	–	32,079	32,079
出售附屬公司(附註41)	Disposal of subsidiaries (note 41)	–	–	(2,972)	(2,972)
出售	Disposals	(466)	(10,274)	(35,006)	(45,746)
於二零一九年十二月三十一日	At 31 December 2019	37,336	58,206	166,982	262,524
<b>累計折舊</b>	<b>ACCUMULATED DEPRECIATION</b>				
於二零一八年一月一日	At 1 January 2018	1,932	34,912	47,376	84,220
年內開支	Charge for the year	2,549	8,627	19,524	30,700
出售附屬公司(附註41)	Disposal of subsidiaries (note 41)	–	–	(1)	(1)
於出售時對銷	Eliminated on disposals	(570)	(2,182)	(3,654)	(6,406)
於二零一八年十二月三十一日	At 31 December 2018	3,911	41,357	63,245	108,513
年內開支	Charge for the year	2,444	8,644	25,326	36,414
出售附屬公司(附註41)	Disposal of subsidiaries (note 41)	–	–	(741)	(741)
於出售時對銷	Eliminated on disposals	(244)	(9,255)	(3,567)	(13,066)
於二零一九年十二月三十一日	At 31 December 2019	6,111	40,746	84,263	131,120
<b>賬面值</b>	<b>CARRYING VALUES</b>				
於二零一九年十二月三十一日	At 31 December 2019	31,225	17,460	82,719	131,404
於二零一八年十二月三十一日	At 31 December 2018	26,163	24,205	83,775	134,143

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 15. 物業、廠房及設備(續)

上述物業、廠房及設備項目於計及按照下列年率計算的估計剩餘價值後以直線法折舊：

自有物業 按估計可使用年期20年或租期(以較短者為準)

機動車輛 20%  
設備及傢俬 20%

所有樓宇均位於中國境內土地上。

本集團於二零一九年十二月三十一日抵押人民幣22,832,000元(二零一八年：人民幣34,055,000元)的物業、廠房及設備，以擔保本集團銀行及其他借款。

#### 16. 使用權資產

#### 15. PROPERTY, PLANT AND EQUIPMENT (Continued)

The above items of property, plant and equipment are depreciated using the straight-line method after taking into account of their estimated residual values at the following rates per annum:

Owned properties Over the estimated useful lives of 20 years or the term of the leases, whichever is shorter

Motor vehicles 20%  
Equipment and furniture 20%

The buildings are all situated on land in the PRC.

The Group had pledged property, plant and equipment of RMB22,832,000 (2018: RMB34,055,000) as at 31 December 2019 to secure bank and other borrowings of the Group.

#### 16. RIGHT-OF-USE ASSETS

		租賃土地及樓宇 Leasehold land and buildings 人民幣千元 RMB'000	租賃辦公設備 Leased office equipment 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
於二零一九年一月一日	As at 1 January 2019			
賬面值	Carrying amount	79,086	333	79,419
於二零一九年十二月三十一日	As at 31 December 2019			
賬面值	Carrying amount	116,458	4,272	120,730
截至二零一九年十二月三十一日止年度	For the year ended 31 December 2019			
折舊費用	Depreciation charge	39,346	3,178	42,524
有關短期租賃及其他於首次應用國際財務報告準則第16號日期起計12個月內屆滿的租賃	Expense relating to short-term leases and other leases with lease terms ended within 12 months at the date of initial application of IFRS 16			48,784
有關低價值資產租賃的開支(不包括低價值資產的短期租賃)	Expense relating to leases of low-value assets, excluding short-term leases of low value assets			18,243
租賃現金流出總額	Total cash outflow for leases			119,921
添置使用權資產	Additions to right of use assets			83,835

## 16. 使用權資產(續)

於該兩個年度，本集團為營運租賃各種辦公室及辦公設備。租賃合約按三個月至六年的固定期限訂立。租賃條款按個別基準商定，其中包含廣泛的不同條款及條件。於釐定租期及評估不可撤銷期間時長時，本集團應用合約的定義並確定可強制執行合約的期間。

此外，本集團擁有多座辦公樓。本集團為該等物業權益(包括相關租賃土地)的登記擁有人。付款總額於收購該等物業權益前預先支付。該等所擁有物業的租賃土地組成部分僅於付款能可靠分配時單獨呈列。

### 租賃限制或契諾

此外，於二零一九年十二月三十一日，已確認租賃負債約人民幣117,539,000元連同相關使用權資產人民幣120,730,000元。對除出租人所持有租賃資產的抵押權益外，租賃安排並無施加任何契諾。租賃資產不得用作借款的抵押。

## 17. 於聯營公司的權益

本集團於聯營公司的權益詳情如下：

## 16. RIGHT-OF-USE ASSETS (Continued)

For both years, the Group leases various offices and office equipment for its operations. Lease contracts are entered into for fixed term of three months to six years. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. In determining the lease term and assessing the length of the non-cancellable period, the Group applies the definition of a contract and determines the period for which the contract is enforceable.

In addition, the Group owns several office buildings. The Group is the registered owner of these property interests, including the underlying leasehold lands. Lump sum payments were made upfront to acquire these property interests. The leasehold land components of these owned properties are presented separately only if the payments made can be allocated reliably.

### Restrictions or covenants on leases

In addition, lease liabilities of approximately RMB117,539,000 are recognised with related right-of-use assets of RMB120,730,000 as at 31 December 2019. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

## 17. INTERESTS IN ASSOCIATES

Details of the Group's interests in associates are as follows:

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
於聯營公司的投資成本	Cost of investments in associates		
– 於聯交所上市	– Listed on the Stock Exchange	67,650	67,650
– 非上市	– Unlisted	5,188,574	3,746,825
應佔收購後業績及其他全面收益， 扣除已收股息	Share of post-acquisition results and other comprehensive income, net of dividend received	3,009,937	1,965,017
		8,266,161	5,779,492
上市投資公平值	Fair value of listed investments	1,742,400	587,400

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 17. 於聯營公司的權益 (續)

於二零一九年及二零一八年十二月三十一日，本集團主要聯營公司的詳情載列如下：

#### 17. INTERESTS IN ASSOCIATES (Continued)

Particulars of the Group's principal associates as at 31 December 2019 and 2018 are set out as follows:

聯營公司名稱 Name of associates	註冊成立／ 成立地點	經營地點 Place of operation	本集團應佔股權		本集團所持投票權比率		主要業務 Principal activities
	Place of incorporation/ establishment		Equity interest		Proportion of voting power held by the Group		
			attributable to the Group				
			二零一九年 2019	二零一八年 2018	二零一九年 2019	二零一八年 2018	
北京旭輝當代置業有限公司(「北京旭輝當代」) Beijing Xuhui Dangdai Property Co., Ltd. ("Beijing Xuhui Dangdai")	中國 PRC	中國 PRC	50%*	50%*	50%*	50%*	房地產開發 Property development
合肥嘉匯置業有限公司(「合肥嘉匯」) Hefei Jiahui Property Development Co., Ltd. ("Hefei Jiahui")	中國 PRC	中國 PRC	50%*	50%*	50%*	50%*	房地產開發 Property development
合肥辰旭房地產開發有限公司(「合肥辰旭」) Hefei Chenxu Property Co., Ltd. ("Hefei Chenxu")	中國 PRC	中國 PRC	50%*	50%*	50%*	50%*	房地產開發 Property development
永升生活服務集團有限公司 Ever Sunshine Lifestyle Services Group Limited	中國 PRC	中國 PRC	21.48%	21.48%	21.48%	21.48%	物業管理 Property management
上海領昱公寓管理有限公司(「上海領昱」) Shanghai Lingyu Apartment Management Co., Ltd. ("Shanghai Lingyu")	中國 PRC	中國 PRC	50%*	50%*	50%*	50%*	租賃及業務服務 Leasing and business services
蘇州北辰旭昭置業有限公司(「蘇州北辰旭昭」) Suzhou Beichenxuzhao Property Co., Ltd. ("Suzhou Beichenxuzhao")	中國 PRC	中國 PRC	50%*	50%*	50%*	50%*	房地產開發 Property development
北京正德瑞祥房地產開發有限公司 Beijing Zhengderuixiang Property Development Co., Ltd.	中國 PRC	中國 PRC	24.5%	24.5%	24.5%	24.5%	房地產開發 Property development
北京厚泰房地產開發有限公司 Beijing Houtai Property Development Co., Ltd.	中國 PRC	中國 PRC	26%	26%	26%	26%	房地產開發 Property development

## 17. 於聯營公司的權益 (續)

## 17. INTERESTS IN ASSOCIATES (Continued)

聯營公司名稱 Name of associates	註冊成立／ 成立地點	經營地點	本集團所持投票權比率				主要業務 Principal activities
	Place of incorporation/ establishment	Place of operation	本集團應佔股權		Proportion of voting power held		
			Equity interest		by the Group		
			二零一九年 2019	二零一八年 2018	二零一九年 2019	二零一八年 2018	
天津旭浩房地產開發有限公司 Tianjin Xuhao Property Development Co., Ltd.	中國 PRC	中國 PRC	25%	25%	25%	25%	房地產開發 Property development
濟南泰盛房地產開發有限公司 Jinan Taisheng Property Development Co., Ltd.	中國 PRC	中國 PRC	40%	40%	40%	40%	房地產開發 Property development
合肥盛卓房地產開發有限公司(「合肥盛卓」) Hefei Shengzhuo Property Development Co., Ltd. (“Hefei Shengzhuo”)	中國 PRC	中國 PRC	15.2%*	15.2%*	15.2%*	15.2%*	房地產開發 Property development
合肥和桂房地產有限公司 Hefei Hegui Property Co., Ltd.	中國 PRC	中國 PRC	21.5%	21.5%	21.5%	21.5%	房地產開發 Property development
嘉善百俊房地產開發有限公司 Jiashan Baijun Property Development Co., Ltd.	中國 PRC	中國 PRC	49%	49%	49%	49%	房地產開發 Property development
寧波上湖置業有限公司 Ningbo Shanghu Property Co., Ltd.	中國 PRC	中國 PRC	33%	33%	33%	33%	房地產開發 Property development
佛山市三水區擎美房地產開發有限公司 Foshan Sanshuiqu Qingmei Property Development Co., Ltd.	中國 PRC	中國 PRC	33%	33%	33%	33%	房地產開發 Property development
重慶華輝盛錦房地產開發有限公司(「重慶華輝」) Chongqing Huahui Shengjin Property Development Co., Ltd. (“Chongqing Huahui”)	中國 PRC	中國 PRC	33.3% (附註) (note)	—	33.3% (附註) (note)	—	房地產開發 Property development
桐鄉市豪禮投資管理有限公司(「桐鄉豪禮」) Tongxiang Haoli Investment Management Co., Ltd. (“Tongxiang Haoli”)	中國 PRC	中國 PRC	18%*	18%*	18%*	18%*	房地產開發 Investment management
重慶旭原創展房地產開發有限公司(「重慶旭原」) Chongqing Xuyuan Chuangzhan Property Development Co., Ltd. (“Chongqing Xuyuan”)	中國 PRC	中國 PRC	30% (附註) (note)	—	30% (附註) (note)	—	房地產開發 Property development

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 17. 於聯營公司的權益 (續)

### 17. INTERESTS IN ASSOCIATES (Continued)

聯營公司名稱 Name of associates	註冊成立／ 成立地點	經營地點 Place of operation	本集團應佔股權				本集團所持投票權比率		主要業務 Principal activities
	Place of incorporation/ establishment		Equity interest		Proportion of				
			attributable to the Group		voting power held				
			二零一九年 2019	二零一八年 2018	二零一九年 2019	二零一八年 2018			
寧波盛銳房地產開發有限公司 Ningbo Shengrui Property Development Co., Ltd.	中國 PRC	中國 PRC	24%	24%	24%	24%	房地產開發 Property development		
寧波上湖置業有限公司(「寧波上湖」) Ningbo Shanghu Property Co., Ltd. （“Ningbo Shanghu ”）	中國 PRC	中國 PRC	33%	33%	33%	33%	房地產開發 Property development		
徐州朗升房地產開發有限公司 Xuzhou Langsheng Property Development Co., Ltd.	中國 PRC	中國 PRC	49%	49%	49%	49%	房地產開發 Property development		
濟南碧旻置業有限公司(「濟南碧旻」) Jinan Bimin Property Co., Ltd.（“Jinan Bimin ”）	中國 PRC	中國 PRC	7.5%*	7.5%*	7.5%*	7.5%*	房地產開發 Property development		
長沙和匯房地產開發有限公司(「長沙和匯」) Changsha Hehui Property Development Co., Ltd. （“Changsha Hehui ”）	中國 PRC	中國 PRC	50%*	—	50%*	—	房地產開發 Property development		
天津盛置房地產開發有限公司(「天津盛置」) Tianjin Shengzhi Property Development Co., Ltd. （“Tianjin Shengzhi ”）	中國 PRC	中國 PRC	50%*	—	50%*	—	房地產開發 Property development		

\* 該等公司於各期間結束日期根據各公司的章程大綱及細則入賬為本公司的聯營公司，該等公司的主要財務及營運政策須由董事會簡單多數通過。本集團於北京旭輝當代董事會兩名董事中有一名董事、合肥嘉匯董事會三名董事中有一名董事、合肥辰旭董事會五名董事中有兩名董事、上海領昱董事會三名董事中有一名董事、蘇州北辰旭昭董事會五名董事中有兩名董事、合肥盛卓董事會九名董事中有一名董事、桐鄉豪禮董事會七名董事中有一名董事及濟南碧旻董事會十一名董事中有一名董事、長沙和匯董事會五名董事其中有兩名董事、天津盛置董事會五名董事其中有兩名董事，因此，本集團於該等公司擁有重大影響力。

附註：年內，該等公司(先前入賬為合營企業)將其各自章程大綱及細則中的主要財務及營運政策的投票權由須經全體董事一致通過更改為經簡單多數董事通過。因此，本集團於該等公司擁有重大影響力並將該等公司入賬為聯營公司。

\* These companies are accounted for as associates of the Company at the respective period end date as in accordance with the memorandum and articles of the companies, major financial and operating policies of these companies require consent with simple majority in the board of directors. The Group has 1 out of 2 directors in the board of Beijing Xuhui Dangdai, 1 out of 3 directors in the board of Hefei Jiahui, 2 out of 5 directors in the board of Hefei Chenxu, 1 out of 3 directors in the board of Shanghai Lingyu, 2 out of 5 directors in the board of Suzhou Beichenxuzhao, 1 out of 9 directors in the board of Hefei Shengzhuo, 1 out of 7 directors in the board of Tongxiang Haoli and 1 out of 11 directors in the board of Jinan Bimin, 2 out of 5 directors in the board of Changsha Hehui and 2 out of 5 directors in the board of Tianjin Shengzhi, thus, the Group has significant influence over these companies.

Note: During the year, these companies (previously accounted for as joint ventures) amend the voting rights of major financial and operating policies in their respective memorandum and articles from unanimous consent of all directors to simple majority of directors, thus, the Group have significant influence over these companies and accounted for these companies as associates.

## 17. 於聯營公司的權益(續)

### 重大聯營公司的財務資料概要

有關本集團重大聯營公司的財務資料概要載列如下。下述財務資料概要為根據國際財務報告準則編製的聯營公司財務報表所示金額。

該等聯營公司按權益法於綜合財務報表列賬。

截至二零一九年十二月三十一日止年度  
寧波上湖及其附屬公司

## 17. INTERESTS IN ASSOCIATES (Continued)

### Summarised financial information of material associates

Summarised financial information in respect of the Group's material associate is set out below. The summarised financial information below represents amounts shown in the associates's financial statements prepared in accordance with IFRSs.

The associate is accounted for using the equity method in the consolidated financial statements.

For the year ended 31 December 2019  
Ningbo Shanghu and its subsidiary

		於 二零一九年 十二月三十一日 At 31 December 2019 人民幣千元 RMB'000
流動資產	Current assets	5,623,298
非流動資產	Non-current assets	34,902
流動負債	Current liabilities	4,481,866
上述資產及負債金額包括以下各項：	The above amounts of assets and liabilities included the following:	
擬作出售的開發中物業	Properties under development for sale	2,072,885
應收股東款項	Amounts due from shareholders	2,775,313
現金及現金等價物	Cash and cash equivalents	125,994
流動金融負債(不包括貿易及其他應付款項及撥備)	Current financial liabilities (excluding trade and other payables and provisions)	3,491,280

		截至 二零一九年 十二月三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000
收入	Revenue	5,000,581
年內利潤及全面收入總額	Profit and total comprehensive income for the year	967,958



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 17. 於聯營公司的權益 (續)

重大聯營公司的財務資料概要 (續)

截至二零一九年十二月三十一日止年度  
(續)

寧波上湖及其附屬公司 (續)

上述年內利潤及全面收入總額包括以下各項：

#### 17. INTERESTS IN ASSOCIATES (Continued)

Summarised financial information of material associates (Continued)

For the year ended 31 December 2019 (Continued)

Ningbo Shanghu and its subsidiary (Continued)

The above profit and total comprehensive income for the year includes the following:

		截至 二零一九年 十二月三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000
折舊及攤銷	Depreciation and amortisation	101
利息收入	Interest income	76,121
所得稅開支	Income tax expenses	322,653

上述財務資料概要與綜合財務報表中確  
認的寧波上湖權益賬面值對賬：

Reconciliation of the above summarised financial information to the carrying  
amount of the interest in Ningbo Shanghu recognised in the consolidated  
financial statements:

		於 二零一九年 十二月三十一日 At 31 December 2019 人民幣千元 RMB'000
寧波上湖的資產淨值	Net assets of Ningbo Shanghu	1,176,334
本集團於寧波上湖的擁有權比例	Proportion of the Group's ownership interest in Ningbo Shanghu	33%
本集團於寧波上湖的權益的賬面值	Carrying amount of the Group's interest in Ningbo Shanghu	388,190

17. 於聯營公司的權益(續)  
非個別重大聯營公司的匯總資料

17. INTERESTS IN ASSOCIATES (Continued)  
Aggregate information of associates that are not individually material

		截至 二零一九年 十二月三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000	截至 二零一八年 十二月三十一日 止年度 Year ended 31 December 2018 人民幣千元 RMB'000
本集團應佔利潤及全面收入總額	The Group's share of profit and total comprehensive income	1,251,941	1,450,388

		於 二零一九年 十二月三十一日 At 31 December 2019 人民幣千元 RMB'000	於 二零一八年 十二月三十一日 At 31 December 2018 人民幣千元 RMB'000
本集團於該等聯營公司的權益 賬面值總額	Aggregate carrying amount of the Group's interests in these associates	7,877,971	5,779,492

18. 於合營企業的權益  
本集團於合營企業的權益詳情如下：

18. INTERESTS IN JOINT VENTURES  
Details of the Group's interests in joint ventures are as follows:

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
於合營企業非上市投資成本	Cost of unlisted investments in joint ventures	9,523,116	6,552,011
應佔收購後業績及其他全面收入， 扣除已收股息	Share of post-acquisition results and other comprehensive income, net of dividend received	3,348,955	1,959,236
		12,872,071	8,511,247

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 18. 於合營企業的權益 (續)

於二零一九年及二零一八年十二月三十一日，本集團合營企業的詳情載列如下：

#### 18. INTERESTS IN JOINT VENTURES (Continued)

Particulars of the Group's principal joint ventures as at 31 December 2019 and 2018 are set out as follows:

合營企業名稱 Name of joint venture	註冊成立/ 成立地點 Place of incorporation/ establishment	經營地點 Place of operation	本集團應佔股權 Equity interest attributable to the Group		本集團所持投票權比率 Proportion of voting power held by the Group		主要業務 Principal activities
			二零一九年 2019	二零一八年 2018	二零一九年 2019	二零一八年 2018	
上海首嘉置業有限公司 Shanghai Shoujia Property Co., Ltd.	中國 PRC	中國 PRC	40%*	40%*	40%*	40%*	房地產開發 Property development
上海新城旭地房地產有限公司 Shanghai Xincheng Xudi Property Development Co., Ltd.	中國 PRC	中國 PRC	50%	50%	50%	50%	房地產開發 Property development
旭寶有限公司 (「旭寶」) Xu Bao Co., Ltd. ("Xu Bao")	中國 PRC	中國 PRC	50%	50%	50%	50%	投資控股 Investment holding
旭溥有限公司 Xu Pu Co. Limited	中國 PRC	中國 PRC	35%*	35%*	35%*	35%*	投資控股 Investment holding
杭州眾旭置業有限公司 Hangzhou Zhongxu Property Co., Ltd.	中國 PRC	中國 PRC	23%*	23%*	23%*	23%*	房地產開發 Property development
天津梅江秋實置業有限公司 Tianjin Meijiangqiushi Property Co., Ltd.	中國 PRC	中國 PRC	25%*	25%*	25%*	25%*	房地產開發 Property development
重慶華宇盛泰房地產開發有限公司 Chongqing Huayushengtai Property Development Co., Ltd.	中國 PRC	中國 PRC	30%*	30%*	30%*	30%*	房地產開發 Property development
合肥錦順房地產開發有限公司 Hefei Jinshun Property Development Co., Ltd.	中國 PRC	中國 PRC	25.4%*	25.4%*	25.4%*	25.4%*	房地產開發 Property development
蘇州旭隆置業有限公司 (「蘇州旭隆」) (附註40) Suzhou Xulong Property Co., Ltd. ("Suzhou Xulong") (note 40)	中國 PRC	中國 PRC	(附註a) (note a)	50%	(附註a) (note a)	50%	房地產開發 Property development
旭昌有限公司 Xu Chang Co. Limited	中國 PRC	中國 PRC	50%	50%	50%	50%	房地產開發 Property development
Wonder Sign Limited	英屬處女群島 BVI	香港 Hong Kong	50%	50%	50%	50%	房地產開發 Property development

## 18. 於合營企業的權益 (續)

## 18. INTERESTS IN JOINT VENTURES (Continued)

合營企業名稱 Name of joint venture	註冊成立/ 成立地點 Place of incorporation/ establishment	經營地點 Place of operation	本集團應佔股權 Equity interest attributable to the Group		本集團所持投票權比率 Proportion of voting power held by the Group		主要業務 Principal activities
			二零一九年	二零一八年	二零一九年	二零一八年	
			2019	2018	2019	2018	
恒山發展有限公司(「恒山發展」) (附註40) Hengshan Development Limited Property Co., Ltd. ("Hengshan Development") (note 40)	香港 Hong Kong	香港 Hong Kong	(附註a) (note a)	50%	(附註a) (note a)	50%	投資控股 Investment holding
南通市旭高置業有限公司 Nantong Xugao Property Co., Ltd.	中國 PRC	中國 PRC	51%*	51%*	51%*	51%*	房地產開發 Property development
蘇州昌尊置業有限公司 Suzhou Changzun Property Co., Ltd.	中國 PRC	中國 PRC	19%*	19%*	19%*	19%*	房地產開發 Property development
重慶旭宇華錦房地產開發有限公司 (「重慶旭宇華錦」)(附註40) Chongqing Xuyuhua Property Development Co., Ltd. ("Chongqing Xuyuhua") (note 40)	中國 PRC	中國 PRC	(附註a) (note a)	33.3%*	(附註a) (note a)	33.3%*	房地產開發 Property development
重慶華輝 Chongqing Huahui	中國 PRC	中國 PRC	(附註 17) (note 17)	33.3%	(附註 17) (note 17)	33.3%	房地產開發 Property development
重慶旭原 Chongqing Xuyuan	中國 PRC	中國 PRC	(附註 17) (note 17)	30%	(附註 17) (note 17)	30%	房地產開發 Property development
杭州茂輝商務諮詢有限公司 Hangzhou Maohui Commercial Information Consultation Co., Ltd.	中國 PRC	中國 PRC	50%	50%	50%	50%	諮詢 Consulting
北京樂優富拓投資有限公司 (「北京樂優富拓」) Beijing Leyou Futuo Investment Co., Ltd. ("Beijing Leyou Futuo")	中國 PRC	中國 PRC	25%	25%	25%	25%	投資控股 Investment holding
天津輝諾房地產開發有限公司 (「天津輝諾」) Tianjin Huinuo Property Development Co., Ltd. ("Tianjin Huinuo")	中國 PRC	中國 PRC	25%* (附註b) (note b)	—	25%* (附註b) (note b)	—	房地產開發 Property development
許昌旭輝房地產開發有限公司 (「許昌旭輝」) Xuchang Xuhui Property Development Co., Ltd. ("Xuchang Xuhui")	中國 PRC	中國 PRC	50% (附註b) (note b)	—	50% (附註b) (note b)	—	房地產開發 Property development

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 18. 於合營企業的權益 (續)

### 18. INTERESTS IN JOINT VENTURES (Continued)

合營企業名稱 Name of joint venture	註冊成立/ 成立地點 Place of incorporation/ establishment	經營地點 Place of operation	本集團應佔股權 Equity interest attributable to the Group		本集團所持投票權比率 Proportion of voting power held by the Group		主要業務 Principal activities
			二零一九年	二零一八年	二零一九年	二零一八年	
			2019	2018	2019	2018	
蘇州昌明置業有限公司(「蘇州昌明」) Suzhou Changming Property Co., Ltd. ("Suzhou Changming")	中國 PRC	中國 PRC	50% (附註b) (note b)	—	50% (附註b) (note b)	—	房地產開發 Property development
合肥昌哲房地產開發有限公司 (「合肥昌哲」) Hefei Changzhe Property Development Co., Ltd. ("Hefei Changzhe")	中國 PRC	中國 PRC	35%* (附註b) (note b)	—	35%* (附註b) (note b)	—	房地產開發 Property development
合肥盛哲房地產開發有限公司 (「合肥盛哲」) Hefei Shengzhe Property Development Co., Ltd. ("Hefei Shengzhe")	中國 PRC	中國 PRC	50% (附註b) (note b)	—	50% (附註b) (note b)	—	房地產開發 Property development
南京昌煜商務諮詢有限公司 (「南京昌煜」) Nanjing Changyu Commercial Information Consultation Co., Ltd. ("Nanjing Changyu")	中國 PRC	中國 PRC	27%* (附註b) (note b)	—	27%* (附註b) (note b)	—	諮詢 Consulting
南京昌哲商務諮詢有限公司 (「南京昌哲」) Nanjing Changzhe Commercial Information Consultation Co., Ltd. ("Nanjing Changzhe")	中國 PRC	中國 PRC	30%* (附註b) (note b)	—	30%* (附註b) (note b)	—	諮詢 Consulting
煙台泰恒房地產有限公司(「煙台泰恒」) (附註41) Yantai Taiheng Property Co., Ltd. ("Yantai Taiheng") (note 41)	中國 PRC	中國 PRC	46%* (附註b) (note b)	—	46%* (附註b) (note b)	—	房地產開發 Property development
煙台泰博房地產有限公司 (「煙台泰博」)(附註41) Yantai Taibo Property Co., Ltd. ("Yantai Taibo") (note 41)	中國 PRC	中國 PRC	46%* (附註b) (note b)	—	46%* (附註b) (note b)	—	房地產開發 Property development
長春和羽房地產開發有限公司 (「長春和羽」)(附註41) Changchun Heyu Property Development Co., Ltd. ("Changchun Heyu") (note 41)	中國 PRC	中國 PRC	30%* (附註b) (note b)	—	30%* (附註b) (note b)	—	房地產開發 Property development

## 18. 於合營企業的權益 (續)

## 18. INTERESTS IN JOINT VENTURES (Continued)

合營企業名稱 Name of joint venture	註冊成立/ 成立地點 Place of incorporation/ establishment	經營地點 Place of operation	本集團應佔股權 Equity interest attributable to the Group		本集團所持投票權比率 Proportion of voting power held by the Group		主要業務 Principal activities
			二零一九年	二零一八年	二零一九年	二零一八年	
			2019	2018	2019	2018	
無錫昌鋒商務諮詢有限公司 (「無錫昌鋒」) Wuxi Changfeng Commercial Information Consultation Co., Ltd. ("Wuxi Changfeng")	中國 PRC	中國 PRC	20%* (附註b) (note b)	—	20%* (附註b) (note b)	—	諮詢 Consulting
湘潭長廈錦城房地產開發 有限公司(「湘潭長廈錦城」) (附註41) Xiangtan Changshajincheng Property Development Co., Ltd. ("Xiangtan Changshajincheng") (note 41)	中國 PRC	中國 PRC	35%* (附註c) (note c)	—	35%* (附註c) (note c)	—	房地產開發 Property development
成都市盛部房地產開發有限公司 (「成都盛部」)(附註41) Chengdu Shengbu Property Development Co., Ltd. ("Chengdu Shengbu") (note 41)	中國 PRC	中國 PRC	34%* (附註c) (note c)	—	34%* (附註c) (note c)	—	房地產開發 Property development
重慶昌格商務資訊諮詢有限公司 (「重慶昌格」)(附註41) Chongqing Changge Commercial Information Consultation Co., Ltd.. ("Chongqing Changge") (note 41)	中國 PRC	中國 PRC	35%* (附註c) (note c)	—	35%* (附註c) (note c)	—	諮詢 Consulting
天津和隆房地產資訊諮詢有限公司 (「天津和隆」) Tianjin Helong Property Information Consultation Co., Ltd.. ("Tianjin Helong")	中國 PRC	中國 PRC	51%*	—	51%*	—	投資控股 Investment holding
VC銀座特定目的會社	日本 Japan	日本 Japan	50%	—	50%	—	房地產開發 Property development
北京輝廣企業管理有限公司 (「北京輝廣」)(附註41) Beijing Huiguang Business Management Co., Ltd. ("Beijing Huiguang") (note 41)	中國 PRC	中國 PRC	11.1%* (附註c) (note c)	—	11.1%* (附註c) (note c)	—	投資控股 Investment holding

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 18. 於合營企業的權益 (續)

\* 該等公司於各期間結束日期根據各公司的章程大綱及細則入賬為合營企業，該等公司的主要財務及營運政策須由全體董事一致通過。

附註：

- (a) 於截至二零一九年十二月三十一日止年度，該等公司成為本集團附屬公司。
- (b) 本集團向一名獨立第三方出售其於天津輝諾的75%股權、於許昌旭輝的50%股權、於蘇州昌明的50%股權、於合肥昌哲的1%股權、於合肥盛哲的1%股權、於南京昌煜的73%股權、於南京昌哲的70%股權、於煙台泰恒的44%股權、於煙台泰博的44%股權、於長春和羽的70%股權及於無錫昌峰80%股權。根據股東協議，所有該等實體已成為本集團的合營企業，該等實體的相關活動須獲全體股東一致同意。該出售事項的詳情載於附註41。
- (c) 透過簽立補充協議，所有策略性財務及經營決策須獲其全體股東一致同意批准，而北京輝廣、湘潭長廈錦城、成都盛部及重慶昌格入賬為合營企業。該出售事項的詳情載於附註41。

該等合營企業於二零一九年十二月三十一日擁有位於中國、香港及日本擬作出售的開發中物業及持作出售物業分別約為人民幣123,978,000,000元(二零一八年：人民幣92,323,000,000元)及約人民幣13,502,000,000元(二零一八年：人民幣3,722,000,000元)。

於二零一八年十二月三十一日，本集團已質押於合營企業的權益人民幣8,159,000元(二零一九年：零)，以為本集團銀行及其他借款作抵押。

#### 18. INTERESTS IN JOINT VENTURES (Continued)

\* These companies are accounted for as joint ventures at the respective period end date as in accordance with the memorandum and articles of the companies, major financial and operating policies of these companies require the unanimous consent of all directors.

Notes:

- (a) The companies became subsidiaries of the Group during the year ended 31 December 2019.
- (b) The Group disposed of its 75% equity interest in Tianjin Huinuo, its 50% equity interest in Xuchang Xuhui, its 50% equity interest in Suzhou Changming, its 1% equity interest in Hefei Changzhe, its 1% equity interest in Hefei Shengzhe, its 73% equity interest in Nanjing Changyu, its 70% equity interest in Nanjing Changzhe, its 44% equity interest in Yantai Taiheng, its 44% equity interest in Yantai Taibo, its 70% equity interest in Changchun Heyu and its 80% equity interest in Wuxi Changfeng to independent third parties. All of these entities became joint ventures of the Group in accordance with the shareholders' agreement, relevant activities of these entities require unanimous consent of all directors. Details of the disposal are set out in note 41.
- (c) By execution of the respective supplemental agreement, all of the strategic financial and operating decisions required approval by unanimous consent of all of its shareholders. Beijing Huiguang, Xiangtan Changshajincheng, Chengdu Shengbu and Chongqing Changge are accounted for as joint ventures. Details of the disposal are set out in note 41.

The joint ventures had properties under development for sale of approximately RMB123,978 million (2018: RMB92,323 million) and properties held for sale of approximately RMB13,502 million (2018: RMB3,722 million) as at 31 December 2019, all of which are situated in the PRC, Hong Kong and Japan.

As at 31 December 2018, the Group had pledged interests in joint ventures of RMB8,159,000 (2019: nil) to secure bank and other borrowings of the Group.

## 18. 於合營企業的權益 (續)

### 重大合營企業的財務資料概要

有關本集團重大合營企業的財務資料概要載列如下。下述財務資料概要為合營企業根據國際財務報告準則編製的財務報表所示金額。

合營企業按權益法於綜合財務報表列賬。

截至二零一九年十二月三十一日止年度

天津和隆及其附屬公司

## 18. INTERESTS IN JOINT VENTURES (Continued)

### Summarised financial information of material joint venture

Summarised financial information in respect of the Group's material joint venture is set out below. The summarised financial information below represents amounts shown in the joint venture's financial statements prepared in accordance with IFRSs.

The joint venture is accounted for using the equity method in the consolidated financial statements.

For the year ended 31 December 2019

Tianjin Helong and its subsidiary

		於 二零一九年 十二月三十一日 At 31 December 2019 人民幣千元 RMB'000
流動資產	Current assets	7,967,162
非流動資產	Non-current assets	1,748
流動負債	Current liabilities	3,476,610
非流動負債	Non-current liabilities	2,498,000
上述資產及負債金額主要包括以下各項：	The above amounts of assets and liabilities mainly include the following:	
擬作出售的開發中物業	Properties under development for sale	3,906,406
應收股東款項	Amounts due from shareholders	3,980,921
現金及現金等價物	Cash and cash equivalents	44,014
流動金融負債 (不包括貿易及其他應付款項及撥備)	Current financial liabilities (excluding trade and other payables and provisions)	2,292,220



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 18. 於合營企業的權益 (續)

##### 重大合營企業的財務資料概要 (續)

#### 18. INTERESTS IN JOINT VENTURES (Continued)

##### Summarised financial information of material joint venture (Continued)

		截至二零一九年 十二月三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000
收入	Revenue	—
年內虧損及全面開支總額	Loss and total comprehensive expense for the year	(5,700)

上述年內虧損及全面開支總額包括以下各項：

The above loss and total comprehensive expense for the year includes the following:

		截至二零一九年 十二月三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000
利息收入	Interest income	194
所得稅開支	Income tax expenses	1,748

上述財務資料概要與綜合財務報表中確認的天津和隆權益賬面值對賬：

Reconciliation of the above summarised financial information to the carrying amount of the interest in Tianjin Helong recognised in the consolidated financial statements:

		於二零一九年 十二月三十一日 At 31 December 2019 人民幣千元 RMB'000
天津和隆的資產淨值	Net assets of Tianjin Helong	1,994,300
本集團於天津和隆的擁有權比例	Proportion of the Group's ownership interest in Tianjin Helong	51%
本集團於天津和隆的權益的賬面值	Carrying amount of the Group's interest in Tianjin Helong	1,017,093

18. 於合營企業的權益(續)

重大合營企業的財務資料概要(續)

截至二零一八年十二月三十一日止年度

旭寶

18. INTERESTS IN JOINT VENTURES (Continued)

Summarised financial information of material joint venture (Continued)

For the year ended 31 December 2018

Xu Bao

		於二零一八年 十二月三十一日 At 31 December 2018 人民幣千元 RMB'000
流動資產	Current assets	3,059,528
非流動資產	Non-current assets	3,574,886
流動負債	Current liabilities	2,394,426
上述資產及負債金額包括以下各項：	The above amounts of assets and liabilities included the following:	
現金及現金等價物	Cash and cash equivalents	311,257
流動金融負債 (不包括貿易及其他應付款項及撥備)	Current financial liabilities (excluding trade and other payables and provisions)	2,153,622
		截至二零一八年 十二月三十一日 止年度 Year ended 31 December 2018 人民幣千元 RMB'000
收入	Revenue	114,846
年內利潤及全面收入總額	Profit and total comprehensive income for the year	15,386

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 18. 於合營企業的權益 (續)

##### 重大合營企業的財務資料概要 (續)

截至二零一八年十二月三十一日止年度  
(續)

旭寶 (續)

上述年內利潤及全面收入總額包括以下各項：

#### 18. INTERESTS IN JOINT VENTURES (Continued)

##### Summarised financial information of material joint venture (Continued)

For the year ended 31 December 2018 (Continued)

Xu Bao (Continued)

The above profit and total comprehensive income for the year includes the following:

		截至二零一八年 十二月三十一日 止年度 Year ended 31 December 2018 人民幣千元 RMB'000
折舊及攤銷	Depreciation and amortisation	76
利息收入	Interest income	2,987
所得稅開支	Income tax expenses	7,431

上述的財務資料概要與綜合財務報表中  
確認的旭寶權益賬面值對賬：

Reconciliation of the above summarised financial information to the carrying amount of the interest in Xu Bao recognised in the consolidated financial statements:

		於二零一八年 十二月三十一日 At 31 December 2018 人民幣千元 RMB'000
旭寶的資產淨值	Net assets of Xu Bao	4,239,988
本集團於旭寶的擁有權比例	Proportion of the Group's ownership interest in Xu Bao	50%
本集團於旭寶的權益的賬面值	Carrying amount of the Group's interest in Xu Bao	2,119,994

18. 於合營企業的權益 (續)  
非個別重大合營企業的匯總資料

18. INTERESTS IN JOINT VENTURES (Continued)  
Aggregate information of joint ventures that are not individually material

		於 二零一九年 十二月三十一日 At 31 December 2019 人民幣千元 RMB'000	於 二零一八年 十二月三十一日 At 31 December 2018 人民幣千元 RMB'000
本集團應佔利潤及全面收入總額	The Group's share of profit and total comprehensive income	1,987,712	717,375

		於 二零一九年 十二月三十一日 At 31 December 2019 人民幣千元 RMB'000	於 二零一八年 十二月三十一日 At 31 December 2018 人民幣千元 RMB'000
本集團於該等合營企業的權益 賬面值總額	Aggregate carrying amount of the Group's interests in these joint ventures	11,854,978	6,391,253

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 19. 於物業項目的投資

#### 19. INVESTMENTS IN PROPERTY PROJECTS

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
按公平值計入損益的金融資產：	Financial assets at FVTPL:		
於物業項目的投資	Investments in property projects	417,688	582,722

上述餘額指本集團於蘇州、宜興及長沙物業項目的權益，而將予收取的金額乃根據與交易對手方訂立的合約合營安排所訂明相關物業單位的銷售額及成本釐定，且將於報告期末按公平值列賬。於二零一九年及二零一八年十二月三十一日的公平值乃基於與本集團並無關連的獨立合資格專業估值師行第一太平戴維斯估值及專業顧問有限公司進行的估值而得出。第一太平戴維斯估值及專業顧問有限公司擁有合適資格，且近期於評估相關地點的類似物業方面擁有經驗。有關公平值計量的詳情載於附註52。

The above balance represents the Group's interests in the property projects located in Suzhou, Yixing and Changsha of which the amounts to be receivable are determined based on the sales and costs of the relevant property units specified in the contractual joint arrangement with the counterparts and it is carried at fair value at the end of the reporting period. The fair value at 31 December 2019 and 2018 has been arrived at on the basis of valuation carried out by Savills Valuation and Professional Services Limited, a firm of independent qualified professional valuer which is not connected with the Group, who has appropriate qualifications and recent experiences in the valuation of similar properties in the relevant locations. Details of the fair value measurements are set out in note 52.

## 20. 衍生金融工具

## 20. DERIVATIVE FINANCIAL INSTRUMENTS

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
衍生金融資產：	Derivative financial assets:		
利率掉期(附註a)	Interest rate swaps (note a)	11,912	—
衍生金融負債：	Derivative financial liabilities:		
外幣遠期合約(附註b)	Foreign currency forward contracts (note b)	(19,260)	(74,949)

附註：

Notes:

(a) 於二零一九年十二月三十一日，本集團持有港元及美元(「美元」)利率掉期，名義總額分別為815,000,000港元及230,000,000美元，掉期利率分別為1.75%至2.045%及1.26%至1.33%。利率掉期乃為減輕借款的外幣風險所訂立。

(b) 於二零一九年十二月三十一日，遠期合約名義總額為600,000,000美元(二零一八年：426,800,000美元)，其中為減輕借款的外幣風險訂立遠期合約。

(a) As at 31 December 2019, the Group held HK\$ and United States dollars ("USD") interest rate swaps with aggregate notional amount of HK\$815,000,000 and USD230,000,000, swapping interests from 1.75% to 2.045% and 1.26% to 1.33%, respectively. The interest rate swaps were entered into for mitigating the interest rate exposure to the borrowings.

(b) As at 31 December 2019, total notional amount of the forward contracts was USD600,000,000 (2018: USD426,800,000) in aggregate of which the forward contracts were entered into for mitigating the foreign currency exposure in relation to the borrowings.

## 21. 就收購股權已付的按金

於本年度，過往年度已付的人民幣50,000,000元按金已用作收購附屬公司(披露於附註40)的部分代價。

## 21. DEPOSITS PAID FOR ACQUISITIONS OF EQUITY INTERESTS

During the year, deposit paid in prior years of RMB50,000,000 was utilised as part of the consideration for acquisitions of subsidiaries as disclosed in note 40.

## 22. 持作出售物業

本集團的持作出售物業主要位於中國及香港。所有持作出售物業按成本及可變現淨值(以較低者為準)列賬。

## 22. PROPERTIES HELD FOR SALE

The Group's properties held for sale are substantially situated in the PRC and Hong Kong. All the properties held for sale are stated at the lower of cost and NRV.

於二零一九年十二月三十一日，本集團抵押約人民幣3,935,311,000元(二零一八年：人民幣2,810,472,000元)的持作出售物業以擔保本集團的銀行及其他借款。

The Group had pledged properties held for sale of approximately RMB3,935,311,000 (2018: RMB2,810,472,000) as at 31 December 2019 to secure bank and other borrowings of the Group.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 23. 擬作出售的開發中物業

#### 23. PROPERTIES UNDER DEVELOPMENT FOR SALE

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
成本	COST		
年初	At the beginning of the year	84,137,912	34,603,171
添置	Additions	79,272,968	53,091,839
收購附屬公司(附註40)	Acquisitions of subsidiaries (note 40)	9,450,436	28,195,759
出售附屬公司(附註41)	Disposal of subsidiaries (note 41)	(12,280,303)	(723,893)
轉撥至持作出售物業	Transfer to properties held for sale	(45,378,290)	(31,028,964)
年末	At the end of the year	115,202,723	84,137,912

		人民幣千元 RMB'000
截至二零一九年十二月三十一日止年度	For the year ended 31 December 2019	
總現金流出	Total cash outflow	46,232,413
添置	Additions	52,729,334

自二零一九年一月一日起，租賃土地的賬面值根據國際財務報告準則第16號按成本減去累計折舊及任何減值虧損計量。剩餘價值確定為租賃土地部分的估計處置價值。

Effective from 1 January 2019, the carrying amount of leasehold lands is measured under IFRS 16 at cost less any accumulated depreciation and any impairment losses. The residual values are determined as the estimated disposal value of the leasehold land component.

擬作出售的開發中物業根據中期租約位於中國境內，並指完成後供其後出售的發展中物業。

The properties under development for sale are located in the PRC under medium-term leases and represent properties under development for subsequent sale upon completion.

於二零一九年十二月三十一日，擬作出售的開發中物業包括約人民幣54,620,983,000元(二零一八年：41,055,434,000元)，即預計於報告期末起計十二個月後完工並可供出售的物業。

Included in the properties under development for sale as at 31 December 2019, an amount of approximately RMB54,620,983,000 (2018: RMB41,055,434,000) which represented the properties expected to be completed and available for sale after more than twelve months from the end of the reporting period.

於二零一九年十二月三十一日，本集團已質押約人民幣75,563,893,000元(二零一八年：人民幣50,541,639,000元)的發展中物業，以擔保本集團獲授銀行及其他借款。

The Group had pledged properties under development for sale of approximately RMB75,563,893,000 (2018: RMB50,541,639,000) as at 31 December 2019 to secure bank and other borrowings of the Group.

## 24. 應收賬款及其他應收款項、按金及預付款項

貿易應收款項主要來自出售物業及租金收入。有關已售物業的代價乃根據相關買賣協議的條款且通常自協議日期起計介乎60至180日內支付。根據租賃協議，租金收入應由租戶於兩個月內支付。

## 24. ACCOUNTS AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

Trade receivables mainly arise from the sales of properties and rental income. Considerations in respect of properties sold are paid in accordance with the terms of the related sales and purchase agreements, normally with a range of 60 days to 180 days from the date of agreement. Rental income is paid by tenants within two months in accordance to tenancy agreement.

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
貿易應收款項－客戶合約	Trade receivables – contracts with customers	2,671,608	647,233
減：信貸虧損撥備	Less: Allowance for credit losses	(808)	(1,768)
		2,670,800	645,465
其他應收款項(附註)	Other receivables (note)	17,436,933	13,015,378
減：信貸虧損撥備	Less: Allowance for credit losses	(2,356)	(3,230)
		17,434,577	13,012,148
預付稅項	Prepaid tax	2,891,189	1,431,679
按金及預付款項	Deposits and prepayments	1,194,988	1,650,840
		24,191,554	16,740,132

附註：有關金額主要包括就潛在物業發展項目的付款及於完成開發項目後可返還的項目相關按金。其他應收款項並無固定還款期，董事認為其須按要求償還。賬齡於一年內的其他應收款項(扣除撥備)為人民幣16,122,735,000元(二零一八年：人民幣12,100,358,000元)，而賬齡超過一年的其他應收款項為人民幣1,311,842,000元(二零一八年：人民幣911,790,000元)。

Note: The amount mainly includes payments paid for potential property development projects and project-related deposits which would be refundable upon completion of the development projects. There is no fixed repayment term for other receivables and the directors consider they are repayable on demand. The other receivables (net of allowance) amounted to RMB16,122,735,000 (2018: RMB12,100,358,000) with aged within one year and RMB1,311,842,000 (2018: RMB911,790,000) aged over one year respectively.

於二零一八年一月一日，來自客戶合約的貿易應收款項為人民幣636,613,000元。

As at 1 January 2018, trade receivables from contracts with customers amounted to RMB636,613,000.



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 24. 應收賬款及其他應收款項、按金及預付款項(續)

以下為於報告期末按協議日期編製的貿易應收款項(經扣除撥備)賬齡分析：

#### 24. ACCOUNTS AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS (Continued)

The following is an aged analysis of trade receivables, based on the date of agreement and net of allowance, at the end of the reporting period:

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
於60日內	Within 60 days	1,025,802	333,073
61至180日	61–180 days	680,405	27,296
181至365日	181–365 days	627,921	175,857
1年以上	Over 1 year	336,672	109,239
		2,670,800	645,465

於接納任何企業客戶前，本集團使用內部信貸評估制度評估潛在客戶的信貸質素。

Before accepting any corporate customer, the Group uses an internal credit assessment system to assess the potential customers' credit quality.

於二零一九年十二月三十一日，於報告日期末逾期賬面值總額為人民幣298,010,000元(二零一八年：人民幣286,864,000元)的應收賬款，計入本集團的貿易應收款項餘額。於已逾期結餘中，人民幣142,696,000元(二零一八年：人民幣111,007,000元)已逾期90日或以上，而並不視為違約，原因為該等結餘主要來自信譽良好的銀行，且目前正處於完成按揭的程序中。

As at 31 December 2019, included in the Group's trade receivables balance are debtors with aggregate carrying amount of RMB298,010,000 (2018: RMB286,864,000) which are past due at the end of the reporting period. Out of the past due balances, RMB142,696,000 (2018: RMB111,007,000) has been past due for 90 days or more for which are not considered as in default as those balances are mainly those banks with good quality and pending for completing their mortgage procedures.

有關貿易及其他應收款項的減值評估詳情載於附註51。

Details of impairment assessment of trade and other receivables are set out in note 51.

#### 25. 應收／應付非控股權益款項

應收／應付非控股權益款項為無抵押、免息及須按要求償還。本公司董事預計該等款項將自報告期末起計十二個月內償還。

#### 25. AMOUNTS DUE FROM/TO NON-CONTROLLING INTERESTS

The amounts due from/to non-controlling interests are unsecured, interest-free and are repayable on demand. The directors of the Company expect the amounts will be settled within 12 months from the end of the reporting period.

#### 26. 應收／應付合營企業及聯營公司款項

應收／應付合營企業及聯營公司款項為無抵押、免息及須按要求償還。本公司董事預計該等款項將自報告期末起計十二個月內償還。

#### 26. AMOUNTS DUE FROM/TO JOINT VENTURES AND ASSOCIATES

The amounts due from/to joint ventures and associates are unsecured, interest-free and are repayable on demand. The directors of the Company expect the amounts will be settled within 12 months from the end of the reporting period.

## 27. 按公平值計入損益的金融資產

強制按公平值計入損益計量的金融資產：

## 27. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

Financial assets mandatorily measured at FVTPL:

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
持作買賣的上市證券：	Listed securities held for trading:		
於聯交所上市的股本證券	Equity securities listed on the Stock Exchange	121,051	255,431
於深圳證券交易所上市的股本證券	Equity securities listed on the Shenzhen Stock Exchange	452,710	449,955
		573,761	705,386
按公平值計入損益的金融資產：	Financial assets at FVTPL:		
非上市私人股本投資基金	Unlisted private equity investments fund	526,458	530,256
上市債務證券	Listed debt securities	—	34,297
		1,100,219	1,269,939
就報告目的分析如下：	Analysed for reporting purpose as:		
流動資產	Current assets	573,761	705,386
非流動資產	Non-current assets	526,458	564,553
		1,100,219	1,269,939

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
按貨幣劃分且按公平值計入損益的金融資產分析：	Analysis of financial assets at FVTPL by currency:		
— 以人民幣計值	— Denominated in RMB	452,710	449,955
— 以港元計值	— Denominated in HK\$	323,396	432,897
— 以美元計值	— Denominated in USD	324,113	387,087
		1,100,219	1,269,939

於二零一八年十二月三十一日，本集團抵押按公平值計入損益的金融資產人民幣105,350,000元（二零一九年：無）以擔保本集團獲授銀行及其他借款。

As at 31 December 2018, financial assets at FVTPL of RMB105,350,000 (2019: nil) were pledged to secure bank and other borrowings of the Group.

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### Notes to the Consolidated Financial Statements

#### 28. 按公平值計入其他全面收入的股本工具

#### 28. EQUITY INSTRUMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
上市投資：	Listed investments:		
於全國中小企業股份轉讓系統上市的股本證券(附註a)	Equity securities listed on the National Equities Exchange and Quotations System (note a)	—	139,500
非上市投資：	Unlisted investments:		
私人實體股本投資(附註b)	Equity investments in private entities (note b)	881,832	779,774
		881,832	919,274

附註：

- (a) 年內，上市投資已由全國中小企業股份轉讓系統私有化，並轉撥至非上市投資。
- (b) 列入非上市投資的私人實體股本投資指本集團在中國大陸成立的私人實體中的股本權益。

Notes:

- (a) During the year, the listed investment has been privatised from the National Equities Exchange and Quotation System and transferred to unlisted investments.
- (b) The equity investments in private entities included in unlisted investments represent the Group's equity interest in private entities established in the PRC.

該等投資並非持作買賣，而是為長遠策略而持有。由於本公司董事認為，確認該等投資計入損益的公平值的短期波動與本集團為長遠持有該等投資及實現其長遠潛在表現的策略不符，因此已選擇將該等股本工具投資指定為按公平值計入其他全面收入。

These investments are not held for trading, instead, they are held for long-term strategic purposes. The directors of the Company have elected to designate these investments in equity instruments at FVTOCI as they believe that recognising short-term fluctuations in these investments' fair value in profit or loss would not be consistent with the Group's strategy of holding these investments for long-term purposes and realising their performance potential in the long run.

#### 29. 受限制銀行存款／銀行結餘及現金

於二零一九年十二月三十一日，計入綜合財務狀況表銀行結餘及現金內的受限制銀行結餘約為人民幣12,326,098,000元(二零一八年：人民幣7,069,119,000元)，而該受限制銀行結餘僅可用於指定房地產開發項目。

#### 29. RESTRICTED BANK DEPOSITS/BANK BALANCES AND CASH

Included in bank balances and cash in the consolidated statement of financial position are restricted bank balances of approximately RMB12,326,098,000 (2018: RMB7,069,119,000) at 31 December 2019, which can only be applied in the designated property development projects.

根據若干銀行貸款協議，本集團須存置若干現金存款作為銀行及其他借款的抵押。有關受限制存款僅於悉數償還相關借款後獲解除。受限制銀行存款分類為流動資產，原因為於報告期末，相關借款須於一年內償還。

Pursuant to certain bank loan agreements, the Group is required to place certain cash deposits as securities for bank and other borrowings. Such restricted deposits will only be released after full repayment of relevant borrowings. The restricted bank deposits are classified as current assets, as the relevant borrowings are repayable within one year as at the end of the reporting period.

銀行結餘及現金包括本集團所持現金及原到期日為三個月或以下的活期存款。銀行結餘按現行市場利率計息。

Bank balances and cash comprise cash held by the Group and demand deposits with an original maturity of three months or less. Bank balances carry prevailing market interest rates.

## 29. 受限制銀行存款／銀行結餘及現金(續)

截至二零一九年十二月三十一日止年度，本集團就銀行結餘執行減值評估並得出結論認為對手方銀行違約可能性不大，因此毋須計提信貸虧損撥備。

受限制銀行存款減值評估的詳情載於附註51。

## 29. RESTRICTED BANK DEPOSITS/BANK BALANCES AND CASH (Continued)

For the year ended 31 December 2019, the Group performed impairment assessment on bank balances and concluded that the probability of defaults of the counterparty banks are insignificant and accordingly, no allowance for credit losses is provided.

Details of impairment assessment of restricted bank deposits are set out in note 51.

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
按貨幣計算的銀行結餘及現金分析：	Analysis of bank balances and cash by currency:		
－以人民幣計值	－ Denominated in RMB	54,718,177	41,900,266
－以港元計值	－ Denominated in HK\$	972,909	276,029
－以美元計值	－ Denominated in USD	1,554,091	1,099,488
－以其他貨幣計值	－ Denominated in other currencies	7,857	51,778
		57,253,034	43,327,561

## 30. 應付賬款及其他應付款項以及應計開支

## 30. ACCOUNTS AND OTHER PAYABLES AND ACCRUED CHARGES

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
應付賬款	Accounts payables	16,202,197	10,306,115
其他應付款項及應計開支	Other payables and accrued charges	21,118,624	13,456,174
其他應付稅項	Other tax payable	1,762,307	2,125,715
		39,083,128	25,888,004

有關建設的應付賬款及應計開支包括建造成本及其他項目相關開支，該等款項乃根據本集團計量的項目進度支付。

Accounts payables and accrued expenditure on construction comprise construction costs and other project-related expenses which are payable based on project progress measured by the Group.

貿易應付款項的平均信貸期為60日。本集團已制訂財務風險管理政策，以確保所有應付款項均於信貸期限內償付。

The average credit period of trade payables is 60 days. The Group has financial risk management policies in place to ensure that all payables are within the credit timeframe.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 30. 應付賬款及其他應付款項以及應計開支(續)

以下為於報告期末按發票日期編製的應付賬款賬齡分析：

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
於60日內	Within 60 days	4,907,324	4,541,519
61至180日	61–180 days	3,165,865	1,573,464
181至365日	181–365 days	5,404,230	2,128,060
1年以上	Over 1 year	2,724,778	2,063,072
		16,202,197	10,306,115

其他應付款項及應計開支主要指應計貸款利息及就招標及執行施工合同自承包商收取的各類按金、就潛在物業開發項目收取的臨時付款以及將於開發項目完工時退還的項目相關按金。

#### 30. ACCOUNTS AND OTHER PAYABLES AND ACCRUED CHARGES (Continued)

The following is an aged analysis of accounts payables, based on the invoice date, at the end of the reporting period:

Other payables and accrued charges mainly represent accrued loan interest, various deposits received from contractors in relation to tendering and execution of construction contracts and temporary payments received for potential property development projects and project-related deposits which will be refunded upon completion of the development projects.

#### 31. 合約負債

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
銷售物業	Sales of properties	54,195,700	44,238,431

於二零一八年一月一日，合約負債為人民幣25,548,720,000元。

As at 1 January 2018, contract liabilities amounted to RMB25,548,720,000.

預期合約負債將於本集團一般營運周期內結算。

Contract liabilities are expected to be settled within the Group's normal operating cycle.

下表列示於本年度確認的收入與過往期間履行的履約責任的相關程度。

The following table shows how much of the revenue recognised in the current year relates to carried-forward contract liabilities.

### 31. 合約負債 (續)

### 31. CONTRACT LIABILITIES (Continued)

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
計入年初合約負債結餘的已確認收入	Revenue recognised that was included in the contract liabilities balance at the beginning of the year		
– 銷售物業	– Sales of properties	32,523,493	19,622,608

本集團可於客戶訂立買賣協議時自客戶收取30%至100%的合約價值作為按金。於二零一八年十二月三十一日，合約負債於綜合財務狀況表中呈列為已收物業銷售按金。

The Group receives 30%-100% of the contract value as deposits from customers when they sign the sale and purchase agreements. The contract liabilities are presented as deposits received from property sales in the consolidated statement of financial position as at 31 December 2018.

### 32. 租賃負債

### 32. LEASE LIABILITIES

		二零一九年 2019 人民幣千元 RMB'000
<b>應付租賃負債：</b>	<b>Lease liabilities payable:</b>	
一年內	Within one year	58,598
為期一年以上，但不超過兩年	Within a period of more than one year but not more than two years	30,501
為期兩年以上，但不超過五年	Within a period of more than two years but not more than five years	20,674
為期五年以上	Within a period of more than five years	7,766
		117,539
減：流動負債項下所示12個月內到期結算的金額	Less: Amounts due for settlement within 12 months shown under current liabilities	(58,598)
非流動負債項下所示12個月後到期結算的金額	Amounts due for settlement after 12 months shown under non-current liabilities	58,941

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 32. 租賃負債(續)

以有關集團實體的功能貨幣以外貨幣計值的租賃負債載列如下：

#### 32. LEASE LIABILITIES (Continued)

Lease obligations that are denominated in currency other than the functional currency of the relevant group entities are set out below:

		港元 Hong Kong dollars 人民幣千元 RMB'000
於二零一九年十二月三十一日	As at 31 December 2019	3,402

#### 33. 銀行及其他借款

#### 33. BANK AND OTHER BORROWINGS

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
有抵押銀行貸款(附註d)	Bank loans, secured (note d)	50,625,286	36,754,386
雙邊貸款(附註e)	Bilateral loans (note e)	4,012,423	4,572,837
銀團貸款(附註f)	Syndicated loans (note f)	9,128,402	8,576,337
資產擔保證券(「資產擔保證券」) (附註g)	Asset-backed-securities ("ABS") (note g)	1,316,121	—
		65,082,232	49,903,560

於各報告期末的若干銀行及其他借款乃以附註43所載抵押資產及若干附屬公司的股權擔保。

Certain bank and other borrowings as at the end of each reporting period were secured by the pledge of assets set out in note 43 and equity interests in certain subsidiaries.



### 33. 銀行及其他借款(續)

附註：

(a) 借款須按以下償還：

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
一年內或按要求	Within one year or on demand	13,941,253	8,842,371
一年以上，但不超過兩年	More than one year, but not exceeding two years	15,245,682	18,182,914
兩年以上，但不超過三年	More than two years, but not exceeding three years	27,950,438	18,095,805
三年以上，但不超過五年	More than three years, but not exceeding five years	7,603,359	4,366,300
五年以上	More than five years	341,500	416,170
減：流動負債項下所示一年內到期金額	Less: Amounts due within one year shown under current liabilities	65,082,232 (13,941,253)	49,903,560 (8,842,371)
一年後到期金額	Amounts due after one year	51,140,979	41,061,189

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
以貨幣劃分的借款分析：	Analysis of borrowings by currency:		
—以人民幣計值	— Denominated in RMB	48,254,985	32,349,891
—以港元計值	— Denominated in HK\$	9,680,245	8,934,116
—以美元計值	— Denominated in USD	7,127,495	8,598,206
—以其他貨幣計值	— Denominated in other currencies	19,507	21,347
		65,082,232	49,903,560

(b) 於二零一九年十二月三十一日，約人民幣18,063,126,000元（二零一八年：人民幣6,846,165,000元）的定息借款按介乎3.00厘至10.6厘（二零一八年：3.54厘至10厘）的年利率計息，令本集團面對公平值利率風險。餘下借款按浮動利率安排，於二零一九年十二月三十一日，實際年利率介乎1.88厘至10.30厘（二零一八年：1.88厘至7.13厘），令本集團面對現金流利率風險。

(c) 於各報告期末的實際利率範圍如下：

		二零一九年 2019	二零一八年 2018
銀行貸款	Bank loans	1.88% – 10.6%	1.88% – 10%

(d) 於二零一九年十二月三十一日，計入本集團銀行貸款的金額約人民幣12,913,568,000元（二零一八年：人民幣1,926,372,000元）乃由本公司若干附屬公司的股權作抵押。

(e) 本公司（作為借款方）與多間離岸銀行及融資機構（作為貸款方）訂立融資協議（「雙邊貸款」）。該等貸款的尚未償還總額約為人民幣4,012,400,000元（二零一八年：人民幣4,572,800,000元）。雙邊貸款的年期最多為三年並由本公司若干離岸附屬公司的股權作抵押，並分別由香港銀行同業拆息率（「香港銀行同業拆息率」）加2.25厘至香港銀行同業拆息率加4厘及恒生銀行人民幣最優惠利率加1.90厘的浮動年利率計息。

### 33. BANK AND OTHER BORROWINGS (Continued)

Notes:

(a) The borrowings are repayable:

(b) Fixed-rate borrowings amounted to approximately RMB18,063,126,000 (2018: RMB6,846,165,000) carry interest ranging from 3.00% to 10.6% (2018: 3.54% to 10%) per annum at 31 December 2019 and expose the Group to fair value interest rate risk. The remaining borrowings are arranged at variable rates with effective interest rates ranging from 1.88% to 10.30% (2018: 1.88% to 7.13%) per annum at 31 December 2019, and expose the Group to cash flow interest rate risk.

(c) The range of effective interest rates at the end of each reporting period are as follows:

(d) Included in the Group's bank loans, amount of approximately RMB12,913,568,000 (2018: RMB1,926,372,000) as at 31 December 2019 is secured by equity interests of certain subsidiaries of the Company.

(e) The Company as borrower, entered into facility agreements with various offshore banks and financial institutions as lenders ("Bilateral loans"). The aggregate outstanding amount under these loans amounted to approximately RMB4,012.4 million (2018: RMB4,572.8 million). The Bilateral loans have terms ranging up to three years and were secured by equity interest of certain offshore subsidiaries of the Company and carried various interest from Hong Kong Inter-bank Offered Rate ("HIBOR") plus 2.25%, to HIBOR plus 4%, and the Hang Seng Bank RMB Prime Rate plus 1.90% per annum.



## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 33. 銀行及其他借款(續)

附註：(續)

- (f) 於二零一九年八月二十八日，本公司(作為借款方)及本公司若干離岸附屬公司(作為初步擔保人)，與一組財務機構(作為貸款方)訂立銀團貸款協議。銀團貸款為雙幣種的固定期限貸款融資，總額約為2,846,000,000港元，分為兩部分：(i)美元部分合共160,000,000美元；及(ii)港元部分合共1,598,000,000港元，最後期限為自首次動用日期起計四十二個月，並按香港銀行同業拆息率加3.10厘及倫敦銀行同業拆息率(「倫敦銀行同業拆息率」)加3.10厘的年利率計息。

於二零一九年九月二十四日，本公司(作為借款方)及本公司若干離岸附屬公司(作為初步擔保人)，與一組財務機構(作為貸款方)訂立額外銀團貸款協議。額外銀團貸款為雙幣種的固定期限貸款融資，總額約為803,000,000港元，分為兩部分：(i)美元部分合共20,000,000美元；及(ii)港元部分合共647,000,000港元連同於二零一九年八月二十八日借入的銀團貸款，兩者期限及利息相同。

於二零一八年三月二十九日，本公司(作為借款方)及本公司若干離岸附屬公司(作為初步擔保人)，與一組財務機構(作為貸款方)訂立銀團貸款協議。銀團貸款為雙幣種的固定期限貸款融資，總額約為1,600,000,000港元，分為兩部分：(i)美元部分合共9,000,000,000美元；及(ii)港元部分合共1,530,000,000港元，最後期限為自首次動用日期起計四十二個月，並按香港銀行同業拆息率加3.32厘的年利率計息。

於二零一七年九月二十日，本公司(作為借款方)及本公司若干離岸附屬公司(作為初步擔保人)，與一組財務機構(作為貸款方)訂立銀團貸款協議。銀團貸款為美元固定期限貸款，總額為135,000,000美元，最終期限為自首次動用日期起計三年，並按倫敦銀行同業拆息率加3.30厘的年利率計息。

於二零一六年十二月三十日，本公司(作為借款方)及本公司若干離岸附屬公司(作為初步擔保人)，與一組財務機構(作為貸款方)訂立銀團貸款協議。銀團貸款為雙幣種的固定期限貸款融資，分為兩部分：(i)港元部分合共2,920,000,000港元，最後期限為自首次動用日期起計四年，並按香港銀行同業拆息率加3.70厘的年利率計息；及(ii)人民幣部分合共人民幣800,000,000元，最後期限為自首次動用日期起計三年，並按固定年利率4.75厘計息。

- (g) 於二零一九年一月十五日，本公司全資擁有附屬公司旭輝集團股份有限公司(「旭輝中國」)根據以物業銷售未來盈利作抵押的證券化安排發行面值總額人民幣1,370,000,000元於二零二二年一月十五日到期的上海證券交易所(「上交所」)上市資產擔保證券(「二零二二年一月到期資產擔保證券」)。根據該等安排，二零二二年一月到期資產擔保證券的優先部分以面值總額人民幣1,300,000,000元發行，按年利率7.4厘計息，利息每季支付，並由獨立第三方認購；而面值總額為人民幣70,000,000元的二零二二年一月到期資產擔保證券的次級部分已發行，其不計息並已由旭輝中國認購。如發生違約，優先部分較次級部分優先償還。二零二二年一月到期資產擔保證券的實際年利率為7.57厘。

### 33. BANK AND OTHER BORROWINGS (Continued)

Notes: (Continued)

- (f) On 28 August 2019, the Company as borrower, and certain offshore subsidiaries of the Company as initial guarantors, entered into a syndicated loan agreement with a group of financial institutions as lenders. The syndicated loan is a dual-currency term loan facility with an aggregate amount of approximately HK\$2,846 million divided into two tranches: (i) United States dollars tranche with an aggregate amount of USD160 million; and (ii) Hong Kong dollars tranche with an aggregate amount of HK\$1,598 million, with final maturity of forty-two months from the date of first utilisation date and carried interest at HIBOR plus 3.10% and London Inter-bank Offered Rate ("LIBOR") plus 3.10%, per annum.

On 24 September 2019, the Company as borrower, and certain offshore subsidiaries of the Company as initial guarantors, entered into an additional syndicated loan agreement with a group of financial institutions as lenders. The additional syndicated loan is a dual-currency term loan facility with an aggregate amount of approximately HK\$803 million divided into two tranches: (i) United States dollars tranche with an aggregate amount of USD20 million; and (ii) Hong Kong dollars tranche with an aggregate amount of HK\$647 million consolidated with the syndicated loan borrowed on 28 August 2019, carried the same maturity date and interest.

On 29 March 2018, the Company as borrower, and certain offshore subsidiaries of the Company as initial guarantors, entered into a syndicated loan agreement with a group of financial institutions as lenders. The syndicated loan is a dual-currency term loan facility with an aggregate amount of approximately HK\$1,600 million divided into two tranches: (i) United States dollars tranche with an aggregate amount of USD9 million; and (ii) Hong Kong dollars tranche with an aggregate amount of HK\$1,530 million, with final maturity of forty-two months from the date of first utilisation date and carried interest at HIBOR plus 3.32% per annum.

On 20 September 2017, the Company as borrower, and certain offshore subsidiaries of the Company as initial guarantors, entered into a syndicated loan agreement with a group of financial institutions as lenders. The syndicated loan is a USD term loan with an aggregate amount of USD135 million with final maturity of three years from the date of first utilisation date and carried interest at LIBOR plus 3.30% per annum.

On 30 December 2016, the Company as borrower, and certain offshore subsidiaries of the Company as initial guarantors, entered into a syndicated loan agreement with a group of financial institutions as lenders. The syndicated loan is a dual-currency term loan facility divided into two tranches: (i) Hong Kong dollars tranche with an aggregate amount of HK\$2,920 million with final maturity of four years from the date of first utilisation date and carried interest at HIBOR plus 3.70% per annum; and (ii) Renminbi tranche with an aggregate amount of RMB800 million, with final maturity of three years from the date of first utilisation date and carried fixed interest of 4.75% per annum.

- (g) On 15 January 2019, CIFI Group Co., Ltd. ("CIFI PRC"), a wholly owned subsidiary of the Company, issued ABS ("January 2022 due ABS") which is listed on the Shanghai Stock Exchange ("SSE") under securitisation arrangements collateralised by the future earnings relating to property sale with maturity on 15 January 2022 at a total nominal amount of RMB1,370,000,000. Under the arrangements, priority portion of January 2022 due ABS were issued with aggregate nominal value of RMB1,300,000,000 which carry interests of 7.4% per annum, interests payable quarterly and were subscribed by independent third parties, while secondary portion of January 2022 due ABS with aggregate nominal value of RMB70,000,000 were issued, interest-free and were subscribed by CIFI PRC. The priority portion takes priority over the secondary portion in event of default. The effective interest of January 2022 due ABS is 7.57% per annum.

### 34. 優先票據

### 34. SENIOR NOTES

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
以美元計值的優先票據：	Senior notes denominated in USD:		
二零二零年六月到期優先票據(附註a)	Senior notes due in June 2020 (note a)	–	2,807,504
二零二二年一月到期優先票據(附註b)	Senior notes due in January 2022 (note b)	4,024,308	3,877,490
二零二三年一月到期優先票據(附註c)	Senior notes due in January 2023 (note c)	2,114,448	2,068,299
二零二一年四月到期優先票據(附註d)	Senior notes due in April 2021 (note d)	3,559,747	3,450,757
二零二零年五月到期優先票據(附註e)	Senior notes due in May 2020 (note e)	2,159,849	2,074,663
二零二一年三月到期優先票據(附註g)	Senior notes due in March 2021 (note g)	2,859,133	–
二零二三年二月到期優先票據(附註h)	Senior notes due in February 2023 (note h)	2,129,898	–
二零二四年三月到期優先票據(附註i)	Senior notes due in March 2024 (note i)	3,881,389	–
二零二四年十一月到期優先票據(附註j)	Senior notes due in November 2024 (note j)	3,498,239	–
以人民幣計值的優先票據：	Senior notes denominated in RMB:		
二零二零年九月到期優先票據(附註f)	Senior notes due in September 2020 (note f)	1,030,507	1,014,901
二零二二年四月到期優先票據(附註k)	Senior notes due in April 2022 (note k)	1,607,026	–
		26,864,544	15,293,614
減：計入流動負債內的一年內到期金額	Less: Amounts due within one year included in current liabilities	(3,190,356)	–
計入非流動負債內的一年後到期金額	Amounts due after one year included in non-current liabilities	23,674,188	15,293,614

附註：

Notes:

(a) 於二零一五年六月五日，本公司以折讓0.509%發行面值總額達400,000,000美元的有擔保定息優先票據(「二零二零年六月到期票據」)，以年利率7.75厘的定息計息(須每半年支付一次利息)，並將於二零二零年六月五日悉數償還。

倘於下文所示任何年度六月五日開始的十二個月期間贖回，則本公司可於二零一八年六月五日或之後隨時及不時，按相等於下文載列的本金總額百分比的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回全部或部分二零二零年六月到期票據：

(a) On 5 June 2015, the Company issued guaranteed fixed rate senior notes at discount of 0.509% with aggregate nominal value of USD400,000,000 (the "June 2020 due Notes") which carry fixed interest of 7.75% per annum (interest payable semi-annually in arrears) and will be fully repayable by 5 June 2020.

At any time and from time to time on or after 5 June 2018, the Company may redeem the June 2020 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 5 June of any year set forth below:

期間	Period	贖回價 Redemption price
二零一九年	2019	101.9375%

於二零一九年六月五日，本公司按相當於本金總額101.9375%的贖回價加上應計及未付利息，贖回二零二零年六月到期票據的本金總額150,000,000美元。於二零一九年八月四日，本公司按相當於本金總額101.9375%的贖回價加上應計及未付利息，贖回二零二零年六月到期票據的本金總額250,000,000美元。該贖回導致年內在損益確認約人民幣44,043,000元的總虧損(附註7)。

On 5 June 2019, the Company redeemed an aggregate principal amount of USD150,000,000 of the June 2020 due Notes at a redemption price equal to 101.9375% of the principal amount plus the accrued and unpaid interest. On 4 August 2019, the Company redeemed an aggregate principal amount of USD250,000,000 of the June 2020 due Notes at a redemption price equal to 101.9375% of the principal amount plus the accrued and unpaid interest. The redemption resulted in a total loss of RMB44,043,000 (note 7) recognised in profit or loss during the year.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 34. 優先票據 (續)

附註：(續)

- (b) 於二零一七年一月二十四日，本公司發行面值總額達285,000,000美元的有擔保定息優先票據（「二零二二年一月到期原票據」），以年利率5.5厘的定息計息（須每半年支付一次利息），並將於二零二二年一月二十三日悉數償還。

於二零一八年十月八日，本公司發行面值總額達300,000,000美元的額外有擔保定息優先票據，該等優先票據與二零二二年一月到期原票據（統稱「二零二二年一月到期票據」）合併並組成單一系列。二零二二年一月到期票據按固定年利率5.5厘計息（須每半年支付一次利息），並將於二零二二年一月二十三日悉數償還。

就二零二二年一月到期票據而言，本公司可於二零二二年一月二十三日隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二二年一月到期票據本金額105.5%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二二年一月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二二年一月二十三日隨時及不時，按二零二二年一月到期票據本金額100%的贖回價，另加二零二二年一月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二二年一月到期票據。

「二零二二年一月適用溢價」指於任何贖回日期，就二零二二年一月到期票據而言，(1)二零二二年一月到期票據本金額的1.00%與(2)(A)(i)二零二二年一月到期票據於二零二二年一月二十三日的贖回價加(ii)直至二零二二年一月二十三日二零二二年一月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按相當於經調整國債利率加100個基點的貼現率計算）超出(B)於有關贖回日期二零二二年一月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度一月二十三日開始的十二個月期間贖回，則本公司可於二零二二年一月二十三日或之後隨時及不時，按相等於下文載列的本金額百分比的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二二年一月到期票據：

期間	Period	贖回價 Redemption price
二零二二年	2020	102.750%
二零二一年	2021	101.375%

#### 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (b) On 24 January 2017, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD285,000,000 (the "Original January 2022 due Notes") which carry fixed interest of 5.5% per annum (interest payable semi-annually in arrears) and will be fully repayable by 23 January 2022.

On 8 October 2018, the Company issued additional guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000, which is consolidated and formed a single class with the Original January 2022 due Notes (collectively referred to as the "January 2022 due Notes"). The January 2022 due Notes carry fixed interest of 5.5% per annum (interest payable semi-annually in arrears) and will be fully repayable by 23 January 2022.

For the January 2022 due Notes, at any time and from time to time prior to 23 January 2020, the Company may redeem up to 35% of the aggregate principal amount of the January 2022 due Notes at a redemption price of 105.5% of the principal amount of the January 2022 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 23 January 2020, the Company may at its option redeem the January 2022 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the January 2022 due Notes plus the January 2022 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"January 2022 Applicable Premium" means with respect to the January 2022 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such January 2022 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such January 2022 due Notes on 23 January 2020 plus (ii) all required remaining scheduled interest payments due on such January 2022 due Notes through 23 January 2020 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such January 2022 due Notes on such redemption date.

At any time and from time to time on or after 23 January 2020, the Company may redeem the January 2022 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 23 January of any year set forth below:

### 34. 優先票據 (續)

附註：(續)

- (c) 於二零一八年一月二十三日，本公司發行面值總額達300,000,000美元有擔保定息優先票據（「二零二三年一月到期票據」），按固定年利率5.5厘計息（須每半年支付一次利息）並將於二零二三年一月二十三日悉數償還。

就二零二三年一月到期票據而言，本公司可於二零二一年一月二十三日隨時及不時，運用出售其股本發售內普通證券的所得款項現金淨額，按二零二三年一月到期票據本金額105.5%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二三年一月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二一年一月二十三日隨時及不時，按二零二三年一月到期票據截至贖回日期的本金額100%的贖回價，另加截至贖回日期的二零二三年一月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二三年一月到期票據。

「二零二三年一月適用溢價」指於任何贖回日期，就二零二三年一月到期票據而言，(1)二零二三年一月到期票據本金額的1.00%與(2)(A)(i)二零二三年一月到期票據於二零二一年一月二十三日的贖回價加(ii)直至二零二一年一月二十三日二零二三年一月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按相當於經調整國債利率加100個基點的貼現率計算）超出(B)於有關贖回日期二零二三年一月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度一月二十三日開始的十二個月期間贖回，則本公司可於二零二一年一月二十三日或之後隨時及不時，按相等於下文載列的本金額百分比的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二三年一月到期票據：

期間	Period	贖回價 Redemption price
二零二一年	2021	102.750%
二零二二年	2022	101.375%

### 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (c) On 23 January 2018, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000 (the "January 2023 due Notes") which carry fixed interest of 5.5% per annum (interest payable semi-annually in arrears) and will be fully repayable by 23 January 2023.

For the January 2023 due Notes, at any time and from time to time prior to 23 January 2021, the Company may redeem up to 35% of the aggregate principal amount of the January 2023 due Notes at a redemption price of 105.5% of the principal amount of the January 2023 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 23 January 2021, the Company may at its option redeem the January 2023 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the January 2023 due Notes plus the January 2023 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"January 2023 Applicable Premium" means with respect to the January 2023 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such January 2023 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such January 2023 due Notes on 23 January 2021 plus (ii) all required remaining scheduled interest payments due on such January 2023 due Notes through 23 January 2021 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such January 2023 due Notes on such redemption date.

At any time and from time to time on or after 23 January 2021, the Company may redeem the January 2023 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 23 January of any year set forth below:

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 34. 優先票據 (續)

附註：(續)

- (d) 於二零一八年四月二十三日，本公司發行面值總額達500,000,000美元的有擔保息優先票據(「二零二一年四月到期票據」)，按固定年利率6.875厘計息(須每半年支付一次利息)，並將於二零二一年四月二十三日悉數償還。

就二零二一年四月到期票據而言，本公司可於二零二一年四月二十三日以前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二一年四月到期票據本金額106.875%的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回二零二一年四月到期票據本金總額的最多35%(須受若干條件限制)。此外，本公司可於二零二一年四月二十三日以前隨時及不時，按二零二一年四月到期票據截至贖回日期的本金額100%的贖回價，另加截至贖回日期的二零二一年四月適用溢價以及計至(惟不包括)贖回日期的應計及未付利息(如有)，選擇贖回全部而非部分二零二一年四月到期票據。

「二零二一年四月適用溢價」指於任何贖回日期就二零二一年四月到期票據而言，(1)二零二一年四月到期票據本金額的1.00%與(2)(A)(i)二零二一年四月到期票據於二零二一年四月二十三日的贖回價加(ii)直至二零二一年四月二十三日止二零二一年四月到期票據所有規定餘下到期擬定利息付款(惟不包括直至贖回日期的應計及未付利息)的金額於有關贖回日期的現值(按相當於經調整國債利率加100個基點的貼現率計算)超出(B)於有關贖回日期二零二一年四月到期票據本金額的款額兩者之間的較高者。

本公司可於二零二一年四月二十三日或之後隨時及不時，按相等於二零二一年四月到期票據本金額102%的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回全部或部分二零二一年四月到期票據。

- (e) 於二零一八年五月二日，本公司發行面值總額達300,000,000美元的有擔保息優先票據(「二零二二年五月到期票據」)，按固定年利率6.375厘計息(須每半年支付一次利息)，並將於二零二二年五月二日悉數償還。

就二零二二年五月到期票據而言，本公司可於二零二二年五月二日以前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二二年五月到期票據本金額106.375%的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回二零二二年五月到期票據本金總額的最多35%(須受若干條件限制)。此外，本公司可於二零二二年五月二日以前隨時及不時，按二零二二年五月到期票據截至贖回日期的本金額100%的贖回價，另加截至贖回日期的二零二二年五月適用溢價以及計至(惟不包括)贖回日期的應計及未付利息(如有)，選擇贖回全部而非部分二零二二年五月到期票據。

「二零二二年五月適用溢價」指於任何贖回日期，就二零二二年五月到期票據而言，(1)二零二二年五月到期票據本金額的1.00%與(2)(A)(i)二零二二年五月到期票據於二零二二年五月二日的贖回價加(ii)直至二零二二年五月二日止二零二二年五月到期票據所有規定餘下到期擬定利息付款(惟不包括直至贖回日期的應計及未付利息)的金額於有關贖回日期的現值(按相當於經調整國債利率加100個基點的貼現率計算)超出(B)於有關贖回日期二零二二年五月到期票據本金額的款額兩者之間的較高者。

#### 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (d) On 23 April 2018, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD500,000,000 (the "April 2021 due Notes") which carry fixed interest of 6.875% per annum (interest payable semi-annually in arrears) and will be fully repayable by 23 April 2021.

For the April 2021 due Notes, at any time and from time to time prior to 23 April 2020, the Company may redeem up to 35% of the aggregate principal amount of the April 2021 due Notes at a redemption price of 106.875% of the principal amount of the April 2021 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 23 April 2020, the Company may at its option redeem the April 2021 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the April 2021 due Notes plus the April 2021 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"April 2021 Applicable Premium" means with respect to the April 2021 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such April 2021 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such April 2021 due Notes on 23 April 2020 plus (ii) all required remaining scheduled interest payments due on such April 2021 due Notes through 23 April 2020 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such April 2021 due Notes on such redemption date.

At any time and from time to time on or after 23 April 2020, the Company may redeem the April 2021 due Notes, in whole or in part, at a redemption price equal to 102% of principal amount of the April 2021 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date.

- (e) On 2 May 2018, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000 (the "May 2020 due Notes") which carry fixed interest of 6.375% per annum (interest payable semi-annually in arrears) and will be fully repayable by 2 May 2020.

For the May 2020 due Notes, at any time and from time to time prior to 2 May 2020, the Company may redeem up to 35% of the aggregate principal amount of the May 2020 due Notes at a redemption price of 106.375% of the principal amount of the May 2020 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 2 May 2020, the Company may at its option redeem the May 2020 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the May 2020 due Notes plus the May 2020 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"May 2020 Applicable Premium" means with respect to the May 2020 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such May 2020 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such May 2020 due Notes on 2 May 2020 plus (ii) all required remaining scheduled interest payments due on such May 2020 due Notes through 2 May 2020 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such May 2020 due Notes on such redemption date.



### 34. 優先票據 (續)

附註：(續)

- (f) 於二零一八年九月二十日，本公司發行面值總額達人民幣100,000,000元的有擔保定息優先票據（「二零二零年九月到期票據」），按固定年利率7.75厘計息（須每半年支付一次利息），並將於二零二零年九月二十日悉數償還。

就二零二零年九月到期票據而言，本公司可於二零二零年九月二十日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二零年九月到期票據本金額107.75%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二零年九月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二零年九月二十日前隨時及不時，按二零二零年九月到期票據截至贖回日期的本金額100%的贖回價，另加截至贖回日期的二零二零年九月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二零年九月到期票據。

「二零二零年九月適用溢價」指於任何贖回日期，就二零二零年九月到期票據而言，(1)二零二零年九月到期票據本金額的1.00%與(2)(A)(i)二零二零年九月到期票據於二零二零年九月二十日的贖回價加(ii)直至二零二零年九月二十日二零二零年九月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按每年2.50%的貼現率計算）超出(B)於有關贖回日期二零二零年九月到期票據本金額的款額兩者之間的較高者。

- (g) 於二零一九年一月二日，本公司發行面值總額達400,000,000美元的有擔保定息優先票據（「二零二一年三月到期票據」），按固定年利率7.625厘計息（須每半年支付一次利息），並將於二零二一年三月二日悉數償還。

二零二一年三月到期票據而言，本公司可於二零二一年三月二日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二一年三月到期票據本金額107.625%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二一年三月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二一年三月二日前隨時及不時，按二零二一年三月到期票據截至贖回日期的本金額100%的贖回價，另加截至贖回日期的二零二一年三月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二一年三月到期票據。

「二零二一年三月適用溢價」指於任何贖回日期，就二零二一年三月到期票據而言，(1)二零二一年三月到期票據本金額的1.00%與(2)(A)(i)二零二一年三月到期票據於二零二一年三月二日的贖回價加(ii)直至二零二一年三月二日二零二一年三月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按相當於經調整國債利率加100個基點的貼現率計算）超出(B)於有關贖回日期二零二一年三月到期票據本金額的款額兩者之間的較高者。

### 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (f) On 20 September 2018, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of RMB1,000,000,000 (the “September 2020 due Notes”) which carry fixed interest of 7.75% per annum (interest payable semi-annually in arrears) and will be fully repayable by 20 September 2020.

For the September 2020 due Notes, at any time and from time to time prior to 20 September 2020, the Company may redeem up to 35% of the aggregate principal amount of the September 2020 due Notes at a redemption price of 107.75% of the principal amount of the September 2020 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 20 September 2020, the Company may at its option redeem the September 2020 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the September 2020 due Notes plus the September 2020 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

“September 2020 Applicable Premium” means with respect to the September 2020 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such September 2020 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such September 2020 due Notes on 20 September 2020 plus (ii) all required remaining scheduled interest payments due on such September 2020 due Notes through 20 September 2020 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate of 2.50% per annum, over (B) the principal amount of such September 2020 due Notes on such redemption date.

- (g) On 2 January 2019, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD400,000,000 (the “March 2021 due Notes”) which carry fixed interest of 7.625% per annum (interest payable semi-annually in arrears) and will be fully repayable by 2 March 2021.

For the March 2021 due Notes, at any time and from time to time prior to 2 March 2021, the Company may redeem up to 35% of the aggregate principal amount of the March 2021 due Notes at a redemption price of 107.625% of the principal amount of the March 2021 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 2 March 2021, the Company may at its option redeem the March 2021 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the March 2021 due Notes plus the March 2021 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

“March 2021 Applicable Premium” means with respect to the March 2021 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such March 2021 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such March 2021 due Notes on 2 March 2021 plus (ii) all required remaining scheduled interest payments due on such March 2021 due Notes through 2 March 2021 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such March 2021 due Notes on such redemption date.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 34. 優先票據 (續)

附註：(續)

- (h) 於二零一九年二月二十八日，本公司發行面值總額達300,000,000美元的有擔保定息優先票據（「二零二三年二月到期票據」），按固定年利率7.625厘計息（須每半年支付一次利息），並將於二零二三年二月二十八日悉數償還。

就二零二三年二月到期票據而言，本公司可於二零二一年二月二十八日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二三年二月到期票據本金額107.625%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二三年二月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二一年二月二十八日前隨時及不時，按二零二三年二月到期票據本金額100%的贖回價，另加截至贖回日期的二零二三年二月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二三年二月到期票據。

「二零二三年二月適用溢價」指於任何贖回日期，就二零二三年二月到期票據而言，(1)二零二三年二月到期票據本金額的1.00%與(2)(A)(i)二零二三年二月到期票據於二零二一年二月二十八日的贖回價加(ii)直至二零二一年二月二十八日二零二三年二月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按相當於經調整國債利率加100個基點的貼現率計算）超出(B)於有關贖回日期二零二三年二月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度二月二十八日開始的十二個月期間贖回，則本公司可於二零二一年二月二十八日或之後隨時及不時按相等於下文載列的本金額百分比的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二三年二月到期票據：

期間	Period	贖回價 Redemption price
二零二一年	2021	103.8125%
二零二二年	2022	101.0000%

#### 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (h) On 28 February 2019, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000 (the "February 2023 due Notes") which carry fixed interest of 7.625% per annum (interest payable semi-annually in arrears) and will be fully repayable by 28 February 2023.

For the February 2023 due Notes, at any time and from time to time prior to 28 February 2021, the Company may redeem up to 35% of the aggregate principal amount of the February 2023 due Notes at a redemption price of 107.625% of the principal amount of the February 2023 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 28 February 2021, the Company may at its option redeem the February 2023 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the February 2023 due Notes plus the February 2023 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"February 2023 Applicable Premium" means with respect to the February 2023 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such February 2023 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such February 2023 due Notes on 28 February 2021 plus (ii) all required remaining scheduled interest payments due on such February 2023 due Notes through 28 February 2021 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such February 2023 due Notes on such redemption date.

At any time and from time to time on or after 28 February 2021, the Company may redeem the February 2023 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 28 February of any year set forth below:

### 34. 優先票據 (續)

附註：(續)

- (i) 於二零一九年三月二十八日，本公司發行面值總額達255,000,000美元的有擔保定息優先票據(「二零二四年三月到期票據」)，按固定年利率6.55厘計息(須每半年支付一次利息)，並將於二零二四年三月二十八日悉數償還。

於二零一九年七月八日，本公司發行面值總額達300,000,000美元的額外有擔保定息優先票據，該等優先票據與二零二四年三月到期原先票據(統稱「二零二四年三月到期票據」)合併並組成單一系列。二零二四年三月到期票據按固定年利率6.55厘計息(須每半年支付一次利息)，並將於二零二四年三月二十八日悉數償還。

就二零二四年三月到期票據而言，本公司可於二零二二年三月二十八日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二四年三月到期票據本金額106.55%的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回二零二四年三月到期票據本金總額的最多35%(須受若干條件限制)。此外，本公司可於二零二二年三月二十八日前隨時及不時，按二零二四年三月到期票據本金額100%的贖回價，另加截至贖回日期的二零二四年三月適用溢價以及計至(惟不包括)贖回日期的應計及未付利息(如有)，選擇贖回全部而非部分二零二四年三月到期票據。

「二零二四年三月適用溢價」指於任何贖回日期，就二零二四年三月到期票據而言，(1)二零二四年三月到期票據本金額的1.00%與(2)(A)(i)二零二四年三月到期票據於二零二二年三月二十八日的贖回價加(ii)直至二零二二年三月二十八日二零二四年三月到期票據所有規定餘下到期擬定利息付款(惟不包括直至贖回日期的應計及未付利息)的金額於有關贖回日期的現值(按相當於經調整國債利率加100個基點的貼現率計算)超出(B)於有關贖回日期二零二四年三月到期票據本金額的款額兩者之間的較高者。

### 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (i) On 28 March 2019, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD255,000,000 (the “Original March 2024 due Notes”) which carry fixed interest of 6.55% per annum (interest payable semi-annually in arrears) and will be fully repayable by 28 March 2024.

On 8 July 2019, the Company issued additional guaranteed fixed rate senior notes with aggregate nominal value of USD300,000,000, which is consolidated and formed a single class with the Original March 2024 due Notes (collectively referred to as the “March 2024 due Notes”). The March 2024 due Notes carry fixed interest of 6.55% per annum (interest payable semi-annually in arrears) and will be fully repayable by 28 March 2024.

For the March 2024 due Notes, at any time and from time to time prior to 28 March 2022, the Company may redeem up to 35% of the aggregate principal amount of the March 2024 due Notes at a redemption price of 106.55% of the principal amount of the March 2024 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 28 March 2022, the Company may at its option redeem the March 2024 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the March 2024 due Notes plus the March 2024 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

“March 2024 Applicable Premium” means with respect to the March 2024 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such March 2024 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such March 2024 due Notes on 28 March 2022 plus (ii) all required remaining scheduled interest payments due on such March 2024 due Notes through 28 March 2022 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such March 2024 due Notes on such redemption date.



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 34. 優先票據 (續)

附註：(續)

(i) (續)

倘於下文所示任何年度三月二十八日開始的十二個月期間贖回，則本公司可於二零二二年三月二十八日或之後隨時及不時按相等於下文載列的本金額百分比的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回全部或部分二零二四年三月到期票據：

期間	Period	贖回價 Redemption price
二零二二年	2022	103.275%
二零二三年	2023	101.000%

(j) 於二零一九年十月二十九日，本公司發行面值總額達400,000,000美元的有擔保定息優先票據(「二零二四年十一月到期票據」)，按固定年利率6.45厘計息(須每半年支付一次利息)，並將於二零二四年十一月七日悉數償還。

於二零一九年十一月六日，本公司發行面值總額達100,000,000美元的額外有擔保定息優先票據，該等優先票據與二零二四年十一月到期票據(統稱「二零二四年十一月到期票據」)合併並組成單一序列。二零二四年十一月到期票據按固定年利率6.45厘計息(須每半年支付一次利息)，並將於二零二四年十一月七日悉數償還。

就二零二四年十一月到期票據而言，本公司可於二零二二年十一月七日前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二四年十一月到期票據本金額106.45%的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回二零二四年十一月到期票據本金總額的最多35%(須受若干條件限制)。此外，本公司可於二零二二年十一月七日前隨時及不時，按二零二四年十一月到期票據本金額100%的贖回價，另加截至贖回日期的二零二四年十一月適用溢價以及計至(惟不包括)贖回日期的應計及未付利息(如有)，選擇贖回全部而非部分二零二四年十一月到期票據。

「二零二四年十一月適用溢價」指於任何贖回日期，就二零二四年十一月到期票據而言，(1)二零二四年十一月到期票據本金額的1.00%與(2)(A)(i)二零二四年十一月到期票據於二零二二年十一月七日的贖回價加(ii)直至二零二二年十一月七日二零二四年十一月到期票據所有規定餘下到期擬定利息付款(惟不包括直至贖回日期的應計及未付利息)的金額於有關贖回日期的現值(按相當於經調整國債利率加100個基點的貼現率計算)超出(B)於有關贖回日期二零二四年十一月到期票據本金額的款額兩者之間的較高者。

倘於下文所示任何年度十一月七日開始的十二個月期間贖回，則本公司可於二零二二年十一月七日或之後隨時及不時按相等於下文載列的本金額百分比的贖回價，另加計至(惟不包括)贖回日期的應計及未付利息(如有)，贖回全部或部分二零二四年十一月到期票據：

期間	Period	贖回價 Redemption price
二零二二年	2022	103.2250%
二零二三年	2023	101.0000%

#### 34. SENIOR NOTES (Continued)

Notes: (Continued)

(i) (Continued)

At any time and from time to time on or after 28 March 2022, the Company may redeem the March 2024 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 28 March of any year set forth below:

(j) On 29 October 2019, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD400,000,000 (the "Original November 2024 due Notes") which carry fixed interest of 6.45% per annum (interest payable semi-annually in arrears) and will be fully repayable by 7 November 2024.

On 6 November 2019, the Company issued additional guaranteed fixed rate senior notes with aggregate nominal value of USD100,000,000, which is consolidated and formed a single class with the Original November 2024 due Notes (collectively referred to as the "November 2024 due Notes"). The November 2024 due Notes carry fixed interest of 6.45% per annum (interest payable semi-annually in arrears) and will be fully repayable by 7 November 2024.

For the November 2024 due Notes, at any time and from time to time prior to 7 November 2022, the Company may redeem up to 35% of the aggregate principal amount of the November 2024 due Notes at a redemption price of 106.45% of the principal amount of the November 2024 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 7 November 2022, the Company may at its option redeem the November 2024 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the November 2024 due Notes plus the November 2024 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

"November 2024 Applicable Premium" means with respect to the November 2024 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such November 2024 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such November 2024 due Notes on 7 November 2022 plus (ii) all required remaining scheduled interest payments due on such November 2024 due Notes through 7 November 2022 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate equal to the adjusted treasury rate plus 100 basis points, over (B) the principal amount of such November 2024 due Notes on such redemption date.

At any time and from time to time on or after 7 November 2022, the Company may redeem the November 2024 due Notes, in whole or in part, at a redemption price equal to the percentage of principal amount set forth below, plus accrued and unpaid interest, if any, to (but not including) the redemption date, if redeemed during the 12-month period commencing on 7 November of any year set forth below:

### 34. 優先票據 (續)

附註：(續)

- (k) 於二零一九年七月十六日，本公司發行面值總額達人民幣1,600,000,000元的有擔保定息優先票據（「二零二二年四月到期票據」），按固定年利率6.70厘計息（須每半年支付一次利息），並將於二零二二年四月二十三日悉數償還。

就二零二二年四月到期票據而言，本公司可於二零二一年七月二十三日以前隨時及不時運用出售其股本發售內普通證券的所得款項現金淨額，按二零二二年四月到期票據本金額106.70%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回二零二二年四月到期票據本金總額的最多35%（須受若干條件限制）。此外，本公司可於二零二一年七月二十三日以前隨時及不時，按二零二二年四月到期票據本金額100%的贖回價，另加截至贖回日期的二零二二年四月適用溢價以及計至（惟不包括）贖回日期的應計及未付利息（如有），選擇贖回全部而非部分二零二二年四月到期票據。

「二零二二年四月適用溢價」指於任何贖回日期，就二零二二年四月到期票據而言，(1)二零二二年四月到期票據本金額的1.00%與(2)(A)(i)二零二二年四月到期票據於二零二二年四月二十三日的贖回價加(ii)直至二零二二年四月二十三日二零二二年四月到期票據所有規定餘下到期擬定利息付款（惟不包括直至贖回日期的應計及未付利息）的金額於有關贖回日期的現值（按年貼現率2.50%計算）超出(B)於有關贖回日期二零二二年四月到期票據本金額的款額兩者之間的較高者。

本公司可於二零二一年七月二十三日或之後隨時及不時，按相等於二零二二年四月到期票據本金額103.35%的贖回價，另加計至（惟不包括）贖回日期的應計及未付利息（如有），贖回全部或部分二零二二年四月到期票據。

除於新加坡證券交易所有限公司（「新交所」）上市的二零二零年五月到期票據外，本公司發行的優先票據均於聯交所上市。彼等為本公司的無抵押優先責任，並由若干本公司現有附屬公司（不包括根據中國法律成立的附屬公司）擔保。該等擔保實際上從屬於各擔保人的其他已抵押責任，並以作為抵押的資產價值為限。

董事認為，於初步確認及報告期末，提早贖回購股權的公平值並不重大。

以美元計值的優先票據於二零一九年十二月三十一日的賬面淨值以扣除發行開支合共3,360,083,000美元（相當於約人民幣23,443,638,000元（二零一八年：2,023,662,000美元（相當於約人民幣13,020,148,000元））後列示。

### 34. SENIOR NOTES (Continued)

Notes: (Continued)

- (k) On 16 July 2019, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of RMB1,600,000,000 (the “April 2022 due Notes”) which carry fixed interest of 6.70% per annum (interest payable semi-annually in arrears) and will be fully repayable by 23 April 2022.

For the April 2022 due Notes, at any time and from time to time prior to 23 July 2021, the Company may redeem up to 35% of the aggregate principal amount of the April 2022 due Notes at a redemption price of 106.70% of the principal amount of the April 2022 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date, with the net cash proceeds from sales of its common stock in an equity offering, subject to certain conditions. In addition, at any time and from time to time prior to 23 July 2021, the Company may at its option redeem the April 2022 due Notes, in whole but not in part, at a redemption price equal to 100% of the principal amount of the April 2022 due Notes plus the April 2022 Applicable Premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date.

“April 2022 Applicable Premium” means with respect to the April 2022 due Notes at any redemption date, the greater of (1) 1.00% of the principal amount of such April 2022 due Notes and (2) the excess of (A) the present value at such redemption date of (i) the redemption price of such April 2022 due Notes on 23 April 2022 plus (ii) all required remaining scheduled interest payments due on such April 2022 due Notes through 23 April 2022 (but excluding accrued and unpaid interest to the redemption date), computed using a discount rate of 2.50% per annum, over (B) the principal amount of such April 2022 due Notes on such redemption date.

At any time and from time to time on or after 23 July 2021, the Company may redeem the April 2022 due Notes, in whole or in part, at a redemption price equal to 103.35% of principal amount of the April 2022 due Notes, plus accrued and unpaid interest, if any, to (but not including) the redemption date.

The senior notes issued by the Company, other than the May 2020 due Notes which are listed on the Singapore Exchange Securities Trading Limited (the “SGX-ST”), are listed on the Stock Exchange. They are unsecured, senior obligations of the Company and guaranteed by certain of the Company’s existing subsidiaries, other than those established under the laws of the PRC. The guarantees are effectively subordinated to the other secured obligations of each guarantor, to the extent of the value of assets serving as security.

In the opinion of the directors, the fair values of the early redemption options are insignificant at initial recognition and at the end of the reporting period.

The net carrying amounts of senior notes denominated in USD as at 31 December 2019 are stated at net of issue expenses totalling USD3,360,083,000, equivalent to approximately RMB23,443,638,000 (2018: USD2,023,662,000, equivalent to approximately RMB13,020,148,000).

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 34. 優先票據 (續)

優先票據的實際年利率載列如下：

二零二零年六月到期優先票據	Senior notes due in June 2020	9.06%
二零二二年一月到期優先票據	Senior notes due in January 2022	6.28%
二零二三年一月到期優先票據	Senior notes due in January 2023	5.87%
二零二一年四月到期優先票據	Senior notes due in April 2021	8.14%
二零二零年五月到期優先票據	Senior notes due in May 2020	8.53%
二零二一年三月到期優先票據	Senior notes due in March 2021	8.85%
二零二三年二月到期優先票據	Senior notes due in February 2023	8.22%
二零二四年三月到期優先票據	Senior notes due in March 2024	7.14%
二零二四年十一月到期優先票據	Senior notes due in November 2024	7.07%
二零二零年九月到期優先票據	Senior notes due in September 2020	9.27%
二零二二年四月到期優先票據	Senior notes due in April 2022	8.11%

年內所有優先票據的變動載列如下：

#### 34. SENIOR NOTES (Continued)

The effective interest rate per annum of the senior notes are set out below:

The movements of all senior notes for the year are set out below:

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
於一月一日的賬面值	Carrying amount as at 1 January	15,293,614	4,498,124
於發行日期的初步公平值	Initial fair values on the dates of issuance	13,307,860	9,702,142
提早贖回優先票據	Early redemption of senior notes	(2,844,121)	—
匯兌虧損	Exchange loss	728,576	798,894
利息開支(附註8)	Interest expense (note 8)	1,673,031	853,797
年內已付利息	Interest paid during the year	(1,294,416)	(559,343)
於十二月三十一日的賬面值	Carrying amount as at 31 December	26,864,544	15,293,614

經參考聯交所及新交所所報市價，所有優先票據於二零一九年十二月三十一日的公平值總額達約人民幣27,139,330,000元(二零一八年：人民幣14,830,154,000元)。

The aggregated fair value of all the senior notes at 31 December 2019 with reference to the quoted market price available on the Stock Exchange and the SGX-ST amounted to approximately RMB27,139,330,000 (2018: RMB14,830,154,000).

### 35. 公司債券

### 35. CORPORATE BONDS

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
以人民幣計值的公司債券：	Corporate bonds denominated in RMB:		
二零二零年十月及二零二零年十一月 到期的公司債券(附註a)	Corporate bonds due in October 2020 & November 2020 (note a)	619,631	619,237
二零二一年九月到期的公司債券 (附註b)	Corporate bonds due in September 2021 (note b)	4,020,958	4,035,767
二零二二年三月及二零二三年三月 到期的公司債券(附註c)	Corporate bonds due in March 2022 & March 2023 (note c)	3,674,234	3,671,997
二零二一年八月到期的公司債券 (附註d)	Corporate bonds due in August 2021 (note d)	2,548,550	2,545,479
二零二二年九月到期的公司債券 (附註e)	Corporate bonds due in September 2022 (note e)	888,422	887,657
		11,751,795	11,760,137
減：計入流動負債內的一年內到期金額	Less: amounts due within one year included in current liabilities	(4,006,799)	(3,646,140)
計入非流動負債內的一年後到期金額	Amounts due after one year included in non-current liabilities	7,744,996	8,113,997

附註：

Notes:

(a) 於二零一五年十月十四日，旭輝中國發行的人民幣3,495,000,000元的公開發行公司債券(「首期二零二零年十月到期人民幣債券」，於上交所上市)。首期二零二零年十月到期人民幣債券以年利率4.95厘計息及利息每年支付一次。首期二零二零年十月到期人民幣債券將於二零二零年十月十三日到期，除非持有人提早向旭輝中國售回債券。

於二零一五年十一月十二日，旭輝中國發行人民幣500,000,000元的公開發行公司債券(「第二期二零二零年十一月到期人民幣債券」，於上交所上市)。第二期二零二零年十一月到期人民幣債券以年利率5.96厘計息及利息每年支付一次。第二期二零二零年十一月到期人民幣債券將於二零二零年十一月十一日到期。

於二零一八年八月八日，旭輝中國將首期二零二零年十月到期人民幣債券的年利率由4.95厘調整至5.2厘。有關調整自二零一八年十月十四日起生效。

於起始日期後的第三年年末，旭輝中國(作為發行人)有權調整利率，而首期二零二零年十月到期人民幣債券的持有人可選擇按其本金額向旭輝中國售回全部或部分債券或持有至到期。

於二零一八年九月十四日，持有人按贖回價人民幣3,374,438,000元贖回首期二零二零年十月到期人民幣債券本金額人民幣3,374,438,000元。

(a) On 14 October 2015, CIFI PRC issued public corporate bonds of RMB3,495,000,000 ("First Tranche October 2020 due RMB Bond") which are listed on the SSE. First Tranche October 2020 due RMB Bond carry interest at rate of 4.95% per annum and interest is payable annually. First Tranche October 2020 due RMB Bond will mature on 13 October 2020 unless the holders sell back the bonds to CIFI PRC earlier.

On 12 November 2015, CIFI PRC issued public corporate bonds of RMB500,000,000 ("Second Tranche November 2020 due RMB Bond") which are listed on the SSE. Second Tranche November 2020 due RMB Bond carry interest at rate of 5.96% per annum and interest is payable annually. Second Tranche November 2020 due RMB Bond will mature on 11 November 2020.

On 8 August 2018, CIFI PRC adjusted the interest rate of First Tranche October 2020 due RMB Bond from 4.95% per annum to 5.2% per annum. Such adjustment became effective from 14 October 2018.

At the end of the third year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of First Tranche October 2020 due RMB Bond may at their options to sell back the bonds to CIFI PRC in whole or in part at their principal amount or hold to maturity.

On 14 September 2018, the holders redeemed RMB3,374,438,000 principal amount of the First Tranche October 2020 due RMB Bond at a redemption price of RMB3,374,438,000.

## 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 35. 公司債券 (續)

附註：(續)

- (b) 於二零一六年九月二十六日，旭輝中國發行人民幣4,000,000,000元的非公開發行公司債券（於上交所上市），其中包括：(i)本金額人民幣3,500,000,000元（「首期二零二一年九月到期人民幣債券」）及(ii)本金額人民幣500,000,000元（「第二期二零二一年九月到期人民幣債券」）。首期二零二一年九月到期人民幣債券以年利率4.30厘計息及利息每年支付一次。首期二零二一年九月到期人民幣債券將於二零二一年九月二十六日到期，除非持有人提早向旭輝中國售回債券。第二期二零二一年九月到期人民幣債券以年利率5.50厘計息及利息每年支付一次。第二期二零二一年九月到期人民幣債券將於二零二一年九月二十六日到期。

於起始日期後的第三年年末，旭輝中國（作為發行人）有權調整利率，而首期二零二一年九月到期人民幣債券的持有人可選擇於該日按其本金額向旭輝中國售回全部或部分債券或持有至到期。

於二零一九年八月二十三日，旭輝中國將首期二零二一年九月到期人民幣債券的年利率由4.30%調整為6.00%。該調整自二零一九年九月二十六日起生效。

於二零一九年九月二十六日，持有人按贖回價人民幣830,000,000元贖回首期二零二一年九月到期人民幣債券本金額人民幣830,000,000元，而本金額為人民幣827,000,000元的已贖回首期二零二一年九月到期人民幣債券於上交所掛牌出售，並以人民幣809,500,000元售出。

- (c) 於二零一八年三月二十二日，旭輝中國發行人民幣800,000,000元的非公開發行公司債券（「首期二零二二年三月到期人民幣債券」，於上交所上市）。首期二零二二年三月到期人民幣債券以年利率6.50厘計息及利息每年支付一次。首期二零二二年三月到期人民幣債券將於二零二二年三月二十二日到期，除非持有人提早向旭輝中國售回債券。

於二零一八年三月二十二日，旭輝中國發行人民幣2,700,000,000元的非公開發行公司債券（「第二期二零二三年三月到期人民幣債券」，於上交所上市）。第二期二零二三年三月到期人民幣債券以年利率6.80厘計息及利息每年支付一次。第二期二零二三年三月到期人民幣債券將於二零二三年三月二十二日到期。

於起始日期後的第二年年末，旭輝中國（作為發行人）有權調整利率，而首期二零二二年三月到期人民幣債券的持有人可選擇於該日按其本金額向旭輝中國售回全部或部分債券或持有至到期。

於起始日期後的第三年年末，旭輝中國（作為發行人）有權調整利率，而第二期二零二三年三月到期人民幣債券持有人可於該日選擇按其本金額向旭輝中國售回全部或部分債券或持有至到期。

- (d) 於二零一八年八月九日，旭輝中國發行人民幣2,500,000,000元的公開發行公司債券（「二零二一年八月到期人民幣債券」，於上交所上市）。二零二一年八月到期人民幣債券以年利率5.46厘計息及利息每年支付一次。二零二一年八月到期人民幣債券將於二零二一年八月九日到期，除非持有人提早向旭輝中國售回債券。

於起始日期後的第二年年末，旭輝中國（作為發行人）有權調整利率，而二零二一年八月到期人民幣債券的持有人可於該日選擇按其本金額向旭輝中國售回全部或部分債券或持有至到期。

- (e) 於二零一八年九月十九日，旭輝中國發行人民幣875,000,000元的公開發行公司債券（「二零二二年九月到期人民幣債券」，於上交所上市）。二零二二年九月到期人民幣債券以年利率6.39厘計息及利息每年支付一次。二零二二年九月到期人民幣債券將於二零二二年九月十九日到期，除非持有人提早向旭輝中國售回債券。

於起始日期後的第三年年末，旭輝中國（作為發行人）有權調整利率，而二零二二年九月到期人民幣債券的持有人可於該日選擇按其本金額向旭輝中國售回全部或部分債券或持有至到期。

### 35. CORPORATE BONDS (Continued)

Notes: (Continued)

- (b) On 26 September 2016, CIFI PRC issued non-public corporate bonds of RMB4,000,000,000 which are listed on the SSE and comprise: (i) a principal amount of RMB3,500,000,000 ("First Tranche September 2021 due RMB Bond") and (ii) a principal amount of RMB500,000,000 ("Second Tranche September 2021 due RMB Bond"). First Tranche September 2021 due RMB Bond carry interest at rate of 4.30% per annum and interest is payable annually. First Tranche September 2021 due RMB Bond will mature on 26 September 2021 unless the holders sell back the bonds to CIFI PRC earlier. Second Tranche September 2021 due RMB Bond carry interest at rate of 5.50% per annum and interest is payable annually. Second Tranche September 2021 due RMB Bond will mature on 26 September 2021.

At the end of the third year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of First Tranche September 2021 due RMB Bond may at their options on such day to sell back the bonds to CIFI PRC in whole or in part at their principal amount or hold to the maturity.

On 23 August 2019, CIFI PRC adjusted the interest rate of the First Tranche September 2021 due RMB Bond from 4.30% per annum to 6.00% per annum. Such adjustment has become effective from 26 September 2019.

On 26 September 2019, the holders redeemed RMB830,000,000 principal amount of the First Tranche September 2021 due RMB Bond at a redemption price of RMB830,000,000 and the redeemed First Tranche September 2021 due RMB Bond with a principal amount of RMB827,000,000 was put on the SSE and sold at a price of RMB809,500,000.

- (c) On 22 March 2018, CIFI PRC issued non-public corporate bonds of RMB800,000,000 ("First Tranche March 2022 due RMB Bond") which are listed on the SSE. First Tranche March 2022 due RMB Bond carry interest at rate of 6.50% per annum and interest is payable annually. First Tranche March 2022 due RMB Bond will mature on 22 March 2022 unless the holders sell back the bonds to CIFI PRC earlier.

On 22 March 2018, CIFI PRC issued non-public corporate bonds of RMB2,700,000,000 ("Second Tranche March 2023 due RMB Bond") which are listed on the SSE. Second Tranche March 2023 due RMB Bond carry interest at rate of 6.80% per annum and interest is payable annually. Second Tranche March 2023 due RMB Bond will mature on 22 March 2023.

At the end of the second year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of First Tranche March 2022 due RMB Bond may at their options on such day to sell back the bonds to CIFI PRC in whole or in part at their principal amount or hold to maturity.

At the end of the third year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of Second Tranche March 2023 due RMB Bond may at their options on such day to sell back the bonds to CIFI PRC in whole or in part at their principal amount or hold to maturity.

- (d) On 9 August 2018, CIFI PRC issued public corporate bonds of RMB2,500,000,000 ("August 2021 due RMB Bond") which are listed on the SSE. August 2021 due RMB Bond carry interest at rate of 5.46% per annum and interest is payable annually. August 2021 due RMB Bond will mature on 9 August 2021 unless the holders sell back the bonds to CIFI PRC earlier.

At the end of the second year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of August 2021 due RMB Bond may at their options on such day to sell back the bonds to CIFI PRC in whole or in part at their principal amount or hold to maturity.

- (e) On 19 September 2018, CIFI PRC issued public corporate bonds of RMB875,000,000 ("September 2022 due RMB Bond") which are listed on the SSE. September 2022 due RMB Bond carry interest at rate of 6.39% per annum and interest is payable annually. September 2022 due RMB Bond will mature on 19 September 2022 unless the holders sell back the bonds to CIFI PRC earlier.

At the end of the third year subsequent to the inception date, CIFI PRC as the issuer is entitled to adjust interest rate and the holders of September 2022 due RMB Bond may at their options on such day to sell back the bonds to CIFI PRC in whole or in part at their principal amount or hold to maturity.



### 35. 公司債券 (續)

公司債券實際年利率載列如下：

首期二零二零年十月到期人民幣債券  
第二期二零二零年十一月到期人民幣債券  
首期二零二一年九月到期人民幣債券  
第二期二零二一年九月到期人民幣債券  
首期二零二二年三月到期人民幣債券  
第二期二零二三年三月到期人民幣債券  
二零二一年八月到期人民幣債券  
二零二二年九月到期人民幣債券

董事認為，有關公司債券的提早贖回權的公平值於初步確認時及於報告期末並不重大。

年內公司債券的變動載列如下：

### 35. CORPORATE BONDS (Continued)

The effective interest rate per annum of the corporate bonds are set out below:

First Tranche October 2020 due RMB Bond	5.04%
Second Tranche November 2020 due RMB Bond	6.06%
First Tranche September 2021 due RMB Bond	4.41%
Second Tranche September 2021 due RMB Bond	5.61%
First Tranche March 2022 due RMB Bond	6.62%
Second Tranche March 2023 due RMB Bond	6.90%
August 2021 due RMB Bond	5.61%
September 2022 due RMB Bond	6.51%

In the opinion of the directors, the fair values of the early redemption options related to the corporate bonds are insignificant at initial recognition and at the end of the reporting period.

The movements of the corporate bonds for the year are set out below:

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
於一月一日的賬面值	Carrying amount as at 1 January	11,760,137	9,627,970
於發行日期的初步公平值	Initial fair values on the dates of issuance	809,500	6,847,500
利息開支(附註8)	Interest expense (note 8)	653,938	614,757
年內已付利息	Interest paid during the year	(641,780)	(455,652)
贖回	Redemption	(830,000)	(4,874,438)
於十二月三十一日的賬面值	Carrying amount as at 31 December	11,751,795	11,760,137

經參考上交所所報市價，公司債券於二零一九年十二月三十一日的公平值總額達約人民幣11,538,968,000元(二零一八年：人民幣11,495,562,000元)。

The aggregated fair values of the corporate bonds at 31 December 2019 with reference to the quoted market price available on the SSE amounted to approximately RMB11,538,968,000 (2018: RMB11,495,562,000).

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 36. 可換股債券

年內於二零一九年到期可換股債券的債務及衍生工具部分變動載列如下：

#### 36. CONVERTIBLE BONDS

The movement of the debt and derivative components of the Convertible Bonds due in 2019 during the year is set out below:

		債務部分 Debt component 人民幣千元 RMB'000	衍生工具 部分 Derivative component 人民幣千元 RMB'000
於發行日期的初步公平值	Initial fair value on the date of issuance	2,163,091	99,432
利息開支(附註8)	Interest expense (note 8)	110,152	—
於損益確認的公平值變動	Change in fair value recognised in profit or loss	—	(99,182)
購回及註銷	Repurchase and cancelled	(1,544,692)	(4,379)
匯兌虧損	Exchange loss	179,173	4,129
於二零一八年十二月三十一日	As at 31 December 2018	907,724	—
利息開支(附註8)	Interest expense (note 8)	8,221	—
匯兌收益	Exchange gain	(18,468)	—
轉換	Conversion	(3,420)	—
贖回	Redemption	(894,057)	—
於二零一九年十二月三十一日	As at 31 December 2019	—	—

於二零一八年二月十四日，本公司發行於新交所上市的2,790,000,000港元零息有擔保可換股債券（「二零一九年到期的可換股債券」）。二零一九年到期的可換股債券賦予持有人權利，可於二零一八年三月二十七日至二零一九年二月十二日前10日任何時間將其轉換為本公司普通股，每股轉換價為9.30港元。

On 14 February 2018, the Company issued HK\$2,790,000,000 zero coupon guaranteed convertible bonds (the “Convertible Bonds due in 2019”) which are listed on the SGX-ST. The Convertible Bonds due in 2019 entitle the holders to convert them into ordinary shares of the Company at any time starting from 27 March 2018 to 10 days before 12 February 2019 at a conversion price of HK\$9.30 per share.

二零一九年到期的可換股債券由若干附屬公司按與本公司於本公司現有債務項下責任的同等基準擔保。

The Convertible Bonds due in 2019 is guaranteed by certain subsidiaries on a pari passu basis with the obligations of the Company under the existing indebtedness of the Company.

### 36. 可換股債券(續)

轉換價可於發生若干指定事件後予以調整，即股份合併、分拆或重新分類、利潤或儲備、分派、供股或購股權資本化、股份發行、購股權、供股或認股權證價格低於市價95%、發行可轉換或交換為股份的證券、修改轉換權利以及若干其他具攤薄性的事件，包括(i)於本公司或其任何附屬公司就提呈發售(據此，股東一般有關參與安排，並透過安排收購有關證券)發行、出售或分派任何證券的情況下向股東提呈其他發售；及(ii)有關發生控制權變動的控制權變動通知。根據上述條款及條件，轉換價可就(其中包括)本公司所作出分派予以調整。因此，本公司宣佈，由於宣派末期股息，故二零一九年到期的可換股債券的轉換價由每股9.30港元調整至每股9.04港元(「該調整」)。該調整自二零一八年五月三十一日(即緊隨於二零一八年五月三十日釐定股東收取末期股息資格的記錄日期後當日)起生效。本公司進一步宣佈，因宣派截至二零一八年六月三十日止六個月的中期股息，導致二零一九年到期的可換股債券的轉換價由每股9.04港元調整至每股8.90港元(「第二次調整」)。第二次調整自二零一八年九月二十九日(即緊隨於二零一八年九月二十八日釐定股東收取中期股息資格的記錄日期後當日)起生效。

在向二零一九年到期的可換股債券持有人及花旗國際有限公司(作為二零一九年到期的可換股債券的受託人)發出不少於60日的通知(該通知將不可撤回)的情況下，本公司可選擇於二零一九年二月十二日前的任何時間贖回當時尚未償還的全部而非部分二零一九年到期的可換股債券，贖回金額相當於二零一九年到期的可換股債券每年總收益率1.5%(按發行日期起直至贖回日期止每半年計算)，惟於該通知日期前原發行的二零一九年到期的可換股債券(包括已發行及合併並與二零一九年到期的可換股債券組成單一系列的任何其他債券)本金額至少90%已轉換、贖回或購買及註銷。

### 36. CONVERTIBLE BONDS (Continued)

The conversion price is subject to adjustment upon the occurrence of certain prescribed events namely, consolidation, subdivision or reclassification of shares, capitalisation of profits or reserves, distributions, rights issues or options over shares, issuance of or options, rights or warrants to acquire shares at less than 95% of the market price, issuance of securities convertible or exchangeable for shares, modification of rights of conversion and certain other dilutive events including (i) other offers to the shareholders under the circumstances which the Company or any of its subsidiaries issues, sells or distributes any securities in connection with which an offer pursuant to which the shareholders generally are entitled to participate in arrangements whereby such securities may be acquired by them; and (ii) the change of control notice in respect of the occurrence of a change of control. Pursuant to the above terms and conditions, the conversion price is subject to adjustment for, among other things, distributions made by the Company. The Company therefore announced that the conversion price of the Convertible Bonds due in 2019 was adjusted from HK\$9.30 per share to HK\$9.04 per share (the "Adjustment") as a result of the declaration of the final dividend. The Adjustment became effective from 31 May 2018, being the day immediately after the record date for the determination of the entitlement to the final dividend payable to the shareholders on 30 May 2018. The Company further announced that the conversion price of the Convertible Bonds due in 2019 was adjusted from HK\$9.04 per share to HK\$8.90 per share (the "Second Adjustment") as a result of the declaration of the interim dividend for the six months ended 30 June 2018. The Second Adjustment became effective from 29 September 2018, being the day immediately after the record date for the determination of the entitlement to the interim dividend payable to the shareholders on 28 September 2018.

At any time prior to 12 February 2019, the Company may at its option, on giving not less than 60 days' notice to the holders of the Convertible Bonds due in 2019 and Citicorp International Limited as the trustee of the Convertible Bonds due in 2019 (which notice will be irrevocable), redeem in whole, but not in part, the Convertible Bonds due in 2019 for the time being outstanding at the amount which represents a gross yield of 1.5% per annum on the Convertible Bonds due in 2019, calculated on a semi-annual basis from the date of issuance up to the date of redemption provided that prior to the date of such notice at least 90 per cent in principal amount of the Convertible Bonds due in 2019 originally issued (including any further bonds issued and consolidated and forming a single series with the Convertible Bonds due in 2019) has already been converted, redeemed or purchased and cancelled.



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### Notes to the Consolidated Financial Statements

#### 36. 可換股債券 (續)

於截至二零一八年十二月三十一日止年度期間，本公司以總代價1,769,154,000港元(相當於人民幣1,549,071,000元)累計購回及後續註銷二零一九年到期的可換股債券本金額為1,762,000,000港元。

於二零一九年二月一日，本金額為4,000,000港元(相當於人民幣3,420,000元)的二零一九年到期的可換股債券以轉換價每股8.90港元作出轉換。因此，本公司的449,438股普通股已配發及發行予相關持有人(附註38)。

於二零一九年二月十二日，本公司以贖回價1,039,360,000港元(相當於人民幣894,057,000元)贖回二零一九年到期的可換股債券的餘下本金額1,024,000,000港元。

#### 37. 永久資本工具

#### 36. CONVERTIBLE BONDS (Continued)

During the year ended 31 December 2018, the Company made cumulative repurchases and subsequent cancellations of HK\$1,762,000,000 principle amount of the Convertible Bonds due in 2019, at an aggregate consideration of HK\$1,769,154,000 (equivalent to RMB1,549,071,000).

On 1 February 2019, principal amount of HK\$4,000,000 (equivalent to RMB3,420,000) of the Convertible bonds due in 2019 was converted at a conversion price of HK\$8.90 per share. Accordingly, 449,438 ordinary shares of the Company were allotted and issued to relevant holder (note 38).

On 12 February 2019, the Company redeemed the remaining principal amount of the Convertible bonds due in 2019 of HK\$1,024,000,000 at a redemption price of HK\$1,039,360,000 (equivalent to RMB894,057,000).

#### 37. PERPETUAL CAPITAL INSTRUMENTS

		二零一九年 2019 千港元 HK\$'000	二零一八年 2018 千港元 HK\$'000
以美元計值的永久資本工具：	Perpetual capital instruments denominated in USD:		
於二零一七年八月發行的永久資本工具 (附註a)	Perpetual capital instruments issued in August 2017 (note a)	1,924,545	1,924,545
於二零一七年十二月發行的永久資本工具 (附註b)	Perpetual capital instruments issued in December 2017 (note b)	1,959,027	1,959,027
		3,883,572	3,883,572

附註：

Notes:

- (a) 於二零一七年八月十五日，本公司透過與一組金融機構訂立協議(「協議I」)，發行本金總額300,000,000美元的永久資本工具(「二零一七年八月永久資本工具」)。

根據協議I，二零一七年八月永久資本工具並無固定到期日，且本公司可選擇按本金額另加應計、未付或遞延分派付款於二零二二年八月二十四日或之後贖回。工具於發行日期至二零二二年八月二十三日的分派率為每年5.375%，之後每年增加5%。本集團並無就二零一七年八月永久資本工具作出任何擔保或質押。

- (b) 於二零一七年十二月十二日，本公司透過與一組金融機構訂立協議(「協議II」)，發行本金總額300,000,000美元的永久資本工具(「二零一七年十二月永久資本工具」)。

根據協議II，二零一七年十二月永久資本工具並無固定到期日，且本公司可選擇按本金額另加應計、未付或遞延分派付款於二零二一年二月二十八日或之後贖回。工具於發行日期至二零二一年二月二十七日的分派率為每年5.375%，之後每年增加4%。本集團並無就二零一七年十二月永久資本工具作出任何擔保或質押。

- (a) On 15 August 2017, the Company issued perpetual capital instruments (the "August 2017 Perpetual Capital Instruments") with the aggregate principal amount of USD300,000,000 by entering into an agreement (the "Agreement I") with a group of financial institutions.

Pursuant to the Agreement I, the August 2017 Perpetual Capital Instruments have no fixed maturity date and are redeemable on or after 24 August 2022 at the Company's option at the principal amount together with accrued, unpaid or deferred distribution payments. The distribution rate for the instruments is 5.375% per annum from date of issue to 23 August 2022, then increase by 5% per annum thereafter. No guarantee or pledge was made by the Group for August 2017 Perpetual Capital Instruments.

- (b) On 12 December 2017, the Company issued perpetual capital instruments (the "December 2017 Perpetual Capital Instruments") with the aggregate principal amount of USD300,000,000 by entering into an agreement (the "Agreement II") with a group of financial institutions.

Pursuant to the Agreement II, the December 2017 Perpetual Capital Instruments have no fixed maturity date and are redeemable on or after 28 February 2021 at the Company's option at the principal amount together with accrued, unpaid or deferred distribution payments. The distribution rate for the instruments is 5.375% per annum from date of issue to 27 February 2021, then increase by 4% per annum thereafter. No guarantee or pledge was made by the Group for December 2017 Perpetual Capital Instruments.

### 37. 永久資本工具(續)

二零一七年八月及二零一七年十二月永久資本工具僅可由本公司選擇贖回，且本公司可酌情延遲分派付款，直至向本公司普通股持有人宣派或本公司結清二零一七年八月及二零一七年十二月永久資本工具為止。本公司並無責任就永久工具交付現金、支付利息或行使其贖回權利。因此，二零一七年八月永久資本工具及二零一七年十二月永久資本工具分類為股本工具，並於綜合財務狀況表呈列為股本的一部分。

### 37. PERPETUAL CAPITAL INSTRUMENTS (Continued)

Both August 2017 and December 2017 Perpetual Capital Instruments can only be redeemed at the Company's option and the payments of distribution can be deferred at the discretion of the Company until declaration to ordinary shareholders of the Company by or the liquidation of the Company for both August 2017 and December 2017 Perpetual Capital Instruments. The Company has no obligation to deliver cash in respect of the perpetual instruments, pay interest nor exercise its right of redemption. Therefore, the August 2017 Perpetual Capital Instruments and December 2017 Perpetual Capital Instruments are classified as equity instruments and presented as a part of equity in the consolidated statement of financial position.

### 38. 股本

### 38. SHARE CAPITAL

		二零一九年 2019 千港元 HK\$'000	二零一八年 2018 千港元 HK\$'000
法定股本：	Authorised:		
10,000,000,000股(二零一八年：	10,000,000,000 (2018: 10,000,000,000) ordinary		
10,000,000,000股)每股面值0.1港元	shares of HK\$0.1 each (2018: HK\$0.1 each)		
(二零一八年：每股面值0.1港元)的			
普通股		1,000,000	1,000,000
已發行及繳足：	Issued and fully paid:		
於年初	At the beginning of the year	774,470	756,815
行使購股權時發行(附註a)	Issued upon exercise of share options (note a)	7,036	18,791
配售股份(附註b)	Issued as scrip dividend (note b)	8,166	1,596
購回股份時註銷(附註c)	Cancelled upon repurchase of shares (note c)	—	(2,732)
轉換可換股債券時發行(附註36)	Issued upon conversion of convertible bonds (note 36)	45	—
於年末	At the end of the year	789,717	774,470
		二零一九年 2019 千港元 HK\$'000	二零一八年 2018 千港元 HK\$'000
於綜合財務報表呈列為	Shown in the consolidated financial statements as	639,723	626,271

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 38. 股本 (續)

股本變動如下：

附註：

- (a) 截至二零一九年十二月三十一日止年度，本公司於行使購股權時發行70,359,834股(二零一八年：187,912,255股)每股面值0.10港元的普通股。年內，購股權的行使價介乎1.478港元至4.34港元(二零一八年：1.478港元至1.77港元)。新普通股與當時現有股份於各方面享有同等地位。
- (b) 截至二零一九年十二月三十一日止年度，本公司約81,653,809股(二零一八年：15,959,445股)每股面值0.10港元的普通股按每股4.616港元(二零一八年：6.378港元)以股代息發行。
- (c) 截至二零一八年十二月三十一日止年度，本公司於透過聯交所購回及註銷股份如下：

購回月份 Month of repurchase	每股0.1港元 普通股的數量 No. of ordinary shares of HK\$0.1 each	每股價格 Price per share		所付總代價 Aggregate consideration paid
		最高 Highest	最低 Lowest	
十月	27,316,000	3.35港元	2.89港元	85,619,000港元
	27,316,000	HK\$3.35	HK\$2.89	HK\$85,619,000

年內，概無本公司附屬公司購買、出售或贖回本公司任何上市證券。

- (d) 根據本公司組織章程細則第24.2條，本公司可通過股份溢價賬及保留利潤賬支付末期股息。

#### 38. SHARE CAPITAL (Continued)

The movements in share capital are as follows:

Notes:

- (a) During the year ended 31 December 2019, the Company issued 70,359,834 (2018: 187,912,255) ordinary shares of HK\$0.10 each upon exercise of share options. The exercise price of the share options during the year ranging from HK\$1.478 to HK\$4.34 (2018: HK\$1.478 to HK\$1.77). The new ordinary shares rank pari passu with the then existing shares in all respects.
- (b) During the year ended 31 December 2019, approximately 81,653,809 (2018: 15,959,445) ordinary shares of HK\$0.10 each in the Company were issued at HK\$4.616 (2018: HK\$6.378) per share as scrip dividend.
- (c) During the year ended 31 December 2018, the Company repurchased and cancelled upon shares through the Stock Exchange as follows:

None of the Company's subsidiaries purchased, sold or redeemed any of the Company's listed securities during the year.

- (d) Pursuant to article 24.2 of the Company's Articles of Association, the Company is permitted to pay out final dividend from share premium account and retained profits account.

### 38. 股本 (續)

有關參考上述本公司已發行股本及股份溢價變動的交易概述如下：

### 38. SHARE CAPITAL (Continued)

A summary of the transactions with reference to the above-mentioned movements in the Company's issued share capital and share premium is as follows:

		已發行繳足 普通股數目 Number of issued fully paid ordinary shares	普通股面值 Nominal value of ordinary shares 千港元 HK\$'000	股份溢價 Share premium 千港元 HK\$'000	普通股面值 等值 Equivalent nominal value of ordinary shares 人民幣千元 RMB'000	股份溢價 等值 Equivalent share premium 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
於二零一八年一月一日	At 1 January 2018	7,568,153,586	756,815	3,604,416	611,951	2,739,234	3,351,185
行使購股權時發行股份	Issue of shares upon exercise of share options	187,912,255	18,791	395,478	15,302	325,102	340,404
就以股代息發行股份	Issue of shares for scrip dividend	15,959,445	1,596	100,193	1,397	87,729	89,126
於購回股份時註銷	Cancelled upon repurchase of shares	(27,316,000)	(2,732)	(82,887)	(2,379)	(72,363)	(74,742)
於二零一八年十二月三十一日	At 31 December 2018	7,744,709,286	774,470	4,017,200	626,271	3,079,702	3,705,973
行使購股權時發行股份	Issue of shares upon exercise of share options	70,359,834	7,036	151,707	6,213	135,702	141,915
就以股代息發行股份	Issue of shares for scrip dividend	81,653,809	8,166	368,749	7,200	325,163	332,363
轉換可換股債券時發行	Issued upon conversion of convertible bonds	449,438	45	3,779	39	3,381	3,420
於二零一九年十二月三十一日	At 31 December 2019	7,897,172,367	789,717	4,541,435	639,723	3,543,948	4,183,671

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 39. 遞延稅項

以下為於年內確認的主要遞延稅項資產(負債)及其中變動：

#### 39. DEFERRED TAXATION

The following are the major deferred taxation assets (liabilities) recognised and movements thereon during the years:

		公司間 交易未變現 (虧損)收益 的臨時差額 Temporary differences on unrealised (loss) gain arising from inter- company transactions	投資物業 公平值 Fair value of investment properties	其他物業 公平值 Fair value of other properties	稅務虧損 Tax losses	土地增值 稅撥備的 臨時差額 Temporary differences on LAT provision	租賃 Leases	總計 Total
		人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
於二零一八年一月一日	At 1 January 2018	(23,024)	(1,157,387)	(1,757,393)	61,622	494,734	–	(2,381,448)
於損益計入(扣除)	Credit (charge) to profit or loss	37,775	(44,648)	2,118,833	147,287	602,097	–	2,861,344
於其他全面收入扣除	Charge to other comprehensive income	–	–	(186)	–	–	–	(186)
收購附屬公司(附註40)	Acquisitions of subsidiaries (note 40)	–	(944,311)	(2,315,766)	–	–	–	(3,260,077)
於二零一八年 十二月三十一日	At 31 December 2018	14,751	(2,146,346)	(1,954,512)	208,909	1,096,831	–	(2,780,367)
於損益計入(扣除)	Credit (charge) to profit or loss	10,831	(115,057)	1,033,626	256,448	224,427	(797)	1,409,478
計入其他全面收入	Credit to other comprehensive income	–	–	8,813	–	–	–	8,813
於二零一九年 十二月三十一日	At 31 December 2019	25,582	(2,261,403)	(912,073)	465,357	1,321,258	(797)	(1,362,076)

為呈報綜合財務狀況表，若干遞延稅項資產(負債)已抵銷。以下為就財務報告作出的遞延稅項結餘分析：

For the presentation purposes on the consolidated statement of financial position, certain deferred taxation assets (liabilities) have been offset. The following is the analysis of the deferred taxation balances for financial reporting purposes:

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
遞延稅項資產	Deferred taxation assets	1,746,615	1,021,876
遞延稅項負債	Deferred taxation liabilities	(3,108,691)	(3,802,243)
		(1,362,076)	(2,780,367)

### 39. 遞延稅項 (續)

於二零一九年十二月三十一日，本集團擁有未動用稅務虧損約人民幣2,545,127,000元(二零一八年：人民幣1,667,219,000元)可供抵銷未來利潤。於二零一九年十二月三十一日，已就約人民幣1,861,428,000元(二零一八年：人民幣835,636,000元)虧損確認遞延稅項資產。由於不可預測未來利潤來源，故於二零一九年十二月三十一日概無就餘下虧損約人民幣683,699,000元(二零一八年：人民幣831,583,000元)確認遞延稅項資產。未確認稅務虧損將於下列年度屆滿：

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
二零一九年	2019	–	2,135
二零二零年	2020	533	34,344
二零二一年	2021	2,436	79,131
二零二二年	2022	52,785	272,241
二零二三年	2023	74,937	443,732
二零二四年	2024	553,008	–
		683,699	831,583

於二零一九年十二月三十一日，本集團來自有關建造物業的公司間交易及已竣工物業的公司間轉讓產生的可扣稅臨時差額約為人民幣244,784,000元(二零一八年：人民幣109,200,000元)。由於不大可能有應課稅利潤可供抵銷可扣稅臨時差額，故並無就該等可扣稅臨時差額確認遞延稅項資產。

根據《中國企業所得稅法》，由二零零八年一月一日起，就中國附屬公司賺取的利潤所宣派股息須徵收預提所得稅。綜合財務報表中未有就於二零一九年十二月三十一日的中國附屬公司累計利潤應佔臨時差額約人民幣36,423,203,000元(二零一八年：人民幣24,236,638,000元)作出遞延稅項撥備，乃因本集團能夠控制臨時差額撥回時間，且該等臨時差額在可見將來不大可能撥回。

### 39. DEFERRED TAXATION (Continued)

At 31 December 2019, the Group had unused tax losses of approximately RMB2,545,127,000 (2018: RMB1,667,219,000) available to offset against future profits. Deferred taxation assets have been recognised in respect of such losses of approximately RMB1,861,428,000 (2018: RMB835,636,000) at 31 December 2019. No deferred taxation asset has been recognised in respect of the remaining losses of approximately RMB683,699,000 (2018: RMB831,583,000) at 31 December 2019 due to the unpredictability of future profit streams. The unrecognised tax losses will expire in the following years:

At 31 December 2019, the Group had deductible temporary differences arising from inter-company transactions in relation to construction of properties and inter-company transfer of completed properties amounted to approximately RMB244,784,000 (2018: RMB109,200,000). No deferred taxation asset has been recognised in relation to such deductible temporary difference as it is not probable that taxable profit will be available against which the deductible temporary differences can be utilised.

Under the PRC enterprise income law, withholding income tax is imposed on dividends declared in respect of profits earned by PRC subsidiaries from 1 January 2008 onwards. Deferred taxation has not been provided for in the consolidated financial statements in respect of temporary differences attributable to accumulated profits of the PRC subsidiaries amounting to approximately RMB36,423,203,000 (2018: RMB24,236,638,000) as at 31 December 2019, as the Group is able to control the timing of the reversal of the temporary differences and it is probable that the temporary differences will not reverse in the foreseeable future.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 40. 收購附屬公司

截至二零一九年十二月三十一日止年度

(a) 透過視作收購附屬公司收購資產及負債

- (i) 重慶旭宇華錦入賬為本集團擁有33.3%權益的合營企業，此乃由於所有策略性財務及經營決策須獲重慶旭宇華錦全體股東及董事一致同意批准。截至二零一九年十二月三十一日止年度，重慶旭宇華錦的全體股東訂立一項補充協議。透過簽立補充協議，所有策略性財務及經營決策須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及其他股東提名。由於本集團已取得投票權的實際控制權以規管重慶旭宇華錦的相關活動，故於補充協議生效後，重慶旭宇華錦已於二零一九年三月成為本集團的附屬公司。

- (ii) 恒山發展及其全資附屬公司蘇州旭吳房地產開發有限公司均入賬為本集團擁有50%權益的合營企業，此乃由於所有策略性財務及經營決策須獲恒山發展全體股東及董事一致同意批准。截至二零一九年十二月三十一日止年度，恒山發展的全體股東訂立一項補充協議。透過簽立補充協議，所有策略性財務及經營決策須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及另一名股東提名。由於本集團已取得投票權的實際控制權以規管恒山發展的相關活動，故於補充協議生效後，恒山發展已於二零一九年一月成為本集團的附屬公司。

#### 40. ACQUISITION OF SUBSIDIARIES

For the year ended 31 December 2019

(a) *Acquisitions of assets and liabilities through deemed acquisitions of subsidiaries*

- (i) Chongqing Xuyuhujin was accounted for as a 33.3%-interest joint venture of the Group as all of the strategic financial and operating decisions required approval by unanimous consent of all of their shareholders and directors of Chongqing Xuyuhujin. During the year ended 31 December 2019, all shareholders of Chongqing Xuyuhujin entered into a supplementary agreement. By execution of the supplementary agreement, all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of Chongqing Xuyuhujin, Chongqing Xuyuhujin became a subsidiary of the Group in March 2019 upon effective of the supplementary agreement.

- (ii) Hengshan Development and its wholly owned subsidiary, Suzhou Xuwu Property Development Co., Ltd. (蘇州旭吳房地產開發有限公司) were accounted for as a 50%-interest joint venture of the Group as all of the strategic financial and operating decisions required approval by unanimous consent of all of their shareholders and directors of Hengshan Development. During the year ended 31 December 2019, all shareholders of Hengshan Development entered into a supplementary agreement. By execution of the supplementary agreement, all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholder, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of Hengshan Development, Hengshan Development became a subsidiary of the Group in January 2019 upon effective of the supplementary agreement.



#### 40. 收購附屬公司 (續)

截至二零一九年十二月三十一日止年度 (續)

(a) 透過視作收購附屬公司收購資產及負債 (續)

(iii) 蘇州旭隆入賬為本集團擁有50%權益的合營企業，此乃由於所有策略性財務及經營決策須獲蘇州旭隆全體股東及董事一致同意批准。截至二零一九年十二月三十一日止年度，蘇州旭隆的全體股東訂立一項補充協議。透過簽立補充協議，所有策略性財務及經營決策須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及另一名股東提名。由於本集團已取得投票權的實際控制權以規管蘇州旭隆的相關活動，故於補充協議生效後，蘇州旭隆已於二零一九年一月成為本集團的附屬公司。

(iv) 天津昌勝房地產資訊諮詢有限公司 (「天津昌勝」) 入賬為本集團擁有50%權益的合營企業，此乃由於所有策略性財務及經營決策須獲天津昌勝全體股東及董事一致同意批准。截至二零一九年十二月三十一日止年度，天津昌勝的全體股東訂立一項補充協議。透過簽立補充協議，所有策略性財務及經營決策須經董事會簡單大多數批准，當中五名董事及三名董事分別由本集團及另一名股東提名。由於本集團已取得投票權的實際控制權以規管天津昌勝的相關活動，故於補充協議生效後，天津昌勝已於二零一九年八月成為本集團的附屬公司。

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2019 (Continued)

(a) *Acquisitions of assets and liabilities through deemed acquisitions of subsidiaries (Continued)*

(iii) Suzhou Xulong was accounted for as a 50%-interest joint venture of the Group as all of the strategic financial and operating decisions required approval by unanimous consent of all of their shareholders and directors of Suzhou Xulong. During the year ended 31 December 2019, all shareholders of Suzhou Xulong entered into a supplementary agreement. By execution of the supplementary agreement, all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholder, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of Suzhou Xulong, Suzhou Xulong became a subsidiary of the Group in January 2019 upon effective of the supplementary agreement.

(iv) Tianjin Changsheng Real Estate Information Consulting Co., Ltd. (天津昌勝房地產資訊諮詢有限公司) (“Tianjin Changsheng”) was accounted for as a 50%-interest joint venture of the Group as all of the strategic financial and operating decisions required approval by unanimous consent of all of their shareholders and directors of Tianjin Changsheng. During the year ended 31 December 2019, all shareholders of Tianjin Changsheng entered into a supplementary agreement. By execution of the supplementary agreement, all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which five directors and three directors are nominated by the Group and the other shareholder, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of Tianjin Changsheng, Tianjin Changsheng became a subsidiary of the Group in August 2019 upon effective of the supplementary agreement.



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 40. 收購附屬公司 (續)

截至二零一九年十二月三十一日止年度 (續)

(a) 透過視作收購附屬公司收購資產及負債 (續)

- (v) 青島音樂之島文化產業開發有限公司 (「青島音樂之島」) 入賬為本集團擁有25.5%權益的合營企業，此乃由於所有策略性財務及經營決策須獲青島音樂之島全體股東及董事一致同意批准。截至二零一九年十二月三十一日止年度，青島音樂之島的全體股東訂立一項補充協議。透過簽立補充協議，所有策略性財務及經營決策須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及另一名股東提名。由於本集團已取得投票權的實際控制權以規管青島音樂之島的相關活動，故於補充協議生效後，青島音樂之島已於二零一九年八月成為本集團的附屬公司。

由於該等公司僅持有多幅地塊及物業，但該地塊及物業並無執行適用於該等物業的重大程序，故此上述交易(i)至(v)按透過視作收購附屬公司收購資產及負債入賬。有關所收購資產及所承擔負債的詳情如下：

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2019 (Continued)

(a) *Acquisitions of assets and liabilities through deemed acquisitions of subsidiaries (Continued)*

- (v) Qingdao Music Island Cultural Industry Development Co., Ltd. (青島音樂之島文化產業開發有限公司) (“Qingdao Music Island”) was accounted for as a 25.5%-interest joint venture of the Group as all of the strategic financial and operating decisions required approval by unanimous consent of all of their shareholders and directors of Qingdao Music Island. During the year ended 31 December 2019, all shareholders of Qingdao Music Island entered into a supplementary agreement. By execution of the supplementary agreement, all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholder, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of Qingdao Music Island, Qingdao Music Island became a subsidiary of the Group in August 2019 upon effective of the supplementary agreement.

The above transactions (i) to (v) are accounted for as acquisition of assets and liabilities through deemed acquisition of subsidiaries because these companies only hold pieces of land and properties without significant processes applied to the properties. Details of the assets acquired and liabilities assumed are as below:

#### 40. 收購附屬公司 (續)

截至二零一九年十二月三十一日止年度 (續)

(a) 透過視作收購附屬公司收購資產及負債 (續)

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2019 (Continued)

(a) Acquisitions of assets and liabilities through deemed acquisitions of subsidiaries (Continued)

		人民幣千元 RMB'000
物業、廠房及設備	Property, plant and equipment	4,834
擬作出售的開發中物業	Properties under development for sale	6,687,744
其他應收款項、按金以及預付款項	Other receivables, deposits and prepayments	781,048
應收本集團款項	Amount due from the Group	86,544
銀行結餘及現金	Bank balances and cash	118,997
應付賬款及其他應付款項以及應計開支	Accounts and other payables and accrued charges	(33,569)
應付本集團款項	Amounts due to the Group	(1,611,908)
應付非控股權益款項	Amounts due to non-controlling interests	(2,945,270)
銀行及其他借款	Bank and other borrowings	(2,390,000)
		698,420

		人民幣千元 RMB'000
已轉撥代價，以下列方式支付：	Consideration transferred, satisfied by:	
於合營企業的權益	Interests in joint ventures	337,789
非控股權益分佔資產淨值 (附註)	Net assets shared by non-controlling interests (note)	360,631
本集團所收購資產淨值	Net assets acquired by the Group	698,420
現金流入淨額：	Net cash inflow:	
所收購的銀行結餘及現金	Bank balances and cash acquired	118,997

附註：非控股權益乃按照資產淨值份額計量。

Note: The non-controlling interests were measured in accordance with share of net assets.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 40. 收購附屬公司(續)

截至二零一九年十二月三十一日止年度(續)

(b) 透過收購附屬公司收購資產及負債

(i) 截至二零一九年十二月三十一日止年度，本集團以總代價人民幣352,847,000元收購湖南湘銀置業有限公司(「湖南湘銀」)70%股本權益及股東貸款人民幣204,890,000元。此次收購完成後，本集團持有湖南湘銀70%股本權益。湖南湘銀持有持作出售物業土地使用權按金。

(ii) 截至二零一九年十二月三十一日止年度，本集團以總代價人民幣223,618,000元收購雲南金宏雅房地產開發有限公司(「雲南金宏雅」)51%股本權益及股東貸款人民幣223,618,000元。此次收購完成後，本集團持有雲南金宏雅51%股本權益。雲南金宏雅持有一幅用作房地產開發的土地。

(iii) 截至二零一九年十二月三十一日止年度，本集團以代價人民幣100,000,000元收購青島銀盛泰博觀錦岸房地產開發有限公司(「青島銀盛泰博觀錦岸」)50%股本權益。根據青島銀盛泰博觀錦岸的組織章程大綱及細則，所有策略性財務及經營決策須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及其他股東提名。由於本集團已取得青島銀盛泰博觀錦岸的實際控制權，青島銀盛泰博觀錦岸已成為本集團的附屬公司。青島銀盛泰博觀錦岸為一間無業務活動的公司。

(iv) 截至二零一九年十二月三十一日止年度，本集團以總代價人民幣800,427,000元收購寧波世圓企業管理諮詢有限公司(「寧波世圓」)34%股本權益及股東貸款人民幣800,427,000元。根據寧波世圓的組織章程大綱及細則，所有策略性財務及經營決策須經董事會簡單大多數批准，當中九名董事及五名董事分別由本集團及其他股東提名。由於本集團已取得寧波世圓的實際控制權，寧波世圓已成為本集團的附屬公司。寧波世圓持有一幅可用作房地產開發的地塊。

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2019 (Continued)

(b) *Acquisitions of assets and liabilities through acquisitions of subsidiaries*

(i) During the year ended 31 December 2019, the Group acquired 70% equity interests of Hunan Xiangyin Property Co., Ltd. (湖南湘銀置業有限公司) ("Hunan Xiangyin") and a shareholder's loan of RMB204,890,000 at a total consideration of RMB352,847,000. Upon the completion of this acquisition, the Group held 70% equity interests of Hunan Xiangyin. Hunan Xiangyin is holding deposits for land use rights for properties held for sale.

(ii) During the year ended 31 December 2019, the Group acquired 51% equity interests of Yunan Jinhongya Property Development Co., Ltd. (雲南金宏雅房地產開發有限公司) ("Yunan Jinhongya") and a shareholder's loan of RMB223,618,000 at a total consideration of RMB223,618,000. Upon the completion of this acquisition, the Group held 51% equity interests of Yunan Jinhongya. Yunan Jinhongya is holding a piece of land for property development.

(iii) During the year ended 31 December 2019, the Group acquired 50% equity interests of Qingdao Yinshengtai Boguanjinan Property Development Co., Ltd. (青島銀盛泰博觀錦岸房地產開發有限公司) ("Qingdao Yinshengtai Boguanjinan") at a consideration of RMB100,000,000. According to the memorandum and articles of association of Qingdao Yinshengtai Boguanjinan, all of the strategic financial and operating decisions must be approved by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control over Qingdao Yinshengtai Boguanjinan, Qingdao Yinshengtai Boguanjinan became a subsidiary of the Group. Qingdao Yinshengtai Boguanjinan is a dormant company.

(iv) During the year ended 31 December 2019, the Group acquired 34% equity interests of Ningbo Shiyuan Enterprise Management Consulting Co., Ltd. (寧波世圓企業管理諮詢有限公司) ("Ningbo Shiyuan") and a shareholder's loan of RMB800,427,000 at a total consideration of RMB800,427,000. According to the memorandum and articles of association of Ningbo Shiyuan, all of the strategic financial and operating decisions must be approved by simple majority of the board of directors, of which nine directors and five directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control over Ningbo Shiyuan, Ningbo Shiyuan became a subsidiary of the Group. Ningbo Shiyuan is holding a piece of land for property development.

#### 40. 收購附屬公司 (續)

截至二零一九年十二月三十一日止年度 (續)

##### (b) 透過收購附屬公司收購資產及負債 (續)

- (v) 截至二零一九年十二月三十一日止年度，本集團以總代價人民幣198,911,000元收購佛山市合盈置業有限公司 (「佛山合盈」) 100% 股本權益。此次收購完成後，本集團持有佛山合盈100% 股本權益。佛山合盈持有持作出售物業。

由於該等附屬公司於收購日期僅持有一幅用作房地產開發的地塊、土地使用權按金，或持作出售物業，故此上述交易(i)至(v)按透過收購該等公司收購資產及負債入賬。有關所收購資產及所承擔負債的詳情如下：

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2019 (Continued)

##### (b) Acquisitions of assets and liabilities through acquisitions of subsidiaries (Continued)

- (v) During the year ended 31 December 2019, the Group acquired 100% equity interests of Foshan Heying Real Estate Co., Ltd. (佛山市合盈置業有限公司) ("Foshan Heying") at a total consideration of RMB198,911,000. Upon the completion of this acquisition, the Group held 100% equity interests of Foshan Heying. Foshan Heying is holding properties held for sale.

The above transactions (i) to (v) are accounted for as acquisition of assets and liabilities through acquisition of subsidiaries because these companies only hold a piece of land for property development, deposits for land use rights or properties held for sale at the date of the acquisition. Details of the assets acquired and liabilities assumed are as below:

		人民幣千元 RMB'000
物業、廠房及設備	Property, plant and equipment	27,245
土地使用權按金	Deposit for land use right	269,786
擬作出售的開發中物業	Properties under development for sale	2,762,692
持作出售物業	Properties held for sale	508,383
其他應收款項、按金以及預付款項	Other receivables, deposits and prepayments	700,540
銀行結餘及現金	Bank balances and cash	230,707
應付賬款及其他應付款項以及應計開支	Accounts and other payables and accrued charges	(587,000)
合約負債	Contract liabilities	(335,066)
股東貸款	Shareholders' loans	(2,997,555)
轉讓予本集團的股東貸款	Shareholders' loans assigned to the Group	579,732
		1,228,935
		1,808,667
已轉撥代價，以下列方式支付：	Consideration transferred, satisfied by:	
現金	Cash	1,625,803
過往年度就收購股權已付的按金 (附註a)	Deposit paid for acquisition of equity interests in prior years (note a)	50,000
非控股權益分佔資產淨值 (附註b)	Net assets shared by non-controlling interests (note b)	132,864
本集團所收購資產淨值	Net assets acquired by the Group	1,808,667
現金流出淨額：	Net cash outflow:	
已付現金代價 (包括轉讓股東貸款)	Cash consideration paid (including assignment of shareholders' loans)	(1,625,803)
所收購的銀行結餘及現金	Bank balances and cash acquired	230,707
		(1,395,096)

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 40. 收購附屬公司 (續)

截至二零一九年十二月三十一日止年度 (續)

##### (b) 透過收購附屬公司收購資產及負債 (續)

###### (v) (續) 附註：

- (a) 年內，於過往年度就收購若干中國註冊成立實體股權的已付按金人民幣50,000,000元已用作收購附屬公司的部分代價。
- (b) 非控股權益乃按照資產淨值份額計量。

截至二零一八年十二月三十一日止年度

##### (a) 收購業務

- (i) 上海旭梭實業有限公司(「上海旭梭」)及蘇州凱合投資諮詢有限公司(「蘇州凱合」)均入賬為本集團擁有34%權益的合營企業，此乃由於所有策略性財務及經營決策須獲彼等各自全體股東一致同意批准。於截至二零一八年十二月三十一日止年度，上海旭梭及蘇州凱合的全體股東訂立一項一致行動協議。透過簽立一致行動協議，在未達成共識時，其他股東同意遵循本集團的策略性財務及經營決策。由於本集團已取得投票權的實際控制權，以規管上海旭梭及蘇州凱合的相關活動，故於一致行動協議生效後，上海旭梭及蘇州凱合已於二零一八年四月成為本集團的附屬公司。本公司董事認為，由於上海旭梭及蘇州凱合持有物業及執行適用於該等物業的重大程序，故視作收購事項構成業務合併。因此，該項交易已按收購會計法列賬。

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2019 (Continued)

##### (b) Acquisitions of assets and liabilities through acquisitions of subsidiaries (Continued)

###### (v) (Continued) Notes:

- (a) During the year, deposit paid in prior years of RMB50,000,000 for the acquisitions of equity interests in certain PRC incorporated entities was utilised as part of the consideration for acquisitions of subsidiaries.
- (b) The non-controlling interests were measured in accordance with share of net assets.

For the year ended 31 December 2018

##### (a) Acquisition of businesses

- (i) Shanghai Xusuo Industry Co., Ltd. (上海旭梭實業有限公司) (“Shanghai Xusuo”) and Suzhou Kaihe Investment Consultancy Co., Ltd. (蘇州凱合投資諮詢有限公司) (“Suzhou Kaihe”) were both accounted for as 34%-interest joint ventures of the Group, as all of the strategic financial and operating decisions required approval by unanimous consent of all of their respective shareholders. During the year ended 31 December 2018, all shareholders of Shanghai Xusuo and Suzhou Kaihe entered into an acting in concert agreement. By execution of the acting in concert agreement, the other shareholders agreed to follow the strategic financial and operating decision made by the Group when unanimous consent has not reached. Since the Group obtained effective control of voting power to govern the relevant activities of Shanghai Xusuo and Suzhou Kaihe, Shanghai Xusuo and Suzhou Kaihe became subsidiaries of the Group in April 2018 upon the acting in concert agreement becoming effective. The directors of the Company are of the view that the deemed acquisition constitutes a business combination as Shanghai Xusuo and Suzhou Kaihe hold properties and significant processes are applied to the properties. The transactions have been accounted for using acquisition method accordingly.

#### 40. 收購附屬公司 (續)

截至二零一八年十二月三十一日止年度 (續)

##### (a) 收購業務 (續)

###### (i) (續)

於收購日期的已收購資產及已  
確認負債如下：

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2018 (Continued)

##### (a) Acquisition of businesses (Continued)

###### (i) (continued)

Assets acquired and liabilities recognised at the date of acquisition  
are as below:

		人民幣千元 RMB'000
投資物業	Investment properties	1,122,000
物業、廠房及設備	Property, plant and equipment	103
擬作出售的開發中物業	Properties under development for sale	3,763,000
應收賬款及其他應收款項、按金及預付款項	Accounts and other receivables, deposits and prepayments	17,770
應收一名非控股股東款項	Amount due from a non-controlling interest	99,460
可收回稅項	Taxation recoverable	33,008
銀行結餘及現金	Bank balances and cash	33,938
應付賬款及其他應付款項以及應計開支	Accounts and other payables and accrued charges	(318,368)
已收物業銷售按金	Deposits received from property sales	(853,359)
應付本集團款項	Amount due to the Group	(386,085)
銀行及其他借款	Bank and other borrowings	(656,000)
遞延稅項負債	Deferred taxation liabilities	(1,213,794)
		1,641,673
已轉撥代價，以下列方式支付：	Consideration transferred, satisfied by:	
於合營企業的權益	Interests in joint ventures	(558,169)
加：非控股權益 (附註)	Add: Non-controlling interests (note)	(1,083,504)
減：本集團所收購資產淨值的公平值	Less: Fair value of net assets acquired by the Group	1,641,673
		—
現金流入淨額：	Net cash inflow:	
所收購的銀行結餘及現金	Bank balances and cash acquired	33,938

		人民幣千元 RMB'000
於上海旭梭及蘇州凱合的34%股權的 公平值	Fair value of 34% equity interest in Shanghai Xusuo and Suzhou Kaihe	558,169
減：本集團所持有合營企業的權益	Less: Interests in joint ventures held by the Group	8,571
重新計量收益	Gain on remeasurement	566,740

附註：非控股權益乃按照按公平值計量的  
資產淨值份額計量。

Note: The non-controlling interests were measured in accordance with share of net assets at  
fair value.



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 40. 收購附屬公司 (續)

截至二零一八年十二月三十一日止年度 (續)

##### (a) 收購業務 (續)

- (ii) 蘇州旭悅置業有限公司 (「蘇州旭悅」) 入賬為本集團擁有40%權益的合營企業，此乃由於所有策略性財務及經營決策均需經蘇州旭悅的全體股東及董事一致同意批准。於截至二零一八年十二月三十一日止年度，蘇州旭悅的全體股東訂立一項一致行動協議。透過簽立一致行動協議，在未達成共識時，其他股東同意遵循本集團的策略性財務及經營決策。由於本集團已取得投票權的實際控制權，以規管蘇州旭悅的相關活動，故於一致行動協議生效後，蘇州旭悅已於二零一八年四月成為本集團的附屬公司。本公司董事認為，由於蘇州旭悅持有物業及執行適用於該等物業的重大程序，故視作收購事項構成業務合併。因此，該項交易已按收購會計法列賬。

於收購日期的已收購資產及已確認負債如下：

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2018 (Continued)

##### (a) Acquisition of businesses (Continued)

- (ii) Suzhou Xuyue Property Co., Ltd. (蘇州旭悅置業有限公司) (“Suzhou Xuyue”) was accounted for as a 40%-interest joint venture of the Group as all of the strategic financial and operating decisions required approval by unanimous consent of all of their shareholders and directors of Suzhou Xuyue. During the year ended 31 December 2018, all shareholders of Suzhou Xuyue entered into an acting in concert agreement. By execution of the acting in concert agreement, the other shareholders agreed to follow the strategic financial and operating decision made by the Group when unanimous consent has not reached. Since the Group obtained effective control of voting power to govern the relevant activities of Suzhou Xuyue, Suzhou Xuyue became a subsidiary of the Group in April 2018 upon the acting in concert agreement becoming effective. The directors of the Company are of the view that the deemed acquisition constitutes a business combination as Suzhou Xuyue holds properties and significant processes are applied to the properties. The transaction has been accounted for using acquisition method accordingly.

Assets acquired and liabilities recognised at the date of acquisition are as below:

		人民幣千元 RMB'000
物業、廠房及設備	Property, plant and equipment	305
擬作出售的開發中物業	Properties under development for sale	6,026,800
應收賬款及其他應收款項、按金及預付款項	Accounts and other receivables, deposits and prepayments	118,016
應收本集團款項	Amount due from the Group	617,845
應收一名非控股權益款項	Amount due from a non-controlling interests	927,632
可收回稅項	Taxation recoverable	174,828
銀行結餘及現金	Bank balances and cash	321,172
應付賬款及其他應付款項以及應計開支	Accounts and other payables and accrued charges	(360,087)
已收物業銷售按金	Deposits received from property sales	(4,387,497)
遞延稅項負債	Deferred taxation liabilities	(687,514)
銀行及其他借款	Bank and other borrowings	(1,969,500)
		782,000

#### 40. 收購附屬公司 (續)

截至二零一八年十二月三十一日止年度 (續)

##### (a) 收購業務 (續)

###### (ii) (續)

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2018 (Continued)

##### (a) Acquisition of businesses (Continued)

###### (ii) (continued)

		人民幣千元 RMB'000
已轉撥代價，以下列方式支付：	Consideration transferred, satisfied by:	
於合營企業的權益	Interest in a joint venture	(312,800)
加：非控股權益 (附註)	Add: Non-controlling interests (note)	(469,200)
減：本集團所收購資產淨值的公平值	Less: Fair value of net assets acquired by the Group	782,000
		—
現金流入淨額：	Net cash inflow:	
所收購的銀行結餘及現金	Bank balances and cash acquired	321,172
於蘇州旭悅的40%股權的公平值	Fair value of 40% equity interests in Suzhou Xuyue	312,800
減：本集團所持有合營企業的權益	Less: Interest in a joint venture held by the Group	23,836
重新計量收益	Gain on remeasurement	336,636

附註：非控股權益乃按照按公平值計量的資產淨值份額計量。

Note: The non-controlling interests were measured in accordance with share of net assets at fair value.

(iii) 於截至二零一八年十二月三十一日止年度，本集團以代價人民幣1,144,810,000元收購青島銀盛泰置業有限公司（「青島銀盛泰」）及其附屬公司50%股本權益。根據青島銀盛泰的組織章程大綱及細則，所有策略性財務及經營決策必須由董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及另一名股東提名。由於本集團取得青島銀盛泰的實際控制權，故收購事項完成後，青島銀盛泰於二零一八年三月入賬列為本集團附屬公司。於收購日期，本公司董事認為，由於青島銀盛泰持有物業及執行適用於該等物業的重大程序，故收購事項構成業務合併。因此，該項交易已按收購會計法列賬。

(iii) During the year ended 31 December 2018, the Group acquired 50% equity interests of Qingdao Yinshengtai Property Development Co., Ltd (青島銀盛泰置業有限公司) ("Qingdao Yinshengtai") and its subsidiaries at a consideration of RMB1,144,810,000. According to the memorandum and articles of association of Qingdao Yinshengtai, all of the strategic financial and operating decisions must be approved by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholder, respectively. Since the Group obtained effective control over Qingdao Yinshengtai, Qingdao Yinshengtai is accounted for as a subsidiary of the Group in March 2018 upon completion of the acquisition. At the date of acquisition, the directors of the Company are of the view that the acquisition constitutes a business combination as Qingdao Yinshengtai holds properties and significant processes are applied to the properties. The transaction has been accounted for using acquisition method accordingly.



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 40. 收購附屬公司 (續)

截至二零一八年十二月三十一日止年度 (續)

##### (a) 收購業務 (續)

##### (iii) (續)

於收購日期的已收購資產及已  
確認負債如下：

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2018 (Continued)

##### (a) Acquisition of businesses (Continued)

##### (iii) (continued)

Assets acquired and liabilities recognised at the date of acquisition  
are as below:

		人民幣千元 RMB'000
物業、廠房及設備	Property, plant and equipment	53,475
擬作出售的開發中物業	Properties under development for sale	10,242,719
應收賬款及其他應收款項、按金及預付款項	Accounts and other receivables, deposits and prepayments	2,484,248
可收回稅項	Taxation recoverable	130,938
銀行結餘及現金	Bank balances and cash	1,599,400
應收非控股權益款項	Amount due from non-controlling interests	25,000
應付賬款及其他應付款項以及應計開支	Accounts and other payables and accrued charges	(2,296,069)
應付本集團款項	Amount due to the Group	(1,830,951)
已收物業銷售按金	Deposits received from property sales	(5,186,317)
遞延稅項負債	Deferred taxation liabilities	(1,358,769)
銀行及其他借款	Bank and other borrowings	(1,581,500)
非控股權益	Non-controlling interests	(469,274)
		1,812,900
已轉撥代價，以下列方式支付：	Consideration transferred, satisfied by:	
現金	Cash	(644,810)
就收購股權已付的按金	Deposit paid for acquisition of equity interests	(500,000)
加：非控股權益 (附註)	Add: Non-controlling interests (note)	(668,090)
減：本集團所收購資產淨值的公平值	Less: Fair value of net assets acquired by the Group	1,812,900
		—
現金流入淨額：	Net cash inflow:	
已付現金代價	Cash consideration paid	(644,810)
所收購的銀行結餘及現金	Bank balances and cash acquired	1,599,400
		954,590

附註：非控股權益乃按照按公平值計量的  
資產淨值份額計量。

Note: The non-controlling interests were measured in accordance with share of net assets at  
fair value.

#### 40. 收購附屬公司 (續)

截至二零一八年十二月三十一日止年度 (續)

##### (a) 收購業務 (續)

年內利潤包括上海旭梭、蘇州凱合、蘇州旭悅及青島銀盛泰所產生額外業務應佔的人民幣2,025,284,000元。年內收入包括上海旭梭、蘇州凱合、蘇州旭悅及青島銀盛泰所產生的人民幣10,821,376,000元。

假設收購事項於年初生效，則本集團截至二零一八年十二月三十一日止年度的收入總額應為人民幣42,368,369,000元，而年內利潤金額則應為人民幣7,046,697,000元。備考財務資料僅供說明之用，不可作為假設收購事項已於年初完成時本集團實際所達致的收入及經營業績的指標，亦不擬作為未來業績的預測。

##### (b) 透過視作收購一間附屬公司收購資產及負債

長沙恒高房地產開發有限公司（「長沙恒高」）入賬為本集團擁有50%權益的合營企業，此乃由於所有策略性財務及經營決策均需經長沙恒高的全體股東及董事一致同意批准。於截至二零一八年十二月三十一日止年度，長沙恒高全體股東訂立補充協議。透過簽訂該補充協議，所有策略性財務及經營決策必須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及另一名股東提名。由於本集團取得長沙恒高投票權的實際控制權，以規管長沙恒高的相關活動，故於補充協議生效後，長沙恒高於二零一八年十二月已成為本集團的附屬公司。

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2018 (Continued)

##### (a) Acquisition of businesses (Continued)

Included in the profit for the year is RMB2,025,284,000 attributable to the additional businesses generated by Shanghai Xusuo, Suzhou Kaihe, Suzhou Xuyue and Qingdao Yinshengtai. Revenue for the year includes RMB10,821,376,000 generated from Shanghai Xusuo, Suzhou Kaihe, Suzhou Xuyue and Qingdao Yinshengtai.

Had the acquisition been effected at the beginning of the year, the total amount of revenue of the Group for the year ended 31 December 2018 would have been RMB42,368,369,000 and the amount of the profit for the year would have been RMB7,046,697,000. The pro forma information is for illustrative purpose only and is not necessarily an indication of revenue and results of operations of the Group that actually would have been achieved had the acquisition been completed at the beginning of the year, nor is it intended to be a projection of future results.

##### (b) Acquisition of assets and liabilities through deemed acquisition of a subsidiary

Changsha Henggao Property Development Co., Ltd. (長沙恒高房地產開發有限公司) (“Changsha Henggao”) was accounted for as a 50%-interest joint venture of the Group as all of the strategic financial and operating decisions required approval by unanimous consent of all of their shareholders and directors of Changsha Henggao. During the year ended 31 December 2018, all shareholders of Changsha Henggao entered into a supplementary agreement. By execution of the supplementary agreement, all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholder, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of Changsha Henggao, Changsha Henggao became a subsidiary of the Group in December 2018 upon effective of the supplementary agreement.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 40. 收購附屬公司 (續)

截至二零一八年十二月三十一日止年度 (續)

##### (b) 透過視作收購一間附屬公司收購資產及負債 (續)

由於長沙恒高主要持有的物業並無執行適用於該等物業的重大程序，故此上述交易按透過視作收購一間附屬公司收購資產及負債入賬。有關所收購資產及所承擔負債的詳情如下：

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2018 (Continued)

##### (b) Acquisition of assets and liabilities through deemed acquisition of a subsidiary (Continued)

The above transaction is accounted for as acquisition of assets and liabilities through deemed acquisition of a subsidiary because Changsha Henggao mainly holds properties without significant processes applied to the properties. Details of the assets acquired and liabilities assumed are as below:

		人民幣千元 RMB'000
物業、廠房及設備	Property, plant and equipment	8
擬作出售的開發中物業	Properties under development for sale	558,345
其他應收款項、按金及預付款項	Other receivables, deposits and prepayments	9,857
銀行結餘及現金	Bank balances and cash	56,209
應收一間合營企業款項	Amount due from a joint venture	237,113
應付賬款及其他應付款項以及應計開支	Accounts and other payables and accrued charges	(26,970)
應付本集團款項	Amount due to the Group	(317,188)
銀行及其他借款	Bank and other borrowings	(80,000)
		437,374
已轉撥代價，以下列方式支付：	Consideration transferred, satisfied by:	
於一間合營企業的權益	Interest in a joint venture	218,687
非控股權益分佔資產淨值 (附註)	Net assets shared by non-controlling interests (note)	218,687
本集團所收購資產淨值	Net assets acquired by the Group	437,374
現金流入淨額：	Net cash inflow:	
所收購的銀行結餘及現金	Bank balances and cash acquired	56,209

附註：非控股權益乃按照資產淨值份額計量。

Note: The non-controlling interests were measured in accordance with share of net assets.

#### 40. 收購附屬公司 (續)

截至二零一八年十二月三十一日止年度 (續)

##### (c) 透過收購附屬公司收購資產及負債

- (i) 於截至二零一八年十二月三十一日止年度，本集團以代價人民幣345,460,000元收購武漢鴻源錦置業有限公司（「武漢鴻源錦」）的50%權益。根據武漢鴻源錦的組織章程大綱及細則，所有策略性財務及經營決策必須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及其他股東提名。由於本集團取得武漢鴻源錦的實際控制權，故武漢鴻源錦已成為本集團的附屬公司。武漢鴻源錦持有一幅可用作房地產開發的地塊。

由於武漢鴻源錦於收購日期持有一幅用作房地產開發的土地，故此上述交易按透過收購一間附屬公司收購資產及負債入賬。有關所收購資產及所承擔負債的詳情如下：

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2018 (Continued)

##### (c) Acquisitions of assets and liabilities through acquisitions of subsidiaries

- (i) During the year ended 31 December 2018, the Group acquired 50% equity interests of Wuhan Hongyuanjin Properties Co., Ltd. (武漢鴻源錦置業有限公司) ("Wuhan Hongyuanjin") at a consideration of RMB345,460,000. According to the memorandum and articles of association of Wuhan Hongyuanjin, all of the strategic financial and operating decisions must be approved by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control over Wuhan Hongyuanjin, Wuhan Hongyuanjin became a subsidiary of the Group. Wuhan Hongyuanjin is holding a piece of land for property development.

The above transaction is accounted for as acquisition of assets and liabilities through acquisition of a subsidiary because Wuhan Hongyuanjin holds a piece of land for property development at the date of the acquisition. Details of the assets acquired and liabilities assumed are as below:

		人民幣千元 RMB'000
擬作出售的開發中物業	Properties under development for sale	1,968,086
應收賬款及其他應收款項、按金以及預付款項	Accounts and other receivables, deposits and prepayments	1,077
銀行結餘及現金	Bank balances and cash	54,956
應計開支	Accrued charges	(150)
應付本集團款項	Amount due to the Group	(897,192)
應付一名非控股股東款項	Amount due to a non-controlling interest	(686,333)
		440,444
		人民幣千元 RMB'000
已轉撥代價，以下列方式支付：	Consideration transferred, satisfied by:	
現金	Cash	345,460
非控股權益分佔資產淨值 (附註)	Net assets shared by non-controlling interests (note)	94,984
本集團所收購資產淨值的公平值	Net assets acquired by the Group	440,444
現金流出淨額：	Net cash outflow:	
已付現金代價	Cash consideration paid	(345,460)
所收購的銀行結餘及現金	Bank balances and cash acquired	54,956
		(290,504)

附註：非控股權益乃按照資產淨值份額計量。

Note: The non-controlling interests were measured in accordance with share of net assets.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 40. 收購附屬公司 (續)

截至二零一八年十二月三十一日止年度 (續)

##### (c) 透過收購附屬公司收購資產及負債 (續)

(ii) 於截至二零一八年十二月三十一日止年度，本集團以代價人民幣3,400,000元收購西安沃呈房地產開發有限公司(「西安沃呈」)的34%權益。根據西安沃呈的組織章程大綱及細則，所有策略性財務及經營決策必須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及其他股東提名。由於本集團取得西安沃呈的實際控制權，故西安沃呈已成為本集團的附屬公司。西安沃呈持有一幅可用作房地產開發的地塊。

(iii) 於截至二零一八年十二月三十一日止年度，本集團以代價人民幣10,000,000元收購上海展驤實業發展有限公司(「上海展驤」)的50%權益。根據上海展驤的組織章程大綱及細則，所有策略性財務及經營決策必須經董事會簡單大多數批准，當中兩名董事及一名董事分別由本集團及另一名股東提名。由於本集團取得上海展驤的實際控制權，故上海展驤已成為本集團的附屬公司。上海展驤持有一幅可用作房地產開發的地塊。

(iv) 於截至二零一八年十二月三十一日止年度，本集團以代價人民幣10,303,000元收購上海方茂置業有限公司(「上海方茂」)的34%權益。根據上海方茂的組織章程大綱及細則，所有策略性財務及經營決策必須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及其他股東提名。由於本集團取得上海方茂的實際控制權，故上海方茂已成為本集團的附屬公司。上海方茂持有一幅可用作房地產開發的地塊。

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2018 (Continued)

##### (c) Acquisitions of assets and liabilities through acquisitions of subsidiaries (Continued)

(ii) During the year ended 31 December 2018, the Group acquired 34% equity interests of Xi'an Wocheng Properties Development Co., Ltd. (西安沃呈房地產開發有限公司) ("Xi'an Wocheng") at a consideration of RMB3,400,000. According to the memorandum and articles of association of Xi'an Wocheng, all of the strategic financial and operating decisions must be approved by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control over Xi'an Wocheng, Xi'an Wocheng became a subsidiary of the Group. Xi'an Wocheng is holding a piece of land for property development.

(iii) During the year ended 31 December 2018, the Group acquired 50% equity interests of Shanghai Zhanxiang Development Co., Ltd. (上海展驤實業發展有限公司) ("Shanghai Zhanxiang") at a consideration of RMB10,000,000. According to the memorandum and articles of association of Shanghai Zhanxiang, all of the strategic financial and operating decisions must be approved by simple majority of the board of directors, of which two directors and one director are nominated by the Group and the other shareholder, respectively. Since the Group obtained effective control over Shanghai Zhanxiang, Shanghai Zhanxiang became a subsidiary of the Group. Shanghai Zhanxiang is holding a piece of land for property development.

(iv) During the year ended 31 December 2018, the Group acquired 34% equity interests of Shanghai Fangmao Development Co., Ltd. (上海方茂置業有限公司) ("Shanghai Fangmao") at a consideration of RMB10,303,000. According to the memorandum and articles of association of Shanghai Fangmao, all of the strategic financial and operating decisions must be approved by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control over Shanghai Fangmao, Shanghai Fangmao became a subsidiary of the Group. Shanghai Fangmao is holding a piece of land for property development.



#### 40. 收購附屬公司 (續)

截至二零一八年十二月三十一日止年度(續)

##### (c) 透過收購附屬公司收購資產及負債 (續)

(v) 於截至二零一八年十二月三十一日止年度，本集團以代價人民幣10,303,000元收購上海啟茂置業有限公司(「上海啟茂」)的34%權益。根據上海啟茂的組織章程大綱及細則，所有策略性財務及經營決策必須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及其他股東提名。由於本集團取得上海啟茂的實際控制權，故上海啟茂已成為本集團的附屬公司。上海啟茂持有一幅可用作房地產開發的地塊。

(vi) 蘇州旭邦置業有限公司(「蘇州旭邦」)列賬為擁有50%權益的合營企業。截至二零一八年十二月三十一日止年度，本集團以代價人民幣20,000,000元收購蘇州旭邦額外50%權益。此次收購完成後，本集團持有蘇州旭邦100%股權。蘇州旭邦持有一幅可用作房地產開發的地塊。

(vii) 截至二零一八年十二月三十一日止年度，本集團以代價人民幣30,000,000元收購鄭州輝潤置業有限公司(「鄭州輝潤」)的60%股權。鄭州輝潤持有一幅可用作房地產開發的地塊。

(viii) 濟南輝明房地產開發有限公司(「濟南輝明」)列賬為擁有49%權益的合營企業。截至二零一八年十二月三十一日止年度，本集團以代價人民幣1,139,800,000元收購濟南輝明的額外51%權益及人民幣1,139,800,000元的股東貸款。此次收購完成後，本集團持有濟南輝明的100%股權。濟南輝明持有一幅可用作房地產開發的地塊。

(ix) 截至二零一八年十二月三十一日止年度，本集團以代價人民幣40,000,000元收購西安邦弘的80%股權。此次收購完成後，本集團持有西安邦弘的80%權益。西安邦弘持有一幅可用作房地產開發的地塊。

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2018 (Continued)

##### (c) Acquisitions of assets and liabilities through acquisitions of subsidiaries (Continued)

(v) During the year ended 31 December 2018, the Group acquired 34% equity interests of Shanghai Qimao Development Co., Ltd. (上海啟茂置業有限公司) ("Shanghai Qimao") at a consideration of RMB10,303,000. According to the memorandum and articles of association of Shanghai Qimao, all of the strategic financial and operating decisions must be approved by simple majority of the board of directors, of which three directors and two directors are nominated by the Group and the other shareholders, respectively. Since the Group obtained effective control over Shanghai Qimao, Shanghai Qimao became a subsidiary of the Group. Shanghai Qimao is holding a piece of land for property development.

(vi) Suzhou Xubang Property Co., Ltd. (蘇州旭邦置業有限公司) ("Suzhou Xubang") was accounted for as a 50%-interest joint venture. During the year ended 31 December 2018, the Group acquired another 50% equity interests of Suzhou Xubang at a consideration of RMB20,000,000. Upon the completion of this acquisition, the Group held 100% equity interests of Suzhou Xubang. Suzhou Xubang is holding a piece of land for property development.

(vii) During the year ended 31 December 2018, the Group acquired 60% equity interests of Zhengzhou Huirun Properties Co., Ltd. (鄭州輝潤置業有限公司) ("Zhengzhou Huirun") at a consideration of RMB30,000,000. Zhengzhou Huirun is holding a piece of land for property development.

(viii) Jinan Huiming Property Development Co., Ltd. (濟南輝明房地產開發有限公司) ("Jinan Huiming") was accounted for as a 49%-interest joint venture. During the year ended 31 December 2018, the Group acquired another 51% equity interests and a shareholders' loan of RMB1,139,800,000 of Jinan Huiming at a consideration of RMB1,139,800,000. Upon the completion of this acquisition, the Group held 100% equity interests of Jinan Huiming. Jinan Huiming is holding a piece of land for property development.

(ix) During the year ended 31 December 2018, the Group acquired 80% equity interest of Xi'an Banghong at a consideration of RMB40,000,000. Upon the completion of this acquisition, the Group held 80% equity interests of Xi'an Banghong. Xi'an Banghong is holding a piece of land for property development.

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### Notes to the Consolidated Financial Statements

#### 40. 收購附屬公司 (續)

截至二零一八年十二月三十一日止年度 (續)

##### (c) 透過收購附屬公司收購資產及負債 (續)

- (x) 武漢輝恒置業有限公司 (「武漢輝恒」) 列賬為擁有30%權益的聯營公司。截至二零一八年十二月三十一日止年度，本集團以代價人民幣70,000,000元收購武漢輝恒的額外70%權益。此次收購完成後，本集團持有武漢輝恒的100%股權。武漢輝恒持有持作出售物業土地使用權按金。

因該等公司於收購日期僅持有多幅地塊及持作出售物業的土地使用權按金，故上述交易(ii)至(x)按透過收購附屬公司收購資產及負債入賬。有關所收購資產及所承擔負債的詳情如下：

#### 40. ACQUISITION OF SUBSIDIARIES (Continued)

For the year ended 31 December 2018 (Continued)

##### (c) Acquisitions of assets and liabilities through acquisitions of subsidiaries (Continued)

- (x) Wuhan Huiheng Property Co., Ltd. (武漢輝恒置業有限公司) (“Wuhan Huiheng”) was accounted for as a 30%-interest associate. During the year ended 31 December 2018, the Group acquired another 70% equity interests of Wuhan Huiheng at a consideration of RMB70,000,000. Upon the completion of this acquisition, the Group held 100% equity interests of Wuhan Huiheng. Wuhan Huiheng is holding deposits for land use rights for properties held for sale.

The above transactions (ii) to (x) are accounted for as acquisition of assets and liabilities through acquisition of subsidiaries because these companies only hold pieces of land and deposits for land use rights for properties held for sale at the date of the acquisition. Details of the assets acquired and liabilities assumed are as below:

		人民幣千元 RMB'000
於一間聯營公司的權益	Interest in an associate	145,938
物業、廠房及設備	Property, plant and equipment	1,301
擬作出售的發展中物業	Properties under development for sale	5,636,809
持作出售物業土地使用權按金	Deposit for land use rights for properties held for sale	1,175,420
應收賬款及其他應收款項、按金以及預付款項	Accounts and other receivables, deposits and prepayments	272,877
銀行結餘及現金	Bank balances and cash	365,286
應付賬款及其他應付款項以及應計開支	Accounts and other payables and accrued charges	(458,806)
應付本集團款項	Amount due to the Group	(3,267,006)
應付一名非控股股東款項	Amount due to a non-controlling interest	(1,590,734)
應付一間聯營公司款項	Amount due to an associate	(208,000)
銀行及其他借款	Bank and other borrowings	(600,000)
股東貸款	Shareholders' loans	(1,139,800)
		333,285
轉讓予本集團的股東貸款	Shareholders' loans assigned to the Group	1,139,800
		1,473,085
已轉撥代價，以下列方式支付：	Consideration transferred, satisfied by:	
現金	Cash	1,333,806
於合營企業的權益	Interests in joint ventures	38,943
於一間聯營公司的權益	Interest in an associate	29,172
非控股權益分佔資產淨值 (附註)	Net assets shared by non-controlling interests (note)	71,164
本集團所收購資產淨值	Net assets acquired by the Group	1,473,085
現金流出淨額：	Net cash outflow:	
已付現金代價 (包括轉讓股東貸款)	Cash consideration paid (including assignment of shareholders' loans)	(1,333,806)
所收購的銀行結餘及現金	Bank balances and cash acquired	365,286
		(968,520)

附註：非控股權益乃按照資產淨值份額計量。

Note: The non-controlling interests were measured in accordance with share of net assets.

#### 41. 出售附屬公司

截至二零一九年十二月三十一日止年度

(a) 出售附屬公司部分權益導致失去控制權

- (i) 截至二零一九年十二月三十一日止年度，本集團以總代價人民幣230,000,000元向一名獨立第三方出售其附屬公司無錫昌峰商務諮詢有限公司（「無錫昌峰」）及其全資附屬公司無錫和正置業有限公司（「無錫和正」）的80%股本權益。

於出售事項後，本集團持有無錫昌峰及無錫和正的20%股本權益。根據股東協議，由於相關活動須獲全體股東一致同意，無錫昌峰及無錫和正成為本集團的合營企業。

- (ii) 截至二零一九年十二月三十一日止年度，本集團以總代價人民幣480,000,000元向一名獨立第三方出售其附屬公司長春和羽房地產開發有限公司（「長春和羽」）及其全資附屬公司長春和煜房地產開發有限公司（「長春和煜」）及長春和勝房地產開發有限公司（「長春和勝」）的70%股本權益。

於出售事項後，本集團持有長春和羽、長春和煜及長春和勝的30%股本權益。根據股東協議，由於相關活動須獲全體股東一致同意，長春和羽、長春和煜及長春和勝成為本集團的合營企業。

#### 41. DISPOSAL OF SUBSIDIARIES

For the year ended 31 December 2019

(a) *Disposal of partial interest in subsidiaries resulting in loss of control*

- (i) During the year ended 31 December 2019, the Group disposed of 80% equity interest in its subsidiary, Wuxi Changfeng Business Advisory Co., Ltd. (無錫昌峰商務諮詢有限公司) (“Wuxi Changfeng”) and its wholly owned subsidiary Wuxi Hezheng Property Co., Ltd. (無錫和正置業有限公司) (“Wuxi Hezheng”) to an independent third party at a total consideration of RMB230,000,000.

Subsequent to the disposal, the Group held 20% equity interests in Wuxi Changfeng and Wuxi Hezheng. Wuxi Changfeng and Wuxi Hezheng became joint ventures of the Group in accordance with the shareholders' agreement since relevant activities require unanimous consent of all directors.

- (ii) During the year ended 31 December 2019, the Group disposed of 70% equity interest in its subsidiary, Changchun Heyu Property Development Co., Ltd. (長春和羽房地產開發有限公司) (“Changchun Heyu I”) and its wholly owned subsidiaries Changchun Heyu Property Development Co., Ltd. (長春和煜房地產開發有限公司) (“Changchun Heyu II”) and Changchun Hesheng Property Development Co., Ltd. (長春和勝房地產開發有限公司) (“Changchun Hesheng”) to an independent third party at a total consideration of RMB480,000,000.

Subsequent to the disposal, the Group held 30% equity interests in Changchun Heyu I, Changchun Heyu II and Changchun Hesheng. Changchun Heyu I, Changchun Heyu II and Changchun Hesheng became joint ventures of the Group in accordance with the shareholders' agreement since relevant activities require unanimous consent of all directors.



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### Notes to the Consolidated Financial Statements

#### 41. 出售附屬公司

截至二零一九年十二月三十一日止年度(續)

(a) 出售附屬公司部分權益導致失去控制權(續)

- (iii) 截至二零一九年十二月三十一日止年度，本集團以代價人民幣172,920,000元出售其附屬公司煙台泰恒的44%股本權益。

於出售事項後，本集團持有煙台泰恒的46%股本權益。根據股東協議，由於相關活動須獲全體股東一致同意，煙台泰恒成為本集團的合營企業。

- (iv) 截至二零一九年十二月三十一日止年度，本集團以代價人民幣238,480,000元出售其附屬公司煙台泰博的44%股本權益。

於出售事項後，本集團持有煙台泰博的46%股本權益。根據股東協議，由於相關活動須獲全體股東一致同意，煙台泰博成為本集團的合營企業。

#### 41. DISPOSAL OF SUBSIDIARIES

For the year ended 31 December 2019 (Continued)

(a) *Disposal of partial interest in subsidiaries resulting in loss of control*  
(Continued)

- (iii) During the year ended 31 December 2019, the Group disposed of 44% equity interest in its subsidiary, Yantai Taiheng at a consideration of RMB172,920,000.

Subsequent to the disposal, the Group held 46% equity interests in Yantai Taiheng. Yantai Taiheng became a joint venture of the Group in accordance with the shareholders' agreement since relevant activities require unanimous consent of all directors.

- (iv) During the year ended 31 December 2019, the Group disposed of 44% equity interest in its subsidiary, Yantai Taibo at a consideration of RMB238,480,000.

Subsequent to the disposal, the Group held 46% equity interests in Yantai Taibo. Yantai Taibo became a joint venture of the Group in accordance with the shareholders' agreement since relevant activities require unanimous consent of all directors.

#### 41. 出售附屬公司 (續)

截至二零一九年十二月三十一日止年度 (續)

##### (a) 出售附屬公司部分權益導致失去控制權 (續)

除上述交易(i)至(iv)詳述的出售附屬公司部分權益導致失去控制權外，本集團以總代價人民幣51,020,000元出售其他若干附屬公司的部分權益。於出售事項後，本集團保留對該等實體的共同控制權，故該等實體成為本集團的合營企業。

上述交易按出售附屬公司部分權益入賬。有關上述交易出售資產淨值的詳情概述如下：

#### 41. DISPOSAL OF SUBSIDIARIES (Continued)

For the year ended 31 December 2019 (Continued)

##### (a) Disposal of partial interest in subsidiaries resulting in loss of control (Continued)

Except for the disposal of partial interest in subsidiaries resulting in loss of control as detailed in transactions (i) to (iv) above, the Group disposed of partial interest in other certain subsidiaries at a total consideration of RMB51,020,000. Subsequent to the disposal, the Group retains joint control in the these entities and these entities became joint venture of the Group.

The above transactions are accounted for as disposal of partial interest in subsidiaries. Details of the net assets disposed of in respect of the above transactions are summarised below:

		交易(i)至(iv) Transactions (i) to (iv) 人民幣千元 RMB'000	其他 Others 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
就失去控制權的資產及負債分析：	Analysis of assets and liabilities over which control was lost:			
物業、廠房及設備	Property, plant and equipment	700	1,127	1,827
擬作出售的發展中物業	Properties under development for sale	2,523,718	6,716,734	9,240,452
應收本集團款項	Amounts due from the Group	793,177	2,230,929	3,024,106
持作出售物業土地使用權按金	Deposits for land use rights for properties held for sale	592,202	—	592,202
其他應收款項	Other receivables	104,760	516,079	620,839
銀行結餘及現金	Bank balances and cash	176,381	664,901	841,282
應付非控股權益款項	Amounts due to non-controlling interests	(465,000)	(966,689)	(1,431,689)
應付本集團款項	Amounts due to the Group	(1,889,932)	(801,338)	(2,691,270)
合約負債	Contract liabilities	—	(1,893,351)	(1,893,351)
其他應付款項	Other payables	(301,639)	(630,395)	(932,034)
銀行借款	Bank borrowings	(600,000)	(5,592,900)	(6,192,900)
出售的資產淨值	Net assets disposed of	934,367	245,097	1,179,464
出售附屬公司的收益：	Gain on disposal of subsidiaries:			
現金代價	Cash consideration	1,121,400	51,020	1,172,420
本集團分佔於合營企業所保留股本權益的資產淨值	The Group's share of net assets of the retained equity interests in joint ventures	689,129	110,224	799,353
非控股權益	Non-controlling interests	92,590	89,835	182,425
出售的資產淨值	Net assets disposed of	(934,367)	(245,097)	(1,179,464)
		968,752	5,982	974,734

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 41. 出售附屬公司 (續)

截至二零一九年十二月三十一日止年度 (續)

##### (a) 出售附屬公司部分權益導致失去控制權 (續)

#### 41. DISPOSAL OF SUBSIDIARIES (Continued)

For the year ended 31 December 2019 (Continued)

##### (a) Disposal of partial interest in subsidiaries resulting in loss of control (Continued)

		交易(i)至(iv) Transactions (i) to (iv) 人民幣千元 RMB'000	其他 Others 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
現金流入淨額：	Net cash inflow:			
現金代價	Cash consideration	1,121,400	51,020	1,172,420
出售的銀行結餘及現金	Bank balances and cash disposed of	(176,381)	(664,901)	(841,282)
		945,019	(613,881)	331,138

##### (b) 視作出售附屬公司導致失去控制權

- (i) 北京輝廣入賬為本集團非全資附屬公司，此乃由於所有策略性財務及經營決策必須經董事會簡單大多數批准，當中五名董事及四名董事分別由本集團及其他股東提名。北京輝廣持有合營企業北京正德豐澤房地產開發有限公司的81%股本權益。截至二零一九年十二月三十一日止年度，北京輝廣的股東訂立一份補充協議。透過簽立補充協議，所有策略性財務及經營決策須獲其全體股東一致同意批准，而北京輝廣於交易完成後入賬為一間合營企業。

##### (b) Deemed disposal of subsidiaries resulting in loss of control

- (i) Beijing Huiguang was accounted for as a non-wholly owned subsidiary of the Group as all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which five directors and four directors are nominated by the Group and the other shareholders, respectively. Beijing Huiguang held 81% equity interest in a joint venture, Beijing Zhengdefengze Property Development Co., Ltd. (北京正德豐澤房地產開發有限公司). During the year ended 31 December 2019, the shareholders of Beijing Huiguang entered into a supplemental agreement. By execution of the supplemental agreement, all of the strategic financial and operating decisions required approval by unanimous consent of all of its shareholders and Beijing Huiguang is accounted for as a joint venture upon completion of the transaction.

#### 41. 出售附屬公司 (續)

截至二零一九年十二月三十一日止年度 (續)

##### (b) 視作出售附屬公司導致失去控制權 (續)

- (ii) 湘潭長廈錦城入賬為本集團非全資附屬公司，此乃由於所有策略性財務及經營決策必須經董事會簡單大多數批准，當中兩名董事及一名董事分別由本集團及另一名股東提名。截至二零一九年十二月三十一日止年度，湘潭長廈錦城的股東訂立一份補充協議。透過簽立補充協議，所有策略性財務及經營決策須獲其全體董事一致同意批准，而湘潭長廈錦城於交易完成後入賬為一間合營企業。
- (iii) 成都盛部入賬為本集團非全資附屬公司，此乃由於所有策略性財務及經營決策必須經董事會簡單大多數批准，當中五名董事及三名董事分別由本集團及其他股東提名。截至二零一九年十二月三十一日止年度，成都盛部的股東訂立一份補充協議。透過簽立補充協議，所有策略性財務及經營決策須獲其全體董事一致同意批准，而成都盛部於交易完成後入賬為一間合營企業。
- (iv) 重慶昌格入賬為本集團非全資附屬公司，此乃由於所有策略性財務及經營決策必須經董事會簡單大多數批准，當中三名董事及兩名董事分別由本集團及其他股東提名。截至二零一九年十二月三十一日止年度，重慶昌格的股東訂立一份補充協議。透過簽立補充協議，所有策略性財務及經營決策須獲其全體董事一致同意批准，而重慶昌格於交易完成後入賬為一間合營企業。

#### 41. DISPOSAL OF SUBSIDIARIES (Continued)

For the year ended 31 December 2019 (Continued)

##### (b) Deemed disposal of subsidiaries resulting in loss of control (Continued)

- (ii) Xiangtan Changshajincheng was accounted for as a non-wholly owned subsidiary of the Group as all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which two directors and one director are nominated by the Group and the other shareholder, respectively. During the year ended 31 December 2019, the shareholders of Xiangtan Changshajincheng entered into a supplemental agreement. By execution of the supplemental agreement, all of the strategic financial and operating decisions required approval by unanimous consent of all of its directors and Xiangtan Changshajincheng is accounted for as a joint venture upon completion of the transaction.
- (iii) Chengdu Shengbu was accounted for as a non-wholly owned subsidiary of the Group as all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which five directors and three directors are nominated by the Group and the other shareholders, respectively. During the year ended 31 December 2019, the shareholders of Chengdu Shengbu entered into a supplemental agreement. By execution of the supplemental agreement, all of the strategic financial and operating decisions required approval by unanimous consent of all of its directors and Chengdu Shengbu is accounted for as a joint venture upon completion of the transaction.
- (iv) Chongqing Changge was accounted for as a non-wholly owned subsidiary of the Group as all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which three directors and two directors are nominated by the group and other shareholders, respectively. During the year ended 31 December 2019, the shareholders of Chongqing Changge entered into a supplemental agreement. By execution of the supplemental agreement, all of the strategic financial and operating decisions required approval by unanimous consent of all of its directors and Chongqing Changge is accounted for as a joint venture upon completion of the transaction.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 41. 出售附屬公司 (續)

截至二零一九年十二月三十一日止年度 (續)

##### (b) 視作出售附屬公司導致失去控制權 (續)

上述交易按出售附屬公司入賬。有關出售的資產淨值詳情概述如下：

#### 41. DISPOSAL OF SUBSIDIARIES (Continued)

For the year ended 31 December 2019 (Continued)

##### (b) Deemed disposal of subsidiaries resulting in loss of control (Continued)

The above transactions are accounted for as disposal of subsidiaries. Details of the net assets disposed of are summarised below:

		人民幣千元 RMB'000
就失去控制權的資產及負債分析：	Analysis of assets and liabilities over which control was lost:	
物業、廠房及設備	Property, plant and equipment	404
擬作出售的發展中物業	Properties under development for sale	3,039,851
應收本集團款項	Amounts due from the Group	84,376
應收合營企業款項	Amounts due from joint ventures	1,207,865
應收非控股權益款項	Amounts due from non-controlling interests	209,149
其他應收款項	Other receivables	129,956
銀行結餘及現金	Bank balances and cash	277,440
應付賬款及應計開支	Accounts payable and accrued charges	(74,209)
合約負債	Contract liabilities	(1,157,669)
應付非控股權益款項	Amounts due to non-controlling interests	(1,382,059)
應付本集團的款項	Amounts due to the Group	(788,734)
其他應付款項	Other payables	(4,872)
銀行及其他借款	Bank and other borrowings	(1,482,100)
出售的資產淨值	Net assets disposed of	59,398
出售附屬公司的收益：	Gain on disposal of subsidiaries:	
於合營企業所保留股本權益的公平值	Fair value of the retained equity interests in joint ventures	20,557
非控股權益	Non-controlling interests	38,841
出售的資產淨值	Net assets disposed of	(59,398)
		—
現金流出淨額：	Net cash outflow:	
出售的銀行結餘及現金	Bank balances and cash disposed of	(277,440)

#### 41. 出售附屬公司 (續)

截至二零一八年十二月三十一日止年度

##### (a) 出售附屬公司

- (i) 截至二零一八年十二月三十一日止年度，本集團以總代價人民幣786,950,000元向一名獨立第三方出售其附屬公司鄭州旭輝博澳房地產開發有限公司（「鄭州博澳」）的全部股本權益，並轉讓股東貸款人民幣676,230,000元。
- (ii) 截至二零一八年十二月三十一日止年度，本集團以代價人民幣418,499,000元向一名獨立第三方出售其附屬公司杭州藝輝商務諮詢有限公司（「杭州藝輝」）的全部股本權益。

上述交易按出售附屬公司入賬。有關出售的資產淨值詳情概述如下：

#### 41. DISPOSAL OF SUBSIDIARIES (Continued)

For the year ended 31 December 2018

##### (a) Disposal of subsidiaries

- (i) During the year ended 31 December 2018, the Group disposed of the entire equity interest in its subsidiary, Zhengzhou Xuhui Boao Real Estate Development Co., Ltd (“Zhengzhou Boao”) and assigned a shareholder’s loan of RMB676,230,000 to an independent third party at a total consideration of RMB786,950,000.
- (ii) During the year ended 31 December 2018, the Group disposed of the entire equity interest in its subsidiary, Hangzhou Yihui Business Consultant Co., Ltd (杭州藝輝商務諮詢有限公司) (“Hangzhou Yihui”) to an independent third party at a consideration of RMB418,499,000.

The above transactions are accounted for as disposal of subsidiaries. Details of the net assets disposed of are summarised below:

		人民幣千元 RMB'000
就失去控制權的資產及負債分析：	Analysis of assets and liabilities over which control was lost:	
於一間合營企業的權益	Interest in a joint venture	9,608
物業、廠房及設備	Property, plant and equipment	2
擬作出售的發展中物業	Properties under development for sale	723,893
其他應收款項	Other receivables	1,122,905
銀行結餘及現金	Bank balances and cash	66,150
應付本集團款項	Amount due to the Group	(676,230)
應付賬款及應計開支	Accounts payable and accrued charges	(1,140,178)
出售的資產淨值	Net assets disposed of	106,150
出售附屬公司的收益：	Gain on disposal of subsidiaries:	
現金代價	Cash consideration	529,219
非控股權益	Non-controlling interests	11,953
出售的資產淨值	Net assets disposed of	(106,150)
		435,022
現金流入淨額：	Net cash inflow:	
現金代價	Cash consideration	529,219
轉讓股東貸款	Assignment of shareholder's loan	676,230
出售的銀行結餘及現金	Bank balances and cash disposed of	(66,150)
		1,139,299

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 41. 出售附屬公司 (續)

截至二零一八年十二月三十一日止年度  
(續)

##### (b) 出售附屬公司部分權益導致失去控制權

截至二零一八年十二月三十一日止年度，本集團以總代價人民幣90,000,000元向一名獨立第三方出售其附屬公司北京樂優富拓投資有限公司(「北京樂優富拓」)的25%股本權益，並轉讓股東貸款人民幣90,000,000元。

於出售事項後，本集團持有北京樂優富拓25%股權，而北京樂優富拓成為本集團的合營企業。根據與股東訂立的協議，北京樂優富拓的相關活動需全體董事一致同意。

上述交易按出售附屬公司部分權益入賬。有關上述交易出售資產淨值詳情概述如下：

#### 41. DISPOSAL OF SUBSIDIARIES (Continued)

For the year ended 31 December 2018 (Continued)

##### (b) Disposal of partial interest in a subsidiary resulting in loss of control

During the year ended 31 December 2018, the Group disposed of 25% equity interest in its subsidiary, Beijing Leyoufutuo Investment Co., Ltd. ("Beijing Leyoufutuo") and assigned a shareholder's loan of RMB90,000,000 to an independent third party at a total consideration of RMB90,000,000.

Subsequent to the disposal, the Group held 25% equity interests in Beijing Leyoufutuo and Beijing Leyoufutuo became a joint venture of the Group in accordance with the shareholders' agreement, relevant activities of Beijing Leyoufutuo require unanimous consent of all directors.

The above transactions are accounted for as disposal of partial interest in a subsidiary. Details of the net assets disposed of in respect of the above transaction is summarised below:

		人民幣千元 RMB'000
就失去控制權的資產及負債分析：	Analysis of assets and liabilities over which control was lost:	
其他應收款項	Other receivables	1,064,249
銀行結餘及現金	Bank balances and cash	4
應付賬款及其他應付款項以及應計開支	Accounts and other payables and accrued charges	(883,861)
應付本集團款項	Amounts due to the Group	(180,000)
出售的資產淨值	Net assets disposed of	392
出售附屬公司的虧損：	Loss on disposal of subsidiaries:	
於一間合營企業所保留股本權益的公平值	Fair value of the retained equity interest in a joint venture	98
非控股權益	Non-controlling interests	196
出售的資產淨值	Net assets disposed of	(392)
		(98)
現金流入淨額：	Net cash inflow:	
轉讓股東貸款	Assignment of shareholders' loan	90,000
出售的銀行結餘及現金	Bank balances and cash disposed of	(4)
		89,996



#### 41. 出售附屬公司 (續)

截至二零一八年十二月三十一日止年度  
(續)

##### (c) 視作出售一間附屬公司導致失去控制權

太原旭晉安創企業管理諮詢有限公司及其附屬公司(「太原旭晉集團」)入賬為本集團非全資附屬公司，此乃由於所有戰略財務及經營決策必須經董事會簡單大多數批准，當中三名董事及一名董事分別由本集團及另一名股東提名。截至二零一八年十二月三十一日止年度，太原旭晉集團的股東訂立一份補充協議。透過簽立補充協議，所有戰略財務及經營決策須獲其全體董事一致同意批准，而太原旭晉集團於交易完成後入賬為一間合營企業。

上述交易按出售一間附屬公司入賬。有關出售資產淨值詳情概述如下：

#### 41. DISPOSAL OF SUBSIDIARIES (Continued)

For the year ended 31 December 2018 (Continued)

##### (c) Deemed disposal of a subsidiary resulting in loss of control

Taiyuan Xujin Anchuang Management Consulting Co., Ltd and its subsidiaries ("Taiyuan Xujin Group") was accounted for as non-wholly owned subsidiaries of the Group as all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which three directors and one director are nominated by the Group and the other shareholder, respectively. During the year ended 31 December 2018, the shareholders of Taiyuan Xujin Group entered into a supplemental agreement. By execution of the supplemental agreement, all of the strategic financial and operating decisions required approval by unanimous consent of all of its directors and Taiyuan Xujin Group is accounted for as a joint venture upon completion of the transaction.

The above transaction is accounted for as disposal of a subsidiary. Details of the net assets disposed of are summarised below:

		人民幣千元 RMB'000
就失去控制權的資產及負債分析：	Analysis of assets and liabilities over which control was lost:	
物業、廠房及設備	Property, plant and equipment	305
持作出售物業土地使用權按金	Deposits for land use rights for properties held for sale	5,499,011
其他應收款項	Other receivables	4,433
銀行結餘及現金	Bank balances and cash	38,034
應付本集團款項	Amount due to the Group	(2,911,897)
其他應付款項	Other payables	(2,329,886)
銀行及其他借款	Bank and other borrowings	(300,000)
出售的資產淨值	Net assets disposed of	—
現金流出淨額：	Net cash outflow:	
出售的銀行結餘及現金	Bank balances and cash disposed of	(38,034)



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 42. 退休福利計劃

根據中國相關法律及法規，本公司的中國附屬公司須參與地方市政府推行的定額供款退休計劃。本集團的中國附屬公司按地方市政府所規定平均僱員薪金的若干百分比向計劃供款，以就僱員的退休福利撥付資金。本集團有關退休福利計劃的主要責任為根據計劃作出規定供款。

本集團亦為香港所有合資格僱員參與強制性公積金計劃。該計劃的資產與本集團資產分開，存放於受託人管理的基金。本集團向該計劃作出的供款為有關薪金成本的5%，而僱員亦須作出同樣供款。

截至二零一九年十二月三十一日止年度，本集團已確認退休福利供款人民幣131,702,000元（二零一八年：人民幣98,501,000元）。

#### 43. 抵押資產

除別處所披露者外，下列資產於報告期末予以抵押以擔保本集團獲授若干銀行及其他融資：

#### 42. RETIREMENT BENEFIT PLANS

According to the relevant laws and regulations of the PRC, the Company's PRC subsidiaries are required to participate in defined contribution retirement schemes administrated by the local municipal governments. The Group's PRC subsidiaries contribute funds which are calculated on certain percentage of the average employee salary as required by local municipal government to the scheme to fund the retirement benefits of the employees. The principal obligation of the Group with respect to the retirement benefit scheme is to make the required contributions under the scheme.

The Group also operates a Mandatory Provident Fund Scheme for all qualifying employees in Hong Kong. The assets of the scheme are held separately from those of the Group, in funds under the control of trustee. The Group contributes 5% of relevant payroll costs to the scheme, which contribution is matched by employees.

The Group recognised the retirement benefit contribution of RMB131,702,000 (2018: RMB98,501,000) for the year ended 31 December 2019.

#### 43. PLEDGE OF ASSETS

Save as disclosed elsewhere, the following assets were pledged to secure certain banking and other facilities granted to the Group at the end of the reporting period:

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
投資物業	Investment properties	5,756,790	7,061,100
擬作出售的發展中物業	Properties under development for sale	75,563,893	50,541,639
持作出售物業	Properties held for sale	3,935,311	2,810,472
受限制銀行存款	Restricted bank deposits	388,695	1,290,000
按公平值計入損益的金融資產	Financial assets at FVTPL	—	105,350
物業、廠房及設備	Property, plant and equipment	22,832	34,055
於合營企業的權益	Interests in joint ventures	—	8,159
		85,667,521	61,850,775

本集團於若干持有上述若干已抵押的擬作出售的開發中物業的附屬公司的股本權益，已予以抵押，以擔保本集團獲授若干銀行融資。

The Group's equity interests in certain subsidiaries, which hold certain pledged properties under development for sale included above, have been pledged to secure certain banking facilities granted to the Group.

#### 44. 租賃安排

本集團作為出租人

應收的最低租賃付款如下：

#### 44. LEASE ARRANGEMENTS

The Group as a lessor

Minimum lease payments receivable on leases are as follows:

		二零一九年 十二月 三十一日 31/12/2019 人民幣千元 RMB'000
一年內	Within one year	327,760
第二年	In the second year	323,859
第三年	In the third year	255,396
第四年	In the fourth year	203,092
第五年	In the fifth year	141,788
五年後	After five years	355,049
		1,606,944

本集團已與租戶訂約的未來最低租賃付款如下：

The Group had contracted with tenants for the following future minimum lease payments as follows:

		二零一八年 十二月 三十一日 31/12/2018 人民幣千元 RMB'000
一年內	Within one year	234,828
第二年至第五年(包括首尾兩年)	In the second to fifth year inclusive	635,208
五年後	After five years	431,072
		1,301,108

本集團持作租賃用途的投資物業擁有租期介乎一至十五年(二零一八年：一至十五年)的已訂約租戶。投資物業的租約載有或然租金條款，而或然租金以租戶所賺取的營業額若干百分比釐定。由於租戶的未來收入不能夠可靠釐定，故上文並無計入有關或然租金，且上表僅計入最低租賃承擔。

The investment properties held by the Group for rental purpose have committed tenants from one to fifteen years (2018: one to fifteen years). Lease of an investment property has clauses of contingent rentals determined by a certain percentage of turnover earned by the tenant. As the future revenue of the tenant could not be reliably determined, the relevant contingent rentals have not been included above and only the minimum lease commitments have been included in the table above.

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 44. 租賃安排 (續)

本集團作為承租人

#### 44. LEASE ARRANGEMENTS (Continued)

The Group as a lessee

		二零一八年 2018 人民幣千元 RMB'000
年內根據經營租賃已付的最低租賃付款	Minimum lease payments paid under operating lease during the year	81,089

於報告期末，本集團根據不可撤銷經營租賃就有關租賃物業支付的未來最低租賃付款如下：

At the end of the reporting period, the Group had future minimum lease payments under non-cancellable operating leases in respect of leased properties as follows:

		二零一八年 2018 人民幣千元 RMB'000
一年內	Within one year	39,701
第二年至第五年(包括首尾兩年)	In the second to fifth year inclusive	54,555
		94,256

經營租賃付款指本集團就若干辦公室物業應付的租金。租金於簽署租賃協議日期確定。

Operating lease payments represent rentals payable by the Group for certain of its office premises. The rentals are fixed at the date of signing of lease agreements.

#### 45. 承擔

於報告期末，本集團擁有下列承擔：

#### 45. COMMITMENTS

At the end of the reporting period, the Group had the following commitments:

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
已訂約但未於綜合財務報表內撥備的 有關收購土地使用權的開支	Expenditure in respect of acquisition of land use rights contracted for but not provided for in the consolidated financial statements	3,016,690	3,525,621
已訂約但未於綜合財務報表內撥備的 有關收購股權的開支	Expenditure in respect of acquisition of equity interests contracted for but not provided for in the consolidated financial statements	—	81,367
		3,016,690	3,606,988

本集團分佔與其他投資者就其合營企業  
共同作出的承擔如下：

The Group's share of commitments made jointly with other investors relating to  
its joint ventures are as follows:

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
已訂約但未於綜合財務報表內撥備的 有關收購土地使用權的開支	Expenditure in respect of acquisition of land use rights contracted for but not provided for in the consolidated financial statements	2,442,515	1,662,493

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 46. 或然負債

- (i) 本集團於二零一九年十二月三十一日就授予本集團已開發物業買家的按揭銀行貸款提供約人民幣22,444,806,000元(二零一八年：人民幣19,067,896,000元)的擔保。
- (ii) 本公司對這類開發其項目的合營企業及聯營公司的境外及境內銀行貸款項下尚未履行的責任按若干基準(包括按其各自持股比例)提供擔保。於二零一九年十二月三十一日，本集團就該等合營企業及聯營公司借入貸款提供的應佔擔保分別合共約人民幣10,122,314,000元(二零一八年：人民幣5,822,894,000元)及約人民幣3,280,164,000元(二零一八年：人民幣2,608,956,000元)。

本公司董事認為，本集團該等財務擔保合約的公平值於初步確認時並非重大，且本公司董事認為有關訂約方違約的可能性極小，故於訂立擔保合約時及於二零一九年及二零一八年十二月三十一日的綜合財務狀況表內概無確認價值。

#### 47. 以股份支付的交易

##### (a) 股份獎勵計劃

於二零一七年十二月十八日，董事會採納股份獎勵計劃(「二零一七年股份獎勵計劃」)，據此，Prosperity Fountain (PTC) Limited(「受託人」)，即於受託人所訂立日期為二零一七年十二月十八日的信託契據(經不時重列、補充及修訂)(「信託契據」)中宣佈為信託的受託人，將以本集團付出的現金於公開市場購買或向本公司認購新股份以作為獎勵股份，並代由董事會所挑選參與二零一七年股份獎勵計劃的合資格人士經選定參與者以信託形式持有，直至有關股份根據二零一七年股份獎勵計劃的條文歸屬於相關參與者為止。二零一七年股份獎勵計劃旨在肯定若干任何(i)主要管理人員，包括董事會及本集團的高級管理層；及(ii)本集團任何成員公司的僱員的貢獻，並向彼等提供獎勵，以留聘彼等為本集團的持續營運及發展提供服務。二零一七年股份獎勵計劃將由董事會及受託人根據二零一七年股份獎勵計劃及信託契據的規則進行管理。

#### 46. CONTINGENT LIABILITIES

- (i) The Group provided guarantees amounting to approximately RMB22,444,806,000 (2018: RMB19,067,896,000) as at 31 December 2019 in respect of mortgage bank loans granted to purchasers of the Group's developed properties.
- (ii) The Company provided guarantees on several basis covering its respective equity shares of outstanding obligations under the offshore and onshore bank loan incurred by the joint venture and associate companies developing their projects. As at 31 December 2019, the Group's aggregate shares of such guarantees provided in respective of loans borrowed by these joint ventures amounted to approximately RMB10,122,314,000 (2018: RMB5,822,894,000) and associates amounted to approximately RMB3,280,164,000 (2018: RMB2,608,956,000).

In the opinion of the directors of the Company, the fair values of these financial guarantee contracts of the Group are insignificant at initial recognition and the directors of the Company consider that the possibility of the default of the parties involved is remote, accordingly, no value has been recognised at the inception of the guarantee contracts and on the consolidated statement of financial position as at 31 December 2019 and 2018.

#### 47. SHARE-BASED PAYMENT TRANSACTION

##### (a) Share award scheme

On 18 December 2017, the board of directors adopted a share award scheme (the "2017 Share Award Scheme"), pursuant to which the shares to be awarded will be purchased by Prosperity Fountain (PTC) Limited as trustee (the "Trustee") of the trust declared in the trust deed dated 18 December 2017 entered into by the Trustee (as restated, supplemented and amended from time to time) (the "Trust Deed") from the open market or subscribed from the Company as new shares out of cash contributed by the Group and held on trust for the eligible persons selected by the board of directors for participation in the 2017 Share Award Scheme until such shares are vested with the relevant participants in accordance with the provisions of the 2017 Share Award Scheme. The purpose of the 2017 Share Award Scheme is to recognise the contributions by certain any of the (i) key management personnel including the board of directors and senior management of the Group; and (ii) employee of any member of the Group to provide them with incentives in order to retain them for the continual operation and development of the Group. The 2017 Share Award Scheme shall be subject to administration of the board of directors and the Trustee in accordance with the rules of the 2017 Share Award Scheme and the Trust Deed.

#### 47. 以股份支付的交易 (續)

##### (a) 股份獎勵計劃 (續)

除非根據董事會可能決定提早終止，否則二零一七年股份獎勵計劃將自二零一七年十二月十八日起計十年期內有效及生效。

董事會不得進一步獎勵任何二零一七年的獎勵股份，以致獎勵股份總數將超過不時已發行股份數目的5%。於任何十二個月期間內根據二零一七年股份獎勵計劃可向參與者授出的股份最高數目不得超過已發行股份數目的1%。

二零一七年股份獎勵計劃的主要條款及條件概要載列於本公司日期為二零一七年十二月十八日及二零一七年十二月二十九日的公告內。

年內，約21,752,000股（二零一八年：14,650,000股）本公司普通股已獲受託人收購，總成本約為98,460,000港元（相當於約人民幣89,325,000元）（二零一八年：75,890,000港元（相當於約人民幣66,631,000元）），以及約584,000股（二零一八年：零）本公司普通股作為根據有關截至二零一八年十二月三十一日止年度末期股息的以股代息計劃的代息股份發行予受託人。於二零一九年十二月三十一日，二零一七年股份獎勵計劃受託人共持有約34,056,000股本公司普通股（二零一八年：11,720,000股普通股）。受託人須於歸屬日期將相關股份轉讓予該等合資格人士。年內，概無向僱員授出股份。

##### (b) 二零一二年購股權計劃

根據本公司於二零一二年十月九日採納的購股權計劃（「二零一二年購股權計劃」），董事可邀請參與者按董事會釐定的價格獲得購股權，惟該價格須至少為以下三者的最高者：(a)於本公司向承授人提呈要約當日（該日須為營業日，「要約日期」）聯交所日報表列明的股份收市價；(b)緊接要約日期前五個營業日聯交所日報表列明本公司股份的平均收市價（惟發售價須用作本公司股份上市前期間任何營業日的收市價，而本公司已於要約日期前五個營業日內上市）；及(c)於要約日期當日本公司股份的面值。

#### 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

##### (a) Share award scheme (Continued)

Subject to any early termination as may be determined by the board of directors, the 2017 Share Award Scheme shall be valid and effective for a term of 10 years commencing on 18 December 2017.

The board of directors shall not make any further award of 2017 awarded shares which will result in the total number of shares exceeding 5% of the number of issued shares from time to time. The maximum number of shares which may be awarded to a participant under the 2017 Share Award Scheme in any 12-month period shall not exceed 1% of the number of the shares in issue.

The summary of the principal terms and conditions of the 2017 Share Award Scheme were set out in the Company's announcements dated 18 December 2017 and 29 December 2017.

During the year, approximately 21,752,000 (2018: 14,650,000) ordinary shares of the Company have been acquired by the Trustee at an aggregate cost of approximately HK\$98,460,000 (equivalent to approximately RMB89,325,000) (2018: HK\$75,890,000 (equivalent to approximately RMB66,631,000)) and approximately 584,000 (2018: nil) ordinary shares of the Company were issued as scrip shares to the Trustee pursuant to the scrip dividend scheme in relation to the final dividend for the year ended 31 December 2018. A total of approximately 34,056,000 ordinary shares of the Company were held by the trustee of the 2017 Share Award Scheme at 31 December 2019 (2018: 11,720,000 ordinary shares). The Trustee shall transfer the relevant shares to those eligible persons on vesting date. During the year, no shares were granted to employees.

##### (b) 2012 Share option scheme

Pursuant to the share option scheme ("2012 Share Option Scheme") adopted by the Company on 9 October 2012, the directors may invite participants to take up options at a price determined by the board of directors provided that it shall be at least the highest of (a) the closing price of the shares as stated in the Stock Exchange's daily quotations sheet on the date on which an offer is made by the Company to the grantee (which date must be a business day, "Offer Date"); (b) a price being the average of the closing prices of the shares of the Company as stated in the Stock Exchange's daily quotations sheets for the 5 business days immediately preceding the Offer Date (provided that the offer price shall be used as the closing price for any business day falling within the period before listing of the shares of the Company where the Company has been listed for less than five business days as at the Offer Date); and (c) the nominal value of a share of the Company on the Offer Date.



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### Notes to the Consolidated Financial Statements

#### 47. 以股份支付的交易 (續)

##### (b) 二零一二年購股權計劃 (續)

根據二零一二年購股權計劃將予授出的所有購股權獲行使後可能發行的股份總數不得超過合共557,000,000股股份(相當於採納二零一二年購股權計劃當日已發行股份總數的10%)，除非本公司另行取得股東批准以更新上限。

除股東於本公司股東大會上另行批准外，於任何十二個月期間內，每位參與者因行使根據二零一二年購股權計劃獲授的購股權(包括已行使及尚未行使購股權)而獲發行及將予發行的股份總數上限，不得超過已發行股份總數的1%。

承授人可於董事會提呈要約時釐定及知會承授人的購股權期間內隨時根據二零一二年購股權計劃條款行使購股權，惟該期間不得於要約日期起計十年後屆滿。

根據二零一二年購股權計劃，四批購股權已於二零一九年十二月三十一日授出。該等購股權的公平值乃使用二項式模式計算。模式的輸入數據如下：

		於以下日期授出的購股權			
		Share options granted on			
		二零一三年 二月二十六日 26 February 2013	二零一三年 十月二十九日 29 October 2013	二零一五年 七月十三日 13 July 2015	二零一六年 一月二十日 20 January 2016
授出日期股價	Grant date share price	HK\$1.58港元	HK\$1.51港元	HK\$1.77港元	HK\$1.478港元
行使價	Exercise price	HK\$1.684港元	HK\$1.55港元	HK\$1.77港元	HK\$1.478港元
預期年期	Expected life	32個月 32 months	28個月 28 months	24個月 24 months	27個月 27 months
預期波幅	Expected volatility	60%	57%	55%	56%
股息收益率	Dividend yield	2.53%	2.65%	6.21%	9.52%
無風險利率	Risk-free interest rate	0.624%	0.830%	0.972%	1.288%

附註：購股權的預期年期按(歸屬期間+行使期間)/2的算式計算。

預期波幅乃根據可資比較公司每日回報的歷史波幅釐定。在管理層慎重估算下，模式中所用的預期年期已因應不可轉讓性、行使限制及行為考慮因素的影響而作出調整。

#### 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

##### (b) 2012 Share option scheme (Continued)

The total number of shares which may be issued upon exercise of all options to be granted under the 2012 Share Option Scheme shall not in aggregate exceed 557,000,000 shares, representing 10% of the total number of shares in issue as at the date of adoption of the 2012 Share Option Scheme unless the Company obtains a fresh approval from the shareholders to refresh the limit.

The maximum entitlement for any one participant is that the total number of the shares issued and to be issued upon exercise of the options granted under the 2012 Share Option Scheme to each participant (including both exercised and outstanding options) in any 12-month period shall not exceed 1% of the total number of shares in issue unless otherwise approved by the shareholders at a general meeting of the Company.

The option may be exercised in accordance with the terms of the 2012 Share Option Scheme at any time during the option period which may be determined and notified by the board of directors to the grantee at the time of making an offer which shall not expire later than 10 years from the offer date.

Four tranches of share options have been granted under the 2012 Share Option Scheme as at 31 December 2019. Fair value of these share options were calculated using the binomial model. The inputs into the model were as follows:

Note: Expected life of the option is calculated by the formula of (vesting period + exercise period)/2.

Expected volatility was determined by using the historical volatility of the daily return of comparable companies. The expected life used in the model has been adjusted, based on management's best estimate, for the effects of non-transferability, exercise restrictions and behavioural considerations.

#### 47. 以股份支付的交易 (續)

##### (b) 二零一二年購股權計劃 (續)

根據二零一二年購股權計劃已授出而尚未行使的購股權所涉及的股份數目為44,395,166股(二零一八年：110,059,000股)，佔本公司於二零一九年十二月三十一日股份數目的0.6%(二零一八年：1%)。

於二零一三年二月二十六日、二零一三年十月二十九日、二零一五年七月十三日及二零一六年一月二十日授出的購股權的估計公平值分別為人民幣83,349,000元、人民幣75,912,000元、人民幣39,125,000元及人民幣30,054,000元。

本集團於截至二零一九年十二月三十一日止年度就本公司根據二零一二年購股權計劃授出的購股權確認開支總額為人民幣1,093,000元(二零一八年：人民幣5,826,000元)。

#### 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

##### (b) 2012 Share option scheme (Continued)

The number of shares in respect of which options had been granted and remained outstanding under the 2012 Share Option Scheme as at 31 December 2019 was 44,395,166 (2018: 110,059,000), representing 0.6% (2018: 1%) of the shares of the Company as at 31 December 2019.

The estimated fair values of the options granted on 26 February 2013, 29 October 2013, 13 July 2015 and 20 January 2016 are RMB83,349,000, RMB75,912,000, RMB39,125,000 and RMB30,054,000 respectively.

The Group recognised the total expense of RMB1,093,000 (2018: RMB5,826,000) for the year ended 31 December 2019 in relation to share options granted by the Company under the 2012 Share Option Scheme.

	購股權數目 Number of options	行使期間 Exercisable period	購股權 訂約年期 Contractual life of options
<b>截至二零一三年十二月三十一日</b>			
<b>止年度授出：</b>			
<b>Granted during the year ended 31 December 2013:</b>			
授予董事的購股權：	2,400,000	25%：於二零一四年七月一日歸屬，	四年
－於二零一三年二月二十六日		並自二零一四年七月一日起至二零一八年六月三十日可行使	
Share options granted to directors:		25%: vested on 1 July 2014 and exercisable from	4 years
－on 26 February 2013		1 July 2014 to 30 June 2018	
		25%：於二零一五年七月一日歸屬，並自二零一五年七月一日起至二零一八年六月三十日可行使	四年
		25%: vested on 1 July 2015 and exercisable from	4 years
		1 July 2015 to 30 June 2018	
		25%：於二零一六年七月一日歸屬，並自二零一六年七月一日起至二零一八年六月三十日可行使	四年
		25%: vested on 1 July 2016 and exercisable from	4 years
		1 July 2016 to 30 June 2018	
		25%：於二零一七年七月一日歸屬，並自二零一七年七月一日起至二零一八年六月三十日可行使	四年
		25%: vested on 1 July 2017 and exercisable from	4 years
		1 July 2017 to 30 June 2018	



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### 47. 以股份支付的交易 (續)

#### (b) 二零一二年購股權計劃 (續)

### 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

#### (b) 2012 Share option scheme (Continued)

	購股權數目 Number of options	行使期間 Exercisable period	購股權 訂約年期 Contractual life of options
— 於二零一三年十月二十九日 — on 29 October 2013	5,100,000	25% : 於二零一四年七月一日歸屬，並自二零一四年七月一日起至二零一八年六月三十日可行使 25%: vested on 1 July 2014 and exercisable from 1 July 2014 to 30 June 2018	四年 4 years
		25% : 於二零一五年七月一日歸屬，並自二零一五年七月一日起至二零一八年六月三十日可行使 25%: vested on 1 July 2015 and exercisable from 1 July 2015 to 30 June 2018	四年 4 years
		25% : 於二零一六年七月一日歸屬，並自二零一六年七月一日起至二零一八年六月三十日可行使 25%: vested on 1 July 2016 and exercisable from 1 July 2016 to 30 June 2018	四年 4 years
		25% : 於二零一七年七月一日歸屬，並自二零一七年七月一日起至二零一八年六月三十日可行使 25%: vested on 1 July 2017 and exercisable from 1 July 2017 to 30 June 2018	四年 4 years
授予僱員的購股權： — 於二零一三年二月二十六日 Share options granted to employees: — on 26 February 2013	150,000,000	25% : 於二零一四年七月一日歸屬，並自二零一四年七月一日起至二零一八年六月三十日可行使 25%: vested on 1 July 2014 and exercisable from 1 July 2014 to 30 June 2018	四年 4 years
		25% : 於二零一五年七月一日歸屬，並自二零一五年七月一日起至二零一八年六月三十日可行使 25%: vested on 1 July 2015 and exercisable from 1 July 2015 to 30 June 2018	四年 4 years
		25% : 於二零一六年七月一日歸屬，並自二零一六年七月一日起至二零一八年六月三十日可行使 25%: vested on 1 July 2016 and exercisable from 1 July 2016 to 30 June 2018	四年 4 years
		25% : 於二零一七年七月一日歸屬，並自二零一七年七月一日起至二零一八年六月三十日可行使 25%: vested on 1 July 2017 and exercisable from 1 July 2017 to 30 June 2018	四年 4 years

47. 以股份支付的交易 (續)

(b) 二零一二年購股權計劃 (續)

47. SHARE-BASED PAYMENT TRANSACTION (Continued)

(b) 2012 Share option scheme (Continued)

	購股權數目 Number of options	行使期間 Exercisable period	購股權 訂約年期 Contractual life of options
— 於二零一三年十月二十九日 — on 29 October 2013	144,900,000	25% : 於二零一四年七月一日歸屬，並自二零一四年七月一日起至二零一八年六月三十日可行使 25%: vested on 1 July 2014 and exercisable from 1 July 2014 to 30 June 2018 25% : 於二零一五年七月一日歸屬，並自二零一五年七月一日起至二零一八年六月三十日可行使 25%: vested on 1 July 2015 and exercisable from 1 July 2015 to 30 June 2018 25% : 於二零一六年七月一日歸屬，並自二零一六年七月一日起至二零一八年六月三十日可行使 25%: vested on 1 July 2016 and exercisable from 1 July 2016 to 30 June 2018 25% : 於二零一七年七月一日歸屬，並自二零一七年七月一日起至二零一八年六月三十日可行使 25%: vested on 1 July 2017 and exercisable from 1 July 2017 to 30 June 2018	四年 4 years 四年 4 years 四年 4 years 四年 4 years
截至二零一五年十二月三十一日止年度授出： Granted during the year ended 31 December 2015: 授予董事的購股權： — 於二零一五年七月十三日 Share options granted to directors: — on 13 July 2015	4,600,000	25% : 於二零一五年七月十三日歸屬，並自二零一五年七月十三日起至二零一九年六月三十日可行使 25%: vested on 13 July 2015 and exercisable from 13 July 2015 to 30 June 2019 25% : 於二零一六年七月一日歸屬，並自二零一六年七月一日起至二零一九年六月三十日可行使 25%: vested on 1 July 2016 and exercisable from 1 July 2016 to 30 June 2019 25% : 於二零一七年七月一日歸屬，並自二零一七年七月一日起至二零一九年六月三十日可行使 25%: vested on 1 July 2017 and exercisable from 1 July 2017 to 30 June 2019 25% : 於二零一八年七月一日歸屬，並自二零一八年七月一日起至二零一九年六月三十日可行使 25%: vested on 1 July 2018 and exercisable from 1 July 2018 to 30 June 2019	四年 4 years 四年 4 years 四年 4 years 四年 4 years

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## Notes to the Consolidated Financial Statements

### 47. 以股份支付的交易 (續)

#### (b) 二零一二年購股權計劃 (續)

### 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

#### (b) 2012 Share option scheme (Continued)

	購股權數目 Number of options	行使期間 Exercisable period	購股權 訂約年期 Contractual life of options
授予僱員的購股權： — 於二零一五年七月十三日 Share options granted to employees: — on 13 July 2015	95,400,000	25%：於二零一五年七月十三日歸屬，並自二零一五年七月十三日起至二零一九年六月三十日可行使 25%: vested on 13 July 2015 and exercisable from 13 July 2015 to 30 June 2019 25%：於二零一六年七月一日歸屬，並自二零一六年七月一日起至二零一九年六月三十日可行使 25%: vested on 1 July 2016 and exercisable from 1 July 2016 to 30 June 2019 25%：於二零一七年七月一日歸屬，並自二零一七年七月一日起至二零一九年六月三十日可行使 25%: vested on 1 July 2017 and exercisable from 1 July 2017 to 30 June 2019 25%：於二零一八年七月一日歸屬，並自二零一八年七月一日起至二零一九年六月三十日可行使 25%: vested on 1 July 2018 and exercisable from 1 July 2018 to 30 June 2019	四年 4 years 四年 4 years 四年 4 years 四年 4 years
截至二零一六年十二月三十一日止年度授出： Granted during the year ended 31 December 2016:			
授予董事的購股權： — 於二零一六年一月二十日 Share options granted to directors: — on 20 January 2016	100,000,000	25%：於二零一六年七月一日歸屬，並自二零一六年七月一日起至二零二零年六月三十日可行使 25%: vested on 1 July 2016 and exercisable from 1 July 2016 to 30 June 2020 25%：於二零一七年七月一日歸屬，並自二零一七年七月一日起至二零二零年六月三十日可行使 25%: vested on 1 July 2017 and exercisable from 1 July 2017 to 30 June 2020 25%：於二零一八年七月一日歸屬，並自二零一八年七月一日起至二零二零年六月三十日可行使 25%: vested on 1 July 2018 and exercisable from 1 July 2018 to 30 June 2020 25%：於二零一九年七月一日歸屬，並自二零一九年七月一日起至二零二零年六月三十日可行使 25%: vested on 1 July 2019 and exercisable from 1 July 2019 to 30 June 2020	四年 4 years 四年 4 years 四年 4 years 四年 4 years

#### 47. 以股份支付的交易 (續)

##### (b) 二零一二年購股權計劃 (續)

下表披露董事及僱員根據二零一二年購股權計劃持有本公司購股權的詳情：

截至二零一九年十二月三十一日止年度

#### 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

##### (b) 2012 Share option scheme (Continued)

The following tables disclose details of the Company's share options held by the directors and employees under the 2012 Share Option Scheme:

For the year ended 31 December 2019

授出日期	每股 行使價	行使期間	購股權數目				於 二零一九年 十二月 三十一日 尚未行使
			於 二零一九年 一月一日 尚未行使	年內授出	年內已行使	年內已失效	
Date of grant	Exercise price per share	Exercisable period	Outstanding at 1.1.2019	Granted during the year	Exercised during the year	Lapsed during the year	Outstanding at 31.12.2019
	港元 HK\$						
<b>購股權</b>							
Share option							
<b>二零一五年七月十三日</b>							
13 July 2015							
	1.77	二零一五年七月十三日至二零一九年六月三十日	40,050,000	–	(40,045,000)	(5,000)	–
<b>二零一六年一月二十日</b>							
20 January 2016							
	1.478	二零一六年七月一日至二零二零年六月三十日	70,009,000	–	(25,613,834)	–	44,395,166
<b>總計</b>							
Total							
			110,059,000	–	(65,658,834)	(5,000)	44,395,166
<b>期末可行使</b>							
Exercisable at the end of the period							
							44,395,166
<b>加權平均行使價(港元)</b>							
Weighted average exercise price							
(HK\$)			1.58	–	1.66	1.77	1.48
<b>於行使日期的加權平均股價</b>							
(港元)							
Weighted average share price at the							
dates of exercise (HK\$)							
					5.05		

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### 47. 以股份支付的交易 (續)

#### (b) 二零一二年購股權計劃 (續)

截至二零一八年十二月三十一日止年度

### 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

#### (b) 2012 Share option scheme (Continued)

For the year ended 31 December 2018

授出日期	每股 行使價	行使期間	購股權數目				於 二零一八年 十二月 三十一日 尚未行使
			於 二零一八年 一月一日 尚未行使	年內授出	年內已行使	年內已失效	
Date of grant	Exercise price per share	Exercisable period	Outstanding at 1.1.2018	Granted during the year	Exercised during the year	Lapsed during the year	Outstanding at 31.12.2018
	港元						
	HK\$						
購股權							
Share option							
二零一三年二月二十六日		二零一四年七月一日至二零一八年六月三十日					
26 February 2013	1.684	1 July 2014 to 30 June 2018	72,439,356	–	(67,288,091)	(5,151,265)	–
二零一三年十月二十九日		二零一四年七月一日至二零一八年六月三十日					
29 October 2013	1.55	1 July 2014 to 30 June 2018	68,398,331	–	(65,362,164)	(3,036,167)	–
二零一五年七月十三日		二零一五年七月十三日至二零一九年六月三十日					
13 July 2015	1.77	13 July 2015 to 30 June 2019	77,630,000	–	(37,580,000)	–	40,050,000
二零一六年一月二十日		二零一六年七月一日至二零二零年六月三十日					
20 January 2016	1.478	1 July 2016 to 30 June 2020	87,691,000	–	(17,682,000)	–	70,009,000
總計							
Total			306,158,687	–	(187,912,255)	(8,187,432)	110,059,000
期末可行使							
Exercisable at the end of the period							85,059,000
加權平均行使價(港元)							
Weighted average exercise price (HK\$)			1.61	–	1.64	1.63	1.58
於行使日期的加權平均股價 (港元)							
Weighted average share price at the dates of exercise (HK\$)					6.38		

除上文所披露者外，自二零一二年購股權計劃獲採納以來，概無據此授出其他購股權。

Save as disclosed above, no other option was granted under the 2012 Share Option Scheme since adoption.

#### 47. 以股份支付的交易 (續)

##### (c) 二零一六年購股權計劃

根據本公司於二零一六年四月二十七日採納的購股權計劃(「二零一六年購股權計劃」)，董事可邀請參與者按董事會的絕對酌情權而釐定的價格獲得購股權，然而在任何情況下不得低於以下三者中的最高者：(a)本公司向承授人提呈要約當日(「授出日期」，必須為營業日)在聯交所發出的日報表列明的股份收市價；(b)緊接授出日期前五個營業日在聯交所發出的日報表列明的本公司股份平均收市價(惟發售價須用作本公司股份上市前期間任何營業日的收市價，而本公司已於要約日期前五個營業日內上市)；及(c)本公司股份於授出日期的面值。

根據二零一六年購股權計劃及本公司任何其他購股權計劃將予授出的所有購股權獲行使後可予發行的股份總數不得超過合共666,640,000股股份(相當於二零一六年購股權計劃採納日期已發行股份總數的10%)，除非本公司另行取得股東批准以更新上限。

除股東於本公司股東大會上另行批准外，於任何十二個月期間內，每位參與者因行使根據二零一六年購股權計劃獲授的購股權(包括已行使及尚未行使購股權)而獲發行及將予發行的股份總數上限，不得超過已發行股份總數的1%。

承授人可於董事會提呈要約時釐定及知會承授人的購股權期間內隨時根據二零一六年購股權計劃條款行使購股權，惟該期間不得於要約日期起計十年後屆滿。

#### 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

##### (c) 2016 Share option scheme

Pursuant to the share option scheme ("2016 Share Option Scheme") adopted by the Company on 27 April 2016, the directors may invite participants to take up options at a price determined by the board of directors in its absolute discretion but in any event shall not be less than the highest of (a) the closing price of the shares as stated in the daily quotations sheets issued by the Stock Exchange on the date on which an offer is made by the Company to the grantee ("Date of Grant") which must be a business day; (b) the average closing prices of the shares of the Company as stated in the daily quotations sheets issued by the Stock Exchange for the 5 business days immediately preceding the Date of Grant (provided that the offer price shall be used as the closing price for any business day falling within the period before listing of the shares of the Company where the Company has been listed for less than five business days as at the Date of Grant); and (c) the nominal value of a share of the Company on the Date of Grant.

The total number of shares which may be issued upon exercise of all options to be granted under the 2016 Share Option Scheme and any other share option scheme of the Company shall not in aggregate exceed 666,640,000 shares, representing 10% of the total number of shares in issue as at the date of adoption of the 2016 Share Option Scheme unless the Company obtains a fresh approval from the shareholders to refresh the limit.

The maximum entitlement for any one participant is that the total number of the shares issued and to be issued upon exercise of the options granted under the 2016 Share Option Scheme to each participant (including both exercised and outstanding options) in any 12-month period shall not exceed 1% of the total number of shares in issue unless otherwise approved by the shareholders at a general meeting of the Company.

The option may be exercised in accordance with the terms of the 2016 Share Option Scheme at any time during the option period which may be determined and notified by the board of directors to the grantee at the time of making an offer which shall not expire later than 10 years from the offer date.

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### Notes to the Consolidated Financial Statements

#### 47. 以股份支付的交易 (續)

##### (c) 二零一六年購股權計劃 (續)

根據二零一六年購股權計劃，一批購股權已於二零一九年十二月三十一日授出。該等購股權的公平值乃使用二項式模式計算。模式的輸入數據如下：

		於二零一七年 十月三日 授出的購股權 Share options granted on 3 October 2017
授出日期的股價	Grant date share price	HK\$4.34港元
行使價	Exercise price	HK\$4.34港元
預期年期	Expected life	4年4 years
預期波幅	Expected volatility	38.1%
股息收益率	Dividend yield	4.15%
無風險利率	Risk-free interest rate	1.347%

附註：購股權的預期年期按(歸屬期間+行使期間)/2的算式計算。

#### 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

##### (c) 2016 Share option scheme (Continued)

One tranche of share options has been granted under the 2016 Share Option Scheme as at 31 December 2019. Fair value of these share options were calculated using the binomial model. The inputs into the model were as follows:

Note: Expected life of the option is calculated by the formula of (vesting period + exercise period)/2.

預期波幅乃根據可資比較公司每日回報的歷史波幅釐定。在管理層慎重估算下，模式中所用的預期年期已因應不可轉讓性、行使限制及行為考慮因素的影響而作出調整。

Expected volatility was determined by using the historical volatility of the daily return of comparable companies. The expected life used in the model has been adjusted, based on the management's best estimate, for the effects of non-transferability, exercise restrictions and behavioural considerations.

根據二零一六年購股權計劃已授出而尚未行使的購股權所涉及的股份數目為215,299,000股(二零一八年：220,000,000股)，佔本公司於二零一九年十二月三十一日股份數目的2.7%(二零一八年：3%)。

The number of shares in respect of which options had been granted and remained outstanding under the 2016 Share Option Scheme as at 31 December 2019 was 215,299,000 (2018: 220,000,000) representing 2.7% (2018: 3%) of the shares of the Company as at 31 December 2019.

於二零一七年十月三日授出的購股權的估計公平值為人民幣202,568,000元。

The estimated fair value of the options granted on 3 October 2017 is RMB202,568,000.

#### 47. 以股份支付的交易 (續)

##### (c) 二零一六年購股權計劃 (續)

本集團於截至二零一九年十二月三十一日止年度就本公司根據二零一六年購股權計劃授出的購股權確認開支總額為人民幣52,580,000元(二零一八年：人民幣62,380,000元)。

#### 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

##### (c) 2016 Share option scheme (Continued)

The Group recognised the total expense of RMB52,580,000 (2018: RMB62,380,000) for the year ended 31 December 2019 in relation to share options granted by the Company under the 2016 Share Option Scheme.

	購股權數目 Number of Options	行使期間 Exercisable period	購股權 訂約年期 Contractual life of options
<b>於截至二零一七年十二月三十一日止年度授出：</b>			
<b>Granted during the year ended</b>			
<b>31 December 2017:</b>			
授予董事的購股權：－於 二零一七年十月三日	2,100,000	5%：於二零一九年一月一日歸屬，並自二零一九年一月一日起 起至二零二二年十二月三十一日可行使	四年
Share options granted to directors: – on 3 October 2017		5%: vested on 1 January 2019 and exercisable from 1 January 2019 to 31 December 2022	4 years
		10%：於二零二零年一月一日歸屬，並自二零二零年一月一 日起至二零二二年十二月三十一日可行使	四年
		10%: vested on 1 January 2020 and exercisable from 1 January 2020 to 31 December 2022	4 years
		20%：於二零二一年一月一日歸屬，並自二零二一年一月一 日起至二零二二年十二月三十一日可行使	四年
		20%: vested on 1 January 2021 and exercisable from 1 January 2021 to 31 December 2022	4 years
		65%：於二零二二年一月一日歸屬，並自二零二二年一月一 日起至二零二二年十二月三十一日可行使	四年
		65%: vested on 1 January 2022 and exercisable from 1 January 2022 to 31 December 2022	4 years
<b>授予僱員的購股權：</b>			
－於二零一七年十月三日	217,900,000	5%：於二零一九年一月一日歸屬，並自二零一九年一月一 日起至二零二二年十二月三十一日可行使	四年
Share options granted to employees: – on 3 October 2017		5%: vested on 1 January 2019 and exercisable from 1 January 2019 to 31 December 2022	4 years
		10%：於二零二零年一月一日歸屬，並自二零二零年一月一 日起至二零二二年十二月三十一日可行使	四年
		10%: vested on 1 January 2020 and exercisable from 1 January 2020 to 31 December 2022	4 years
		20%：於二零二一年一月一日歸屬，並自二零二一年一月一 日起至二零二二年十二月三十一日可行使	四年
		20%: vested on 1 January 2021 and exercisable from 1 January 2021 to 31 December 2022	4 years
		65%：於二零二二年一月一日歸屬，並自二零二二年一月一 日起至二零二二年十二月三十一日可行使	四年
		65%: vested on 1 January 2022 and exercisable from 1 January 2022 to 31 December 2022	4 years



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### Notes to the Consolidated Financial Statements

#### 47. 以股份支付的交易 (續)

##### (c) 二零一六年購股權計劃 (續)

下表披露董事及僱員根據二零一六年購股權計劃持有本公司購股權的詳情：

截至二零一九年十二月三十一日止年度

#### 47. SHARE-BASED PAYMENT TRANSACTION (Continued)

##### (c) 2016 Share option scheme (Continued)

The following table discloses details of the Company's share options held by the directors and employees under the 2016 Share Option Scheme:

For the year ended 31 December 2019

授出日期	每股 行使價	行使期間	購股權數目				於 二零一九年 十二月 三十一日 尚未行使
			於 二零一九年 一月一日 尚未行使	年內授出	年內已行使	年內已失效	
Date of grant	Exercise price per share	Exercisable period	Outstanding at 1.1.2019	Granted during the year	Exercised during the year	Lapsed during the year	Outstanding at 31.12.2019
	港元						
	HK\$						
<b>購股權</b>							
Share option							
二零一七年十月三日		二零一九年一月一日至二零二二年十二月三十一日					
3 October 2017	4.34	1 January 2019 to 31 December 2022	220,000,000	–	(4,701,000)	–	215,299,000
<b>期末可行使</b>							
Exercisable at the end of the period							11,000,000
<b>加權平均行使價(港元)</b>							
Weighted average exercise price							
(HK\$)			4.34	–	4.34	–	4.34
<b>於行使日期的加權平均股價</b>							
(港元)							
Weighted average share price at the							
dates of exercise (HK\$)					5.11		

47. 以股份支付的交易 (續)

(c) 二零一六年購股權計劃 (續)

截至二零一八年十二月三十一日止年度

47. SHARE-BASED PAYMENT TRANSACTION (Continued)

(c) 2016 Share option scheme (Continued)

For the year ended 31 December 2018

授出日期	每股 行使價	行使期間	購股權數目				於 二零一八年 十二月 三十一日 尚未行使
			於 二零一八年 一月一日 尚未行使	年內授出	年內已行使	年內已失效	
Date of grant	Exercise price per share	Exercisable period	Outstanding at 1.1.2018	Granted during the year	Exercised during the year	Lapsed during the year	Outstanding at 31.12.2018
	港元						
	HK\$						
購股權							
Share option							
二零一七年十月三日	4.34	二零一九年一月一日至二零二二年十二月三十一日	220,000,000	-	-	-	220,000,000
3 October 2017	4.34	1 January 2019 to 31 December 2022	220,000,000	-	-	-	220,000,000
期末可行使							
Exercisable at the end of the period							
加權平均行使價(港元)							
Weighted average exercise price							
(HK\$)	4.34		-	-	-	-	4.34

除披露者外，自二零一六年購股權計劃獲採納以來，概無據此授出其他購股權。

Save as disclosed, no other option was granted under the 2016 Share Option Scheme since their adoption.

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### Notes to the Consolidated Financial Statements

#### 48. 融資活動所產生負債的對賬

下表載列本集團自融資活動所產生的負債變動詳情，包括現金及非現金變動。融資活動所產生的負債為其現金流已經或未來現金流將會於本集團自融資活動的綜合現金流量表進行分類的負債。

#### 48. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or the future cash flows will be, classified in the Group's consolidated statement of cash flows from financing activities.

		銀行及 其他借款 Bank and other borrowings (附註33) (note 33)	應付 非控股 權益款項 Amounts due to non- controlling interests (附註25) (note 25)	應付合營 企業款項 Amounts due to joint ventures (附註26) (note 26)	應付聯營 公司款項 Amounts due to associates (附註26) (note 26)	優先票據 Senior notes (附註34) (note 34)	公司債券 Corporate bonds (附註35) (note 35)	可換股 債券 Convertible bonds (附註36) (note 36)	租賃負債 Lease liabilities (附註32) (note 32)	衍生 金融工具 Derivative financial instruments (附註20) (note 20)	應付股息 Dividends payable (附註12) (note 12)	總計 Total
		人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
於二零一八年一月一日	At 1 January 2018	33,113,015	12,842,576	6,679,341	4,062,261	4,498,124	9,627,970	–	–	333,193	–	71,156,480
融資現金流量	Financing cash flows	9,393,688	1,313,695	1,824,165	2,745,349	9,142,799	1,517,410	713,452	–	(250,054)	(1,601,575)	24,798,929
收購附屬公司	Acquisitions of subsidiaries	4,887,000	2,277,067	–	208,000	–	–	–	–	–	–	7,372,067
出售附屬公司	Disposal of subsidiaries	(300,000)	–	–	–	–	–	–	–	–	–	(300,000)
外匯換算	Foreign exchange translation	–	–	–	–	798,894	–	183,302	–	6,758	–	988,954
利息開支	Interest expense	2,809,857	–	–	–	853,797	614,757	110,152	–	–	–	4,388,563
就以股代息發行股份	Issue of shares of scrip dividend	–	–	–	–	–	–	–	–	–	(89,126)	(89,126)
已宣派股息	Dividends declared	–	137,987	–	–	–	–	–	–	–	1,690,701	1,828,688
衍生金融工具公平值變動	Change in fair value of derivative financial instruments	–	–	–	–	–	–	–	–	(14,948)	–	(14,948)
可換股債券衍生工具部分公平值變動	Change in fair value of derivative component for convertible bonds	–	–	–	–	–	–	(99,182)	–	–	–	(99,182)
於二零一八年十二月三十一日	At 31 December 2018	49,903,560	16,571,325	8,503,506	7,015,610	15,293,614	11,760,137	907,724	–	74,949	–	110,030,425
應用國際財務報告準則第16號後的調整	Adjustment upon application of IFRS 16	–	–	–	–	–	–	–	79,419	–	–	79,419
於二零一九年一月一日 (經重列)	At 1 January 2019 (restated)	49,903,560	16,571,325	8,503,506	7,015,610	15,293,614	11,760,137	907,724	79,419	74,949	–	110,109,844
融資現金流量	Financing cash flows	17,030,193	(2,295,712)	10,820,819	2,830,720	9,125,280	(662,280)	(894,057)	(52,894)	(46,120)	(1,934,018)	33,921,931
收購附屬公司	Acquisitions of subsidiaries	2,390,000	4,713,889	–	–	–	–	–	–	–	–	7,103,889
出售附屬公司	Disposal of subsidiaries	(7,675,000)	(2,813,748)	–	–	–	–	–	–	–	–	(10,488,748)
新訂立租賃	New lease entered	–	–	–	–	–	–	–	83,835	–	–	83,835
外匯換算	Foreign exchange translation	–	–	–	–	728,576	–	(18,468)	–	1,981	–	712,089
利息開支	Interest expense	3,433,479	–	–	–	1,673,031	653,938	8,221	7,179	–	–	5,775,848
就以股代息發行股份	Issue of shares of scrip dividend	–	–	–	–	–	–	–	–	–	(332,363)	(332,363)
已宣派股息	Dividends declared	–	272,187	–	–	–	–	–	–	–	2,266,381	2,538,568
衍生金融工具公平值變動	Change in fair value of derivative financial instruments	–	–	–	–	–	–	–	–	(11,550)	–	(11,550)
提早贖回優先票據的虧損	Loss on early redemption of senior notes	–	–	–	–	44,043	–	–	–	–	–	44,043
轉換可換股債券	Conversion of convertible bonds	–	–	–	–	–	–	(3,420)	–	–	–	(3,420)
於二零一九年十二月三十一日	At 31 December 2019	65,082,232	16,447,941	19,324,325	9,846,330	26,864,544	11,751,795	–	117,539	19,260	–	149,453,966

#### 49. 關聯方披露

除於該等綜合財務報表其他部分所披露者外，本集團與關聯方的交易及結餘如下：

##### (a) 與關聯方交易

#### 49. RELATED PARTY DISCLOSURES

Other than as disclosed elsewhere in these consolidated financial statements, the Group has following transactions and balances with related parties:

##### (a) Transactions with related parties

關係 Relationships	交易性質／結餘性質 Nature of transactions/balances	二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
林中先生、林偉先生及 林峰先生控制的關聯公司 Related company controlled by Mr. Lin Zhong, Mr. Lin Wei & Mr. Lin Feng	租金收入 Rental income	2,286	2,286
聯營公司 Associates	設計及裝修服務收入 Design and renovation services income	17,297	—
	建築材料供應收入 Construction material supply income	500	—
	公寓租賃及裝修服務收入 Apartment leasing and renovation services income	12,566	8,540
	物業管理服務開支 Property management service expense	192,895	161,563
	項目管理費用收入 Project management fee income	1,159,914	799,075
	預製建築材料供應及相關安裝與技術服務開支 Prefabricated construction materials supply and related installation and technical services expense	8,975	3,119
	合營企業 Joint ventures	1,653,900	773,960
	項目管理費用收入 Project management fee income		

於年內已付及應付兼任本公司董事的本集團主要管理人員的薪酬載於附註11。

The remuneration paid and payable to the key management personnel of the Group who are also the directors of the Company for the year is set out in note 11.

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 49. 關聯方披露 (續)

#### (b) 應收(付)合營企業及聯營公司款項

### 49. RELATED PARTY DISCLOSURES (Continued)

#### (b) Amounts due from (to) joint ventures and associates

		於 二零一九年 十二月 三十一日 At 31 December 2019 人民幣千元 RMB'000	於 二零一八年 十二月 三十一日 At 31 December 2018 人民幣千元 RMB'000
應收合營企業款項	Amounts due from joint ventures	24,985,046	19,020,212
應收聯營公司款項	Amounts due from associates	11,584,759	8,778,213
		36,569,805	27,798,425
應付合營企業款項	Amounts due to joint ventures	19,324,325	8,503,506
應付聯營公司款項	Amounts due to associates	9,846,330	7,015,610
		29,170,655	15,519,116

#### (c) 應收關聯方款項

#### (c) Amounts due from related parties

		於 二零一九年 十二月 三十一日 At 31 December 2019 人民幣千元 RMB'000	於 二零一八年 十二月 三十一日 At 31 December 2018 人民幣千元 RMB'000
其他應收款項	Other receivables	3,912	—

## 50. 資本風險管理

本集團管理其資本以確保本集團旗下實體將可持續經營，同時透過改善債務與股本權益的平衡為股東帶來最大回報。本集團的整體策略與去年維持不變。

本集團的資本架構包括淨負債，而淨負債包括附註33、34及35各自所披露的銀行及其他借款、優先票據及公司債券(扣除現金及現金等價物)及本公司擁有人應佔股本權益(包含已發行股本、儲備及保留利潤)。

本公司董事定期檢討資本架構。作為是項檢討其中一環，本公司董事考量資本成本及與各類資本有關的風險，並採取適當行動平衡整體資本架構。

## 51. 金融工具

### (a) 金融工具的類別

## 50. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior year.

The capital structure of the Group consists of net debt, which includes the bank and other borrowings, senior notes and corporate bonds disclosed in notes 33, 34 and 35, respectively, net of cash and cash equivalents, and equity attributable to owners of the Company, comprising issued share capital, reserves and retained profits.

The directors of the Company review the capital structure on a regular basis. As part of this review, the directors of the Company consider the cost of capital and the risks associated with each class of capital, and take appropriate actions to balance its overall capital structure.

## 51. FINANCIAL INSTRUMENTS

### (a) Categories of financial instruments

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
<b>金融資產</b>	<b>Financial assets</b>		
按公平值計入損益	FVTPL		
強制性按公平值計入損益計量	Mandatorily measured at FVTPL		
— 持作買賣	— Held-for-trading	573,761	705,386
— 於物業項目的投資	— Investments in property projects	417,688	582,722
— 其他	— Others	526,458	564,553
		1,517,907	1,852,661
衍生金融工具	Derivative financial instruments	11,912	—
按公平值計入其他全面收入的股本工具	Equity instruments at FVTOCI	881,832	919,274
按攤銷成本列賬的金融資產	Financial assets at amortised cost	116,863,448	87,449,827
<b>金融負債</b>	<b>Financial liabilities</b>		
衍生金融工具	Derivative financial instruments	19,260	74,949
攤銷成本	Amortised cost	169,459,236	121,012,983

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 51. 金融工具 (續)

##### (b) 財務風險管理目標及政策

本集團的主要金融工具包括衍生金融工具、貿易應收款項、其他應收款項、按公平值計入損益的金融資產、按公平值計入其他全面收入的股本工具、房地產項目投資、受限制銀行存款、銀行結餘及現金、應收／應付非控股權益、合營企業及聯營公司款項、貿易應付款項、其他應付款項、銀行及其他借款、優先票據、公司債券以及可換股債券。該等金融工具的詳情載於相關附註。與此等金融工具有關的風險及如何減低該等風險的政策載列如下。管理層管理及監控該等風險，確保及時有效地採取適當措施。

##### (c) 市場風險

本集團的業務主要面對利率、外幣匯率變動的市場風險及其他價格風險(參見下文)。

本集團於年內面對的市場風險或其管理及衡量風險的方式概無重大變動。

##### 利率風險

由於銀行存款與銀行及其他借款(按恒生銀行人民幣最優惠利率、香港銀行同業拆息及倫敦銀行同業拆息所報的利率計算浮動利息)的現行市場利率波動，因此本集團承受現金流量利率風險。

本集團的公平值利率風險主要與按固定利率計息的銀行及其他借款、公司債券、可換股債券以及優先票據有關。本集團現時並無利用任何衍生工具合約對沖其面對的利率風險。然而，管理層於有需要時會考慮對沖重大利率風險。

管理層旨在透過訂立交叉貨幣利率掉期將固定利率的重大銀行及其他借款保持於適當水平。為實現此目的，本集團訂立交叉貨幣利率掉期以對沖銀行借款利率變動引致的若干風險。

有關本集團於報告期末訂立的交叉貨幣利率掉期以及銀行及其他借款的詳情分別載於附註20及33。

於兩個年度內，所有利息收入及利息開支(詳情載於附註7及附註8)分別來自按攤銷成本列賬的金融資產及按攤銷成本列賬的金融負債。

#### 51. FINANCIAL INSTRUMENTS (Continued)

##### (b) Financial risk management objectives and policies

The Group's major financial instruments include derivative financial instruments, trade receivables, other receivables, financial assets at FVTPL, equity instruments at FVTOCI, investments in property projects, restricted bank deposits, bank balances and cash, amounts due from/to non-controlling interests, joint ventures and associates, trade payables, other payables, bank and other borrowings, senior notes, corporate bonds and convertible bonds. Details of these financial instruments are set out in respective notes. The risks associated with these financial instruments and the policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

##### (c) Market risk

The Group's activities expose primarily to the market risks of changes in interest rates, foreign currency exchange rates and other price risk (see below).

There has been no significant change to the Group's exposure to market risks or the manner in which it manages and measures the risk over the year.

##### Interest rate risk

The Group is exposed to cash flow interest rate risk due to the fluctuation of the prevailing market interest rate on bank deposits and bank and other borrowings which carry at variable rates based on the interest rates quoted by Hang Seng Bank RMB Prime rate, HIBOR and LIBOR.

The Group's fair value interest rate risk relates primarily to its fixed rate bank and other borrowings, corporate bonds, convertible bonds and senior notes. The Group currently does not use any derivative contracts to hedge its exposure to interest rate risk. However, the management will consider hedging significant interest rate exposure should the need arise.

The management aims at keeping material bank and other borrowings at fixed rates at appropriate level by entering into cross currency interest rate swaps. In order to achieve this result, the Group entered into cross currency interest rate swaps to hedge against certain exposures to changes in interest rates of the bank borrowings.

Details of the Group's cross currency interest rate swaps and bank and other borrowings entered into by the Group at the end of the reporting period are set out in notes 20 and 33, respectively.

All interest income and interest expense, as detailed in note 7 and note 8, are derived from financial assets at amortised cost and financial liabilities at amortised cost, respectively, for both years.

## 51. 金融工具 (續)

### (c) 市場風險 (續)

#### 利率風險 (續)

##### 利率敏感度

以下敏感度分析乃根據非衍生工具(銀行結餘以及銀行及其他借款)利率風險編製。分析乃假設於報告期末未到期金融工具於整年內均未到期而編製。向主要管理人員內部匯報利率風險時會以升跌100個基點(就銀行及其他借款而言)及升跌50個基點(就銀行存款而言)為基準,即管理人員分別對銀行及其他借款以及銀行存款利率可能變動的評估。

於報告期末,倘利率上升/下降100及50個基點(分別就銀行及其他借款以及銀行存款而言),而所有其他變數維持不變,則本集團截至二零一九年十二月三十一日止年度的除稅前利潤會減少/增加約人民幣181,982,000元(二零一八年:人民幣207,486,000元)。

##### 外匯風險

本集團以人民幣收取其所有收入,而大部分支出(包括物業銷售產生的支出以及資本開支)亦以人民幣計值。

本集團進行若干以外幣計值的交易,因而承受所產生的匯率波動風險。本集團目前並無外幣對沖政策。然而,管理層會監察外匯風險承受程度及於有需要時考慮對沖重大的外匯風險。

於二零一九年十二月三十一日,本集團擁有以外幣計值的衍生金融工具、按公平值計入損益的金融資產、銀行結餘及現金、銀行及其他借款、優先票據及可換股債券(分別載於附註20、27、29、33、34及36),使本集團承受外匯風險。本集團已訂立遠期合約以減輕借款的外匯風險。

## 51. FINANCIAL INSTRUMENTS (Continued)

### (c) Market risk (Continued)

#### Interest rate risk (Continued)

##### Interest rate sensitivity

The sensitivity analyses below have been prepared based on the exposure to interest rates for non-derivative instruments (bank balances and bank and other borrowings). The analysis is prepared assuming the financial instruments outstanding at the end of the reporting period were outstanding for the whole year. A 100 basis point increase or decrease for bank and other borrowings and a 50 basis point increase or decrease for bank deposits are used when reporting interest rate risk internally to key management personnel and represent management's assessment of the possible change in interest rate in respect of bank and other borrowings and bank deposits respectively.

At the end of the reporting period, if interest rates had been increased/decreased by 100 and 50 basis points in respect of bank and other borrowings and bank deposits respectively and all other variables were held constant, the Group's profit before taxation would decrease/increase by approximately RMB181,982,000 (2018: RMB207,486,000) for the year ended 31 December 2019.

##### Foreign currency risk

The Group collects all of its revenue in RMB and most of the expenditures including expenditures incurred in property sales as well as capital expenditures are also denominated in RMB.

The Group undertakes certain transactions denominated in foreign currencies, hence exposure to exchange rate fluctuations arises. The Group currently does not have a foreign currency hedging policy. However, the management monitors foreign exchange exposure and will consider hedging significant foreign currency exposure should the need arise.

As at 31 December 2019, the Group had derivative financial instruments, financial assets at FVTPL, bank balances and cash, bank and other borrowings, senior notes, and convertible bonds denominated in foreign currencies as set out in notes 20, 27, 29, 33, 34, and 36, respectively, which expose the Group to foreign currency risk. The Group has entered into forward contracts for mitigating the foreign currency exposure in relation to the borrowings.



## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 51. 金融工具 (續)

##### (c) 市場風險 (續)

##### 外匯風險 (續)

##### 外匯風險敏感度

下表詳列本集團對人民幣兌相關外幣升值及貶值5%的敏感度。5%為向主要管理人員內部報告外匯風險所使用的敏感度，指管理層對外幣匯率可能合理變動的評估。敏感度分析僅包括以外幣計值的未到期貨幣項目，並於報告期末就外幣匯率的5%變動調整其換算。當人民幣相對於相關貨幣升值5%時，下表中的正數表示利潤增加；當人民幣相對於相關貨幣貶值5%時，會對利潤產生一個相等並相反的影響，以下結餘也將變成負數。

#### 51. FINANCIAL INSTRUMENTS (Continued)

##### (c) Market risk (Continued)

##### Foreign currency risk (Continued)

##### Foreign currency rate sensitivity

The following table details the Group's sensitivity to a 5% increase and decrease in RMB against the relevant foreign currencies. 5% is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management's assessment of the reasonably possible change in foreign exchange rates. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjust their translation at the end of the reporting period of 5% changes in foreign currency rates. A positive number below indicates an increase in profit where RMB strengthen 5% against the relevant currency. For a 5% weakening of RMB against the relevant currency, there would be an equal and opposite impact on the profit and the balances below would be negative.

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
港元	HK\$	419,197	456,646
美元	USD	1,435,303	1,073,265
其他貨幣	Other currencies	582	(1,522)

##### (d) 信貸風險及減值評估

於二零一九年十二月三十一日，除其賬面值最能代表最大信貸風險的金融資產外，本集團面對因與本集團所提供財務擔保有關的或然負債金額而產生將對本集團造成財務損失的最大信貸風險於附註46披露。

##### (d) Credit risk and impairment assessment

As at 31 December 2019, other than those financial assets whose carrying amounts best represent the maximum exposure to credit risk, the Group's maximum exposure to credit risk which will cause a financial loss to the Group arising from the amount of contingent liabilities in relation to financial guarantees provided by the Group is disclosed in note 46.

## 51. 金融工具 (續)

### (d) 信貸風險及減值評估 (續)

#### 因客戶合約產生的貿易應收款項

為將信貸風險降至最低，本集團已實行監控措施，以確保採取跟進措施收回逾期債項。此外，於報告期末，本集團定期評估各個別賬戶的可收回金額，以確保就不可收回金額作出充足減值虧損。此外，本集團在應用國際財務報告準則第9號後按預期信貸虧損模式對貿易結餘單獨或基於撥備矩陣進行減值評估。就此而言，本公司董事認為本集團的信貸風險已大幅降低。

就賬面總值人民幣2,671,608,000元(二零一八年：人民幣647,233,000元)的貿易應收款項而言，本集團已應用國際財務報告準則第9號的簡化法，以計量全期預期信貸虧損的虧損撥備。本集團透過使用內部信貸評級組成的撥備矩陣圖就該等項目釐定預期信貸虧損。於二零一九年十二月三十一日，本集團已就客戶合約產生的貿易應收款項計提信貸虧損(全期信貸減值)撥備人民幣808,000元(二零一八年：人民幣1,768,000元)。

#### 其他應收款項、應收合營企業、聯營公司及非控股權益款項、銀行結餘、受限制銀行存款及財務擔保合約

其他應收款項、應收合營企業、聯營公司及非控股權益款項的信貸風險透過內部程序管理。在作出墊款之前會對各交易對手的信貸質素進行調查。本集團亦積極監控各債務人的欠款，並及時識別任何信貸風險，以降低信貸相關損失的風險。再者，本集團密切監控合營企業及聯營公司的財務表現。此外，本集團在應用國際財務報告準則第9號後按預期信貸虧損模式對未償還結餘進行減值評估。就此而言，本公司董事認為本集團的信貸風險已大幅降低。

就賬面總值為人民幣57,594,382,000元的銀行結餘及受限制銀行存款(二零一八年：人民幣44,617,121,000元)而言，本集團按十二個月預期信貸虧損計量虧損撥備。銀行結餘及受限制銀行存款的信貸風險有限，皆因交易對手均為獲國際信貸評級機構頒予高信貸評級的銀行或中國的國有銀行。

## 51. FINANCIAL INSTRUMENTS (Continued)

### (d) Credit risk and impairment assessment (Continued)

#### Trade receivables arising from contracts with customers

In order to minimise the credit risk, the monitoring procedures are carried out to ensure that follow up action is taken to recover overdue debts. In addition, the Group reviews regularly the recoverable amount of each individual accounts at the end of the reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. In addition, the Group performs impairment assessment under ECL model upon application of IFRS 9 on trade balances individually or based on provision matrix. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced.

For trade receivables with gross carrying amount of RMB2,671,608,000 (2018: RMB647,233,000), the Group has applied the simplified approach in IFRS 9 to measure the loss allowance at lifetime ECL. The Group determines the expected credit loss on these items by using a provision matrix grouped by internal credit rating. As at 31 December 2019, the Group has RMB808,000 (2018: RMB1,768,000) allowance for credit losses (life-time credit-impaired) on trade receivables arising from contracts with customers.

#### Other receivables, amounts due from joint ventures, associates and non-controlling interests, bank balances, restricted bank deposits and financial guarantees contracts

The credit risk of other receivables, amounts due from joint ventures, associates and non-controlling interests are managed through an internal process. The credit quality of each counterparty is investigated before an advance is made. The Group also actively monitors the outstanding amounts owed by each debtor and identifies any credit risks in a timely manner in order to reduce the risk of a credit related loss. Further, the Group closely monitors the financial performance of the joint ventures and associates. In addition, the Group performs impairment assessment under ECL model upon application of IFRS 9 on the outstanding balances. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced.

For bank balances and restricted bank deposits with gross carrying amount of RMB57,594,382,000 (2018: RMB44,617,121,000) in total, the Group measures the loss allowance at 12m ECL. The credit risk on bank balances and restricted bank deposits is limited because the counterparties are banks with high credit ratings assigned by international credit rating agencies or state-owned banks in the PRC.

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### Notes to the Consolidated Financial Statements

#### 51. 金融工具 (續)

##### (d) 信貸風險及減值評估 (續)

其他應收款項、應收合營企業、聯營公司及非控股權益款項、銀行結餘、受限制銀行存款及財務擔保合約 (續)

除銀行結餘及受限制銀行存款 (存放於多間高信貸評級的銀行) 的信貸集中風險外，本集團並無任何重大信貸集中風險，其風險分佈於眾多交易對手及客戶。

就賬面總值為人民幣1,214,174,000元的其他應收款項 (二零一八年：人民幣974,992,000元) 而言，本集團按十二個月預期信貸虧損計量虧損撥備。於二零一九年十二月三十一日，本集團已就其他應收款項計提信貸虧損 (全期信貸減值) 撥備人民幣2,356,000元 (二零一八年：人民幣3,230,000元)。

就賬面總值分別為人民幣24,985,046,000元、人民幣11,584,759,000元及人民幣18,766,941,000元 (二零一八年：人民幣19,020,212,000元、人民幣8,778,213,000元及人民幣13,416,613,000元) 的應收合營企業、聯營公司及非控股權益款項而言，本集團按十二個月預期信貸虧損計量虧損撥備。根據交易對手的過往還款記錄及其後結算，本公司董事認為彼等的信用度良好。本公司董事認為，該等交易對手的違約風險並不重大，而本集團評估該等結餘的預期信貸虧損並不重大。

就已預售但未完成開發的物業而言，本集團通常就客戶為購買物業籌集資金所借入按揭貸款而向銀行提供擔保，擔保金額最高為個別物業購買價的70%至80%。倘買方於擔保期間未能償還按揭，則持有按揭的銀行可要求本集團償還未償還貸款及任何有關應計利息。在此等情況下，本集團可沒收已收取的銷售訂金並重新銷售收回物業。因此，管理層認為本集團所提供擔保引致的任何虧損均有可能收回。管理層認為，由於該等融資以物業作擔保，而物業的市價高於擔保金額，故提供予物業買方的財務擔保所承受的信貸風險有限。就此而言，本公司董事認為，本集團的信貸風險已顯著降低。

#### 51. FINANCIAL INSTRUMENTS (Continued)

##### (d) Credit risk and impairment assessment (Continued)

*Other receivables, amounts due from joint ventures, associates and non-controlling interests, bank balances, restricted bank deposits and financial guarantees contracts (Continued)*

Other than concentration of credit risk on bank balances and restricted bank deposits which are deposited with several banks with high credit ratings, the Group has no significant concentration of credit risk, which exposure spread over a number of counterparties and customers.

For other receivables with gross carrying amount of RMB1,214,174,000 (2018: RMB974,992,000), the Group measures the loss allowance at 12m ECL. As at 31 December 2019, the Group has provided RMB2,356,000 (2018: RMB3,230,000) allowance for credit losses (life-time credit-impaired) on other receivables.

For amounts due from joint ventures, associates and non-controlling interests with gross carrying amount of RMB24,985,046,000, RMB11,584,759,000 and RMB18,766,941,000 (2018: RMB19,020,212,000, RMB8,778,213,000 and RMB13,416,613,000), respectively, the Group measures the loss allowance at 12m ECL. The directors of the Company consider the counterparties with good credit worthiness based on their past repayment history and subsequent settlement. In the opinion of the directors of the Company, the risk of default by these counterparties is not significant and the Group assessed that the ECL on these balances are insignificant.

For properties that are presold but development has not been completed, the Group typically provides guarantees to banks in connection with the customers' borrowing of mortgage loans to finance their purchase of the properties for an amount up to 70% to 80% of the purchase price of the individual property. If a purchaser defaults on the payment of its mortgage during the period of guarantee, the bank holding the mortgage may demand the Group to repay the outstanding loan and any interest accrued thereon. Under such circumstances, the Group is able to forfeit the sales deposit received and re-sell the repossessed properties. Therefore, the management considers it would likely recover any loss incurred arising from the guarantee by the Group. The management considers the credit risk exposure to financial guarantees provided to property purchasers is limited because the facilities are secured by the properties and the market prices of the properties are higher than the guaranteed amounts. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced.

## 51. 金融工具 (續)

### (e) 流動資金風險

本集團的目標是在經營活動所得資金的持續性與透過使用借款的靈活性之間取得平衡。本公司董事嚴密監察流動資金狀況，並預期會有足夠資金來源撥付本集團的項目及業務。

下表詳列本集團金融負債及衍生工具的預期剩餘合約到期日。該表按本集團可能須付款的最早日期的金融負債未貼現現金流量編製，表中包括利息及本金現金流量。

此外，下表詳列本集團對其衍生金融工具的流動性分析。本集團的衍生金融工具分析乃按照管理層參照房地產開發項目進度估計的到期日編製。

## 51. FINANCIAL INSTRUMENTS (Continued)

### (e) Liquidity risk

The Group's objective is to maintain a balance between continuity of funding generated from operating activities and the flexibility through the use of borrowings. The directors of the Company closely monitor the liquidity position and expect to have adequate sources of funding to finance the Group's projects and operations.

The following table details the Group's expected remaining contractual maturity for its financial liabilities and derivative instruments. The table has been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The table includes both interest and principal cash flows.

In addition, the following table details the Group's liquidity analysis for its derivative financial instruments. The analysis for the Group's derivative financial instruments are prepared based on the maturities estimated by the management with reference to the progress of property development projects.

		於二零一九年 十二月三十一日 的賬面值 Carrying amount at 31 December							未貼現 現金流量總額 Total undiscounted cash flows
		2019	0至60日 0-60 days	61至180日 61 to 180 days	181至365日 181 to 365 days	1至2年 1-2 years	2至3年 2-3 years	3年以上 Over 3 years	人民幣千元 RMB'000
		人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
二零一九年	2019								
衍生工具—結算淨額	Derivatives – net settlement								
外匯遠期合約	Foreign exchange forward contracts	19,260	2,722	13,637	2,901	–	–	–	19,260

		於二零一九年 十二月三十一日 的賬面值 Carrying amount at 31 December							未貼現 現金流量總額 Total undiscounted cash flows
		利率 Interest rate	2019	0至60日 0-60 days	61至180日 61 to 180 days	181至365日 181 to 365 days	1至2年 1-2 years	2至3年 2-3 years	3年以上 Over 3 years
			人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
二零一九年	2019								
非衍生金融負債	Non-derivative financial liabilities								
不計息	Non-interest bearing	–	65,643,126	65,643,126	–	–	–	–	65,643,126
定息工具	Fixed interest rate instruments	3% – 10.6%	52,791,219	3,690,563	4,569,335	3,806,691	21,014,206	14,270,524	59,759,127
浮息工具	Variable interest rate instruments	1.88% – 10.3%	50,907,352	944,486	2,243,774	11,636,182	11,509,193	22,293,926	8,253,069
租賃負債	Lease liabilities	5.81%	117,539	11,285	21,975	25,999	32,422	22,027	11,809
財務擔保	Financial guarantees	–	–	23,600,667	46,397	543,502	6,130,846	3,646,458	1,879,414

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### Notes to the Consolidated Financial Statements

#### 51. 金融工具 (續)

##### (e) 流動資金風險 (續)

#### 51. FINANCIAL INSTRUMENTS (Continued)

##### (e) Liquidity risk (Continued)

		於二零一八年 十二月三十一日 的賬面值							未貼現 現金流量總額
		Carrying amount							Total
		at 31 December	0至60日	61至180日	181至365日	1至2年	2至3年	3年以上	undiscounted
		2018	0-60 days	61 to 180 days	181 to 365 days	1-2 years	2-3 years	Over 3 years	cash flows
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
二零一八年	2018								
衍生工具－結算淨額	Derivatives – net settlement								
外匯遠期合約	Foreign exchange forward contracts	79,949	–	74,949	–	–	–	–	74,949

		於二零一八年 十二月三十一日 的賬面值							未貼現 現金流量總額
		Carrying amount							Total
		利率	at 31 December	0至60日	61至180日	181至365日	1至2年	2至3年	3年以上
		Interest rate	2018	0-60 days	61 to 180 days	181 to 365 days	1-2 years	2-3 years	Over 3 years
			人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
			RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
二零一八年	2018								
非衍生金融負債	Non-derivative financial liabilities								
不計息	Non-interest bearing	–	43,147,948	43,147,948	–	–	–	–	43,147,948
定息工具	Fixed interest rate instruments	3.54% – 10%	34,807,640	1,293,151	2,168,239	5,972,671	12,079,080	8,217,265	6,329,452
浮息工具	Variable interest rate instruments	1.88% – 7.13%	43,057,395	1,172,385	3,135,806	3,819,181	18,994,367	15,767,680	4,947,883
財務擔保	Financial guarantees	–	–	19,070,896	57,060	140,280	1,226,302	5,989,220	1,015,988

上表包含的財務擔保合約金額為在擔保交易對手索償情況下，本集團根據安排可能須結付全數擔保金額的最高金額。根據各報告期末的預期，本集團認為須根據安排付款的機會極微。然而，該估計將視乎交易對手根據擔保提出索償的可能性而有所改變，而提出索償的可能性則取決於交易對手所持獲擔保財務應收款項出現信貸虧損的可能性。

The amounts included above for financial guarantee contracts are the maximum amounts the Group could be required to settle under the arrangement for the full guaranteed amount if that amount is claimed by the counterparty to the guarantee. Based on expectations at the end of each reporting period, the Group considers that it is more likely than not that no amount will be payable under the arrangement. However, this estimate is subject to change depending on the probability of the counterparty claiming under the guarantee which is a function of the likelihood that the financial receivables held by the counterparty which are guaranteed suffer credit losses.

## 52. 金融工具的公平值計量

按經常性基準以公平值計量的本集團金融資產及負債的公平值

本集團的部分金融資產及負債按於各報告期末的公平值計量。下表提供有關如何釐定該等金融資產及負債公平值的資料(特別是所用的估值方法及輸入數據)，以及根據公平值計量輸入數據的可觀察程度而將公平值計量分類到所屬公平值架構級別(第一級至第三級)。

- 第一級公平值計量乃根據相同資產或負債於活躍市場中所報價格(未經調整)得出；
- 第二級公平值計量乃除第一級計入的報價外，根據資產或負債可直接(即價格)或間接(即自價格衍生)觀察的輸入數據得出；及
- 第三級公平值計量乃指由包含並非依據可觀察的市場數據的資產或負債的輸入數據(不可觀察輸入數據)的估值方法得出的公平值計量。

## 52. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

Fair value of the Group's financial assets and liabilities that are measured at fair value on a recurring basis

Some of the Group's financial assets and liabilities are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets and liabilities are determined (in particular, the valuation technique(s) and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).



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#### 52. 金融工具的公平值計量 (續)

按經常性基準以公平值計量的本集團金融資產及負債的公平值 (續)

#### 52. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

Fair value of the Group's financial assets and liabilities that are measured at fair value on a recurring basis (Continued)

金融資產及負債 Financial assets and liabilities	於以下日期的公平值 Fair value as at		公平值等級 Fair value hierarchy	估值方法及主要輸入數據 Valuation techniques and key inputs
	二零一九年 十二月三十一日 31 December 2019 人民幣千元 RMB'000	二零一八年 十二月三十一日 31 December 2018 人民幣千元 RMB'000		
	資產 Assets	資產 Assets		
分類為按公平值計入損益的金融資產的無報價投資 Unquoted investments classified as financial assets at FVTPL — 非上市私人基金 — unlisted private fund	526,458	530,256	第三級 Level 3	按其投資公平值計量的基金資產淨值 Net assets value of the fund which is based on the fair value of its investments
分類為按公平值計入損益的金融資產的上市債務證券 Listed debt securities classified as financial assets at FVTPL — 在香港上市 — listed in HK	—	34,297	第一級 Level 1	活躍市場所報買入價。 Quoted bid prices in an active market.
分類為按公平值計入損益的金融資產的股本工具 Equity instruments classified as financial assets at FVTPL — 在香港上市 — listed in HK — 在中國上市 — listed in the PRC	121,051 452,710 573,761	255,431 449,955 705,386	第一級 Level 1 第一級 Level 1	活躍市場所報買入價。 Quoted bid prices in an active market. 活躍市場所報買入價。 Quoted bid prices in an active market.
按公平值計入其他全面收入的股本工具 Equity instruments at FVTOCI — 非上市股本投資 — unlisted equity investment — 於中國上市的股本投資 — listed equity investments in the PRC	881,832 — 881,832	779,774 139,500 919,274	第三級 Level 3 第一級 Level 1	過往交易法—股本融資資料 Prior transaction method – Equity financing information 活躍市場所報買入價。 Quoted bid prices in an active market.

## 52. 金融工具的公平值計量 (續)

按經常性基準以公平值計量的本集團金融資產及負債的公平值 (續)

## 52. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

Fair value of the Group's financial assets and liabilities that are measured at fair value on a recurring basis (Continued)

金融資產及負債 Financial assets and liabilities	於以下日期的公平值 Fair value as at		公平值等級 Fair value hierarchy	估值方法及主要輸入數據 Valuation techniques and key inputs
	二零一九年 十二月三十一日 31 December 2019	二零一八年 十二月三十一日 31 December 2018		
	人民幣千元 RMB'000	人民幣千元 RMB'000		
分類為按公平值計入損益的金融資產的物業項目投資 Investments in property projects classified as financial assets at FVTPL	資產 Assets 417,688	資產 Assets 582,722	第三級 Level 3	貼現現金流量－未來現金流量根據預期回報及合同投資成本進行估計，並以反映各物業項目內部回報率的利率折現。 Discounted cash flow – Future cash flows are estimated based on expected return, and the contracted investment costs, discounted at a rate that reflects the internal rate of return of varies property projects.
衍生金融工具－外幣遠期合約 Derivative financial instruments – foreign currency forward contracts	負債 Liabilities (19,260)	負債 Liabilities (74,949)	第二級 Level 2	貼現現金流量－未來現金流量根據遠期匯率（得自報告期末可觀察的遠期匯率）及合約匯率進行估計。 Discounted cash flow – Future cash flows are estimated based on forward exchange rates (from observable forward exchange rates at the end of the reporting period) and the contracted exchange rates.
衍生金融工具－利率掉期 Derivative financial instruments – interest rate swap	資產 Assets 11,912	資產 Assets –	第二級 Level 2	貼現現金流量－未來現金流量根據遠期利率（得自報告期末可觀察的遠期利率）及合同利率進行估計，並以反映各交易對手信貸風險的利率折現。 Discounted cash flow – Future cash flows are estimated based on forward interest rates (from observable forward interest rates at the end of the reporting period) and the contracted interest rates, discounted at a rate that reflects the credit risk of various counterparties.

除分別於附註34、35及36所披露具有公平值的優先票據、公司債券及可換股債券外，本集團管理層認為，綜合財務報表中以攤銷成本入賬的其他金融資產及金融負債的賬面值與其於報告期末的公平值相若。

本集團以攤銷成本入賬的其他金融資產及金融負債的公平值根據按照貼現現金流量分析建立的公認定價模式而釐定。

Except for the senior notes, corporate bonds and convertible bonds with fair value as disclosed in notes 34, 35 and 36, respectively, the management of the Group consider that the carrying amounts of the other financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate their fair values at the end of the reporting period.

The fair value of the other financial assets and financial liabilities of the Group recorded at amortised cost is determined in accordance with generally accepted pricing models based on discounted cash flow analysis.



# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 53. 本公司財務狀況表及儲備

(a) 本公司財務狀況表：

### 53. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY

(a) Statement of financial position of the Company:

		二零一九年 2019 人民幣千元 RMB'000	二零一八年 2018 人民幣千元 RMB'000
<b>非流動資產</b>	<b>NON-CURRENT ASSETS</b>		
物業、廠房及設備	Property, plant and equipment	109	21
於一間附屬公司的投資	Investment in a subsidiary	2,215,783	1,934,080
應收附屬公司款項	Amounts due from subsidiaries	46,437,683	40,404,746
		48,653,575	42,338,847
<b>流動資產</b>	<b>CURRENT ASSETS</b>		
應收賬款及其他應收款項、 按金及預付款項	Accounts and other receivables, deposits and prepayments	286,556	122,771
應收合營企業款項	Amounts due from joint ventures	1,849,297	2,423,341
衍生金融工具	Derivative financial instruments	11,912	–
銀行結餘及現金	Bank balances and cash	1,037,862	510,803
		3,185,627	3,056,915
<b>流動負債</b>	<b>CURRENT LIABILITIES</b>		
應付賬款及應計開支	Accounts payables and accrued charges	358	28
應付附屬公司款項	Amounts due to subsidiaries	867,143	764,337
應付合營企業款項	Amounts due to joint ventures	720,655	707,548
衍生金融工具	Derivative financial instruments	19,260	74,949
銀行借款－於一年內到期	Bank borrowings – due within one year	4,599,530	4,419,608
優先票據－於一年內到期	Senior notes – due within one year	3,190,356	–
可換股債券的債務部分	Debt component of convertible bonds	–	907,724
		9,397,302	6,874,194
<b>流動負債淨額</b>	<b>NET CURRENT LIABILITIES</b>	(6,211,675)	(3,817,279)
<b>總資產減流動負債</b>	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	42,441,900	38,521,568
<b>資本及儲備</b>	<b>CAPITAL AND RESERVES</b>		
股本	Share capital	639,723	626,271
儲備	Reserves	5,703,122	9,988,544
本公司股東權益應佔股本權益	Equity attributable to equity owners of the company	6,342,845	10,614,815
永久資本工具	Perpetual capital instruments	3,883,572	3,883,572
<b>股本權益總額</b>	<b>TOTAL EQUITY</b>	10,226,417	14,498,387
<b>非流動負債</b>	<b>NON-CURRENT LIABILITIES</b>		
優先票據－於一年後到期	Senior notes – due after one year	23,674,188	15,293,614
銀行借款－於一年後到期	Bank borrowings – due after one year	8,541,295	8,729,567
		32,215,483	24,023,181
		42,441,900	38,521,568

## 53. 本公司財務狀況表及儲備 (續)

## 53. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY (Continued)

(b) 本公司儲備變動：

(b) Movements of the reserves of the Company:

		股份溢價 Share premium 人民幣千元 RMB'000	就股份 獎勵計劃 持有股份 Shares held for share award scheme 人民幣千元 RMB'000	股份獎勵 儲備 Share award reserve 人民幣千元 RMB'000	購股權儲備 Share option reserve 人民幣千元 RMB'000	出資儲備 Capital contribution 人民幣千元 RMB'000	保留利潤 Retained profits 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
於二零一八年一月一日	At 1 January 2018	2,739,234	–	–	144,690	39,440	9,306,803	12,230,167
年內虧損及全面開支總額	Loss and total comprehensive expense for the year	–	–	–	–	–	(813,460)	(813,460)
根據股份獎勵計劃購買股份	Purchase of shares under the share award scheme	–	(66,631)	–	–	–	–	(66,631)
已歸屬股份獎勵	Share awards vested	–	12,700	(10,723)	–	–	(1,977)	–
行使購股權時發行股份	Issue of shares upon exercise of shares options	325,102	–	–	(90,228)	–	–	234,874
就以股代息發行股份	Issue of shares for scrip dividend	87,729	–	–	–	–	–	87,729
購回股份時註銷	Cancellation upon repurchase of shares	(72,363)	–	–	–	–	–	(72,363)
確認以股本權益結算並以股份付款	Recognition of equity-settled share-based payments	–	–	10,723	68,206	–	–	78,929
沒收購股權	Forfeiture of share options	–	–	–	(4,160)	–	4,160	–
確認為分派的股息	Dividend recognised as distribution	–	–	–	–	–	(1,690,701)	(1,690,701)
於二零一八年十二月三十一日	At 31 December 2018	3,079,702	(53,931)	–	118,508	39,440	6,804,825	9,988,544
年內虧損及全面開支總額	Loss and total comprehensive expense for the year	–	–	–	–	–	(2,419,749)	(2,419,749)
根據股份獎勵計劃購買股份	Purchase of shares under the share award scheme	–	(89,325)	–	–	–	–	(89,325)
轉換可換股債券時發行股份	Issue of shares upon conversion of convertible bonds	3,381	–	–	–	–	–	3,381
行使購股權時發行股份	Issue of shares upon exercise of shares options	135,702	–	–	(27,887)	–	–	107,815
就以股代息發行股份	Issue of shares for scrip dividend	325,163	–	–	–	–	–	325,163
確認以股本權益結算並以股份付款	Recognition of equity-settled share-based payments	–	–	–	53,673	–	–	53,673
沒收購股權	Forfeiture of share options	–	–	–	(2)	–	2	–
確認為分派的股息	Dividend recognised as distribution	–	–	–	–	–	(2,266,380)	(2,266,380)
於二零一九年十二月三十一日	At 31 December 2019	3,543,948	(143,256)	–	144,292	39,440	2,118,698	5,703,122

## 綜合財務報表附註

### Notes to the Consolidated Financial Statements

#### 54. 主要附屬公司詳情

本公司的主要附屬公司於二零一九年及二零一八年十二月三十一日的詳情載列如下：

#### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES

Details of the Company's principal subsidiaries at 31 December 2019 and 2018 are set out below:

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
旭昇有限公司 Xu Sheng Limited	英屬處女群島 二零一一年五月九日 BVI 9 May 2011	100	100	註冊資本50,000美元 實繳資本1美元 Registered USD50,000 paid up capital USD1	香港 Hong Kong	投資控股 Investment holding
北京旭輝順欣置業有限公司 Beijing Xuhui Shunxin Property Co., Ltd.	中國 二零一一年十二月十二日 PRC 12 December 2011	100	100	註冊資本 人民幣100,000,000元 實繳資本人民幣 100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
北京旭輝陽光置業有限公司 Beijing Xuhui Sunshine Property Co., Ltd.	中國 二零一一年一月十三日 PRC 13 January 2011	80	80	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
北京旭輝興勝置業有限公司 Beijing Xuhui Xingsheng Property Co. Ltd.	中國 二零一一年六月十六日 PRC 16 June 2011	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

54. PARTICULARS OF THE PRINCIPAL  
SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
北京旭科置業有限公司 Beijing Xuke Property Co., Ltd.	中國 二零一三年三月十九日 PRC 19 March 2013	100	100	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
北京旭興城置業有限公司 Beijing Xuxingcheng Property Co., Ltd.	中國 二零一一年一月十三日 PRC 13 January 2011	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
北京旭輝興科置業有限公司 Beijing Xuhui Xingke Property Co., Ltd.	中國 二零零九年八月十二日 PRC 12 August 2009	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
北京旭輝興騰置業有限公司 Beijing Xuhui Xingteng Property Co., Ltd.	中國 二零零九年八月十二日 PRC 12 August 2009	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
北京永旭置業有限公司 Beijing Yongxu Property Co., Ltd.	中國 二零零四年四月五日 PRC 5 April 2004	100	100	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
長沙鼎尊房地產開發有限公司 Changsha Dingzun Real Estate Development Co. Ltd.	中國 二零一二年十二月六日 PRC 6 December 2012	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
長沙旭海房地產開發有限公司 Changsha Xuhai Real Estate Development Co., Ltd.	中國 二零一一年六月十日 PRC 10 June 2011	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
湖南融惠房地產開發有限公司 Hunan Ronghui Real Estate Development Co., Ltd.	中國 二零一二年十二月十八日 PRC 18 December 2012	80	80	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
上海旭互實業有限公司 Shanghai Xugen Enterprise Co., Ltd.	中國 二零一四年十一月五日 PRC 5 November 2014	100	100	註冊資本 人民幣1,000,000元 實繳資本 人民幣1,000,000元 Registered RMB1,000,000 paid up capital RMB1,000,000	中國 PRC	房地產開發 Property development
重慶旭昌房地產開發有限公司 Chongqing Xuchang Real Estate Development Co., Ltd.	中國 二零一一年三月十日 PRC 10 March 2011	100	100	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
重慶旭鵬房地產開發有限公司 Chongqing Xupeng Real Estate Development Co., Ltd.	中國 二零零五年七月四日 PRC 4 July 2005	100	100	註冊資本 人民幣80,000,000元 實繳資本 人民幣80,000,000元 Registered RMB80,000,000 paid up capital RMB80,000,000	中國 PRC	房地產開發 Property development
重慶旭中* Chongqing Xuzhong*	中國 二零一四年八月十九日 PRC 19 August 2014	100	92	註冊資本 50,000,000美元 實繳資本 50,000,000美元 Registered USD50,000,000 paid up capital USD50,000,000	中國 PRC	房地產開發 Property development

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
旭輝中國 CIFI PRC	中國 二零零八年八月十五日 PRC 15 August 2000	100	100	註冊資本 人民幣3,500,000,000元 實繳資本 人民幣3,500,000,000元 Registered RMB3,500,000,000 paid up capital RMB3,500,000,000	中國 PRC	投資控股 Investment holding
旭輝企發有限公司 CIFI Enterprises Co. Limited	香港 二零一一年五月十二日 Hong Kong 12 May 2011	100	100	法定資本 10,000港元 實繳資本1港元 Authorised HK\$10,000 paid up capital HK\$1	香港 Hong Kong	投資控股 Investment holding
福州萬誠房地產開發有限公司 Fuzhou Wancheng Real Estate Development Co., Ltd.	中國 二零零四年七月十四日 PRC 14 July 2004	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
杭州旭廣置業有限公司 Hangzhou Xuguang Property Co., Ltd.	中國 二零一四年六月二十日 PRC 20 June 2014	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
合肥旭濱房地產開發有限公司 Hefei Xubin Real Estate Development Co., Ltd.	中國 二零一一年一月十九日 PRC 19 January 2011	100	100	註冊資本 人民幣200,000,000元 實繳資本 人民幣200,000,000元 Registered RMB200,000,000 paid up capital RMB200,000,000	中國 PRC	房地產開發 Property development
合肥旭海房地產開發有限公司 Hefei Xuhai Real Estate Development Co., Ltd.	中國 二零零七年十一月十二日 PRC 12 November 2007	100	100	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
合肥旭皖房地產開發有限公司 Hefei Xuwan Real Estate Development Co., Ltd.	中國 二零一四年六月七日 PRC 7 June 2014	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
合肥旭遠房地產開發有限公司 Hefei Xuyuan Real Estate Development Co., Ltd.	中國 二零一四年七月二日 PRC 2 July 2014	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development



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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
湖南隆晟置業發展有限公司 Hunan Longsheng Property Development Co., Ltd.	中國 二零零六年五月二十九日 PRC 29 May 2006	100	100	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
蘇州旭盈商務諮詢有限公司 Suzhou Xuying Investment Advisory Co., Ltd.	中國 二零一三年十月十日 PRC 10 October 2013	100	100	註冊資本 人民幣500,000元 實繳資本 人民幣500,000元 Registered RMB500,000 paid up capital RMB500,000	中國 PRC	投資控股 Investment holding
嘉興旭誠置業有限公司* Jiaxing Xucheng Property Co., Ltd.*	中國 二零一四年十一月一日 PRC 1 November 2014	100	100	註冊資本 60,000,000美元 實繳資本 60,000,000美元 Registered USD60,000,000 paid up capital USD60,000,000	中國 PRC	房地產開發 Property development
嘉興旭領置業有限公司 Jiaxing Xuling Property Co., Ltd.	中國 二零一四年三月六日 PRC 6 March 2014	100	100	註冊資本 25,500,000美元 實繳資本 25,500,000美元 Registered USD25,500,000 paid up capital USD25,500,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
嘉興旭美商業管理有限公司 Jiaxing Xumei Business Management Co., Ltd.	中國 二零一一年一月二十日 PRC 20 January 2011	100	100	註冊資本 人民幣5,000,000元 實繳資本 人民幣5,000,000元 Registered RMB5,000,000 paid up capital RMB5,000,000	中國 PRC	物業管理 Property management
上海海際 Shanghai Haiji	中國 二零零五年三月十一日 PRC 11 March 2005	100	100	註冊資本 人民幣170,000,000元 實繳資本 人民幣170,000,000元 Registered RMB170,000,000 paid up capital RMB170,000,000	中國 PRC	房地產開發 Property development
上海漢普卡商業管理有限公司 Shanghai Hanpuka Commercial Management Co., Ltd.	中國 二零一一年八月十七日 PRC 17 August 2011	100	100	註冊資本 10,000,000美元 實繳資本 10,000,000美元 Registered USD10,000,000 paid up capital USD10,000,000	中國 PRC	投資控股 Investment holding
上海旭邦置業有限公司 Shanghai Xubang Property Co., Ltd	中國 二零一一年四月十四日 PRC 14 April 2011	100	100	註冊資本 人民幣30,000,000元 實繳資本 人民幣30,000,000元 Registered RMB30,000,000 paid up capital RMB30,000,000	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
上海旭和置業有限公司 Shanghai Xuhe Property Co., Ltd.	中國 二零一二年十月二十四日 PRC 24 October 2012	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
上海旭強置業有限公司 Shanghai Xuqiang Property Co., Ltd.	中國 二零一一年九月十九日 PRC 19 September 2011	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
上海旭為置業有限公司 Shanghai Xuwei Property Co. Ltd.	中國 二零一二年十二月十日 PRC 10 December 2012	100	100	註冊資本 人民幣5,000,000元 實繳資本 人民幣5,000,000元 Registered RMB5,000,000 paid up capital RMB5,000,000	中國 PRC	房地產開發 Property development
上海旭祥置業有限公司 Shanghai Xuxiang Property Co. Ltd.	中國 二零一二年十二月十日 PRC 10 December 2012	100	100	註冊資本 人民幣5,000,000元 實繳資本 人民幣5,000,000元 Registered RMB5,000,000 paid up capital RMB5,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
上海旭煜置業有限公司 Shanghai Xuyu Property Co. Ltd.	中國 二零一一年一月十二日 PRC 12 January 2011	100	100	註冊資本 人民幣44,000,000元 實繳資本 人民幣44,000,000元 Registered RMB44,000,000 paid up capital RMB44,000,000	中國 PRC	房地產開發 Property development
上海旭柏置業有限公司 Shanghai Xubai Property Co., Ltd.	中國 二零一四年一月五日 PRC 5 January 2014	100	100	註冊資本 人民幣5,000,000元 實繳資本 人民幣5,000,000元 Registered RMB5,000,000 paid up capital RMB5,000,000	中國 PRC	房地產開發 Property development
上海旭協酒店管理有限公司 Shanghai Xuxie Hotel Management Co., Ltd.	中國 二零一五年五月三日 PRC 3 May 2015	100	100	註冊資本 人民幣1,000,000元 實繳資本 人民幣1,000,000元 Registered RMB1,000,000 paid up capital RMB1,000,000	中國 PRC	房地產開發 Property development
上海豐旭置業有限公司 Shanghai Fengxu Property Co., Ltd	中國 二零一四年 十二月二十五日 PRC 25 December 2014	45 (附註b) (note b)	45	註冊資本 人民幣220,000,000元 實繳資本 人民幣220,000,000元 Registered RMB220,000,000 paid up capital RMB220,000,000	中國 PRC	房地產開發 Property development

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
瀋陽旭全置業有限公司 Shengyeng Xuquan Property Co., Ltd	中國 二零一四年十月二十一日 PRC 21 October 2014	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
上海同碩房地產發展有限公司 Shanghai Tongshuo Real Estate Development Co., Ltd.	中國 二零零五年二月一日 PRC 1 February 2005	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
上海欣博房地產有限公司 Shanghai Xinbo Real Estate Co., Ltd	中國 二零零三年三月十三日 PRC 13 March 2003	100	100	註冊資本 人民幣80,000,000元 實繳資本 人民幣80,000,000元 Registered RMB80,000,000 paid up capital RMB80,000,000	中國 PRC	房地產開發 Property development
上海鑫辰置業發展有限公司 Shanghai Xincheng Property Development Co., Ltd.	中國 一九九八年四月十四日 PRC 14 April 1998	100	100	註冊資本 人民幣30,000,000元 實繳資本 人民幣30,000,000元 Registered RMB30,000,000 paid up capital RMB30,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
上海新置建築工程有限公司 Shanghai Xinzhi Construction Co., Ltd.	中國 二零零五年七月二十日 PRC 20 July 2005	100	100	註冊資本 人民幣60,000,000元 實繳資本 人民幣60,000,000元 Registered RMB60,000,000 paid up capital RMB60,000,000	中國 PRC	物業建設 Property construction
上海旭輝投資諮詢有限公司 Shanghai Xuhui Investment Advisory Co., Ltd.	中國 二零零六年十一月九日 PRC 9 November 2006	100	100	註冊資本 人民幣160,000,000元 實繳資本 人民幣160,000,000元 Registered RMB160,000,000 paid up capital RMB160,000,000	中國 PRC	投資控股 Investment holding
上海旭美商業投資管理有限公司 Shanghai Xumei Business Investment Management Co., Ltd.	中國 二零一零年六月八日 PRC 8 June 2010	100	100	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	物業管理 Property management
上海旭創置業有限公司 Shanghai Xuchuang Property Co., Ltd.	中國 二零零七年九月十一日 PRC 11 September 2007	100	100	註冊資本 人民幣60,000,000元 實繳資本 人民幣60,000,000元 Registered RMB60,000,000 paid up capital RMB60,000,000	中國 PRC	房地產開發 Property development

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
上海旭匯置業有限公司 Shanghai Xuhui Property Co., Ltd.	中國 二零零九年十月十四日 PRC 14 October 2009	100	100	註冊資本 人民幣35,000,000元 實繳資本 人民幣35,000,000元 Registered RMB35,000,000 paid up capital RMB35,000,000	中國 PRC	房地產開發 Property development
上海旭通置業有限公司 Shanghai Xutong Property Co., Ltd.	中國 二零一二年八月八日 PRC 8 August 2012	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
蘇州旭名置業有限公司* Suzhou Xu Ming Property Development Co., Ltd.*	中國 二零一二年五月二十九日 PRC 29 May 2012	100	100	註冊資本 人民幣560,000,000元 實繳資本 人民幣560,000,000元 Registered RMB560,000,000 paid up capital RMB560,000,000	中國 PRC	房地產開發 Property development
蘇州旭峰置業有限公司 Suzhou Xufeng Property Co., Ltd	中國 二零一四年二月二十二日 PRC 22 February 2014	100	100	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
蘇州旭輝高科置業有限公司 Suzhou Xuhui High-Tech Property Co., Ltd.	中國 二零零九年十二月三日 PRC 3 December 2009	100	100	註冊資本 人民幣649,000,000元 實繳資本 人民幣649,000,000元 Registered RMB649,000,000 paid up capital RMB649,000,000	中國 PRC	房地產開發 Property development
蘇州旭輝置業有限公司 Suzhou Xuhui Property Co. Ltd.	中國 二零零七年三月十三日 PRC 13 March 2007	100	100	註冊資本 人民幣140,000,000元 實繳資本 人民幣140,000,000元 Registered RMB140,000,000 paid up capital RMB140,000,000	中國 PRC	房地產開發 Property development
蘇州旭輝興騰置業有限公司 Suzhou Xuhui Xingpeng Property Co., Ltd.	中國 二零零九年十二月三日 PRC 3 December 2009	100	100	註冊資本 人民幣191,000,000元 實繳資本 人民幣191,000,000元 Registered RMB191,000,000 paid up capital RMB191,000,000	中國 PRC	房地產開發 Property development
上海旭明置業有限公司 Shanghai Xuming Property Co., Ltd.	中國 二零一零年十二月二十八日 PRC 28 December 2010	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development



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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
上海旭浦置業有限公司 Shanghai Xupu Property Co., Ltd.	中國 二零零三年十一月五日 PRC 5 November 2003	100	100	註冊資本 人民幣30,000,000元 實繳資本 人民幣30,000,000元 Registered RMB30,000,000 paid up capital RMB30,000,000	中國 PRC	房地產開發 Property development
上海旭盛房地產經紀有限公司 Shanghai Xusheng Real Estate Agency Co., Ltd.	中國 二零零六年 十一月二十七日 PRC 27 November 2006	100	100	註冊資本 人民幣1,000,000元 實繳資本 人民幣1,000,000元 Registered RMB1,000,000 paid up capital RMB1,000,000	中國 PRC	提供房地產代理服務 Provision of property agency service
上海旭豐房地產開發有限公司 Shanghai Xufeng Real Estate Development Co., Ltd.	中國 二零零五年一月二十五日 PRC 25 January 2005	100	100	註冊資本 人民幣80,000,000元 實繳資本 人民幣80,000,000元 Registered RMB80,000,000 paid up capital RMB80,000,000	中國 PRC	房地產開發 Property development
上海旭泰房地產有限公司 Shanghai Xutai Real Estate Co., Ltd.	中國 二零一零年十一月五日 PRC 5 November 2010	100	100	註冊資本 人民幣59,000,000元 實繳資本 人民幣59,000,000元 Registered RMB59,000,000 paid up capital RMB59,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
上海永匯房地產開發有限公司 Shanghai Yonghui Real Estate Development Co., Ltd.	中國 二零零一年四月十八日 PRC 18 April 2001	100	100	註冊資本 人民幣8,000,000元 實繳資本 人民幣8,000,000元 Registered RMB8,000,000 paid up capital RMB8,000,000	中國 PRC	房地產開發 Property development
上海藝建建築設計諮詢有限公司 Shanghai Yijian Architectural Design & Consulting Co., Ltd.	中國 二零零二年八月十二日 PRC 12 August 2002	100	100	註冊資本 人民幣1,000,000元 實繳資本 人民幣1,000,000元 Registered RMB1,000,000 paid up capital RMB1,000,000	中國 PRC	提供諮詢服務 Provision of consultancy services
天津旭濱創意產業園管理 有限公司* Tianjin Xu Bin Creative Industrial Park Managements Limited *	中國 二零一二年七月二十五日 PRC 25 July 2012	100	100	註冊資本 20,000,000美元 實繳資本 20,000,000美元 Registered USD20,000,000 paid up capital USD20,000,000	中國 PRC	房地產開發 Property development
天津旭海房地產開發有限公司 Tianjin Xuhai Real Estate Development Co., Ltd.	中國 二零一一年八月五日 PRC 5 August 2011	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
武漢市旭潤投資諮詢有限責任公司 Wuhan Xurun Investment Advisory Co., Ltd	中國 二零一四年五月二十九日 PRC 29 May 2014	100	100	註冊資本 人民幣500,000元 實繳資本 人民幣500,000元 Registered RMB500,000 paid up capital RMB500,000	中國 PRC	提供諮詢服務 Provision of consultancy services
旭名(香港)有限公司 Xu Ming (HK) Limited	香港 二零一一年九月二十七日 Hong Kong 27 September 2011	100	100	法定資本 10,000港元 實繳資本1港元 Authorised HK\$10,000 paid up capital HK\$1	香港 Hong Kong	投資控股 Investment holding
旭名有限公司 Xu Ming Limited	英屬處女群島 二零一一年九月二十日 BVI 20 September 2011	100	100	註冊資本 50,000美元 實繳資本1美元 Registered USD50,000 paid up capital USD1	香港 Hong Kong	投資控股 Investment holding
旭凱(上海)投資顧問有限公司 Xukai (Shanghai) Investment Consultant Co., Ltd.	中國 二零零五年四月八日 PRC 8 April 2005	100	100	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	投資控股 Investment holding
浙江旭輝置業有限公司 Zhejiang Xuhui Property Co., Ltd.	中國 二零零六年八月二十三日 PRC 23 August 2006	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
鎮江市旭潤房地產開發有限公司 Zhenjiang City Xurun Real Estate Development Co., Ltd.	中國 二零一零年七月十九日 PRC 19 July 2010	100	100	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
中石房地產開發有限公司 Zhongshi Real Estate Development Co., Ltd.	中國 二零零六年十一月十四日 PRC 14 November 2006	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
上海旭康置業有限公司 Shanghai Xukang Property Co., Ltd.	中國 二零一三年五月十日 PRC 10 May 2013	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
蘇州旭陽置業有限公司 Suzhou Xuyang Property Co., Ltd.	中國 二零一二年十二月二十二日 PRC 22 December 2012	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
北京旭輝德龍置業有限公司 Beijing Xuhui Delong Property Co., Ltd.	中國 二零一五年三月二日 PRC 2 March 2015	100	100	註冊資本 人民幣1,000,000元 實繳資本 Registered RMB1,000,000 paid up capital	中國 PRC	房地產開發 Property development
北京旭輝企業管理有限公司 Beijing Xuhui Business Management Co., Ltd	中國 二零一五年二月二十八日 PRC 28 February 2015	100	100	註冊資本 人民幣1,000,000元 實繳資本 Registered RMB1,000,000 paid up capital	中國 PRC	投資管理 Investment management
北京德順富興投資有限公司 Beijing Deshun Investment Co., Ltd.	中國 二零一五年四月八日 PRC 8 April 2015	55	55	註冊資本 人民幣20,000,000元 實繳資本 Registered RMB20,000,000 paid up capital	中國 PRC	投資管理 Investment management
上海旭奕置業有限公司 Shanghai Xuyi Property Co., Ltd	中國 二零一五年二月十六日 PRC 16 February 2015	75	75	註冊資本 人民幣10,000,000元 實繳資本 Registered RMB10,000,000 paid up capital	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
上海新安亭置業有限公司 Shanghai Xinanting Property Co., Ltd	中國 二零零五年三月二十四日 PRC 24 March 2005	68	68	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
南京寧康投資管理有限公司 Nanjing Ningkang Investment Management Co., Ltd.	中國 二零一五年五月七日 PRC 7 May 2015	100	100	註冊資本 人民幣1,000,000元 實繳資本 人民幣1,000,000元 Registered RMB1,000,000 paid up capital RMB1,000,000	中國 PRC	投資及投資管理 Investment and investment management
蘇州旭高房地產開發有限公司* Suzhou Xugao Property Development Co., Ltd*	中國 二零一五年四月十四日 PRC 14 April 2015	50 (附註e) (note e)	50	註冊資本 240,000,000美元 實繳資本 240,000,000美元 Registered USD240,000,000 paid up capital USD240,000,000	中國 PRC	房地產開發 Property development
上海永磐實業有限公司 Shanghai Yongpan Enterprise Co., Ltd.	中國 二零一四年四月十四日 PRC 14 April 2014	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
上海旭度實業有限公司 Shanghai Xudu Enterprise Co., Ltd.	中國 二零一五年十一月四日 PRC 4 November 2015	100	100	註冊資本 人民幣1,000,000元 實繳資本 人民幣1,000,000元 Registered RMB1,000,000 paid up capital RMB1,000,000	中國 PRC	房地產開發 Property development
上海友築實業有限公司 Shanghai Youzhu Enterprise Co., Ltd.	中國 二零一五年十一月六日 PRC 6 November 2015	100	100	註冊資本 人民幣1,000,000元 實繳資本 人民幣1,000,000元 Registered RMB1,000,000 paid up capital RMB1,000,000	中國 PRC	房地產開發 Property development
上海友導實業有限公司 Shanghai Youdao Enterprise Co., Ltd.	中國 二零一五年十一月六日 PRC 6 November 2015	100	100	註冊資本 人民幣1,000,000元 實繳資本 人民幣1,000,000元 Registered RMB1,000,000 paid up capital RMB1,000,000	中國 PRC	房地產開發 Property development
天津旭元房地產信息諮詢有限公司 Tianjin Xuyuan Real Estate Information Consulting Co., Ltd.	中國 二零一四年十月十日 PRC 10 October 2014	100	100	註冊資本 人民幣1,000,000元 實繳資本 人民幣1,000,000元 Registered RMB1,000,000 paid up capital RMB1,000,000	中國 PRC	物業資訊諮詢 Property information consulting

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
天津旭輝企業管理有限公司 Tianjin Xuhui Business Management Co., Ltd.	中國 二零一五年五月二十日 PRC 20 May 2015	100	100	註冊資本 人民幣30,000,000元 實繳資本 人民幣30,000,000元 Registered RMB30,000,000 paid up capital RMB30,000,000	中國 PRC	房地產開發 Property development
天津旭唯房地產開發有限公司 Tianjin Xuwei Property Development Co., Ltd.	中國 二零一五年五月二十日 PRC 20 May 2015	100	100	註冊資本 人民幣30,000,000元 實繳資本 人民幣30,000,000元 Registered RMB30,000,000 paid up capital RMB30,000,000	中國 PRC	房地產開發 Property development
天津旭津房地產開發有限公司 Tianjin Xujing Property Development Co., Ltd.	中國 二零一三年二月二十六日 PRC 26 February 2013	100	100	註冊資本 人民幣103,000,000元 實繳資本 人民幣103,000,000元 Registered RMB103,000,000 paid up capital RMB103,000,000	中國 PRC	房地產開發 Property development
瀋陽旭強商業管理有限公司 Shenyang Xuqiang Business Management Co., Ltd.	中國 二零一五年一月一日 PRC 1 January 2015	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development



# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
瀋陽旭盛企業管理有限公司 Shenyang Xusheng Business Management Co., Ltd.	中國 二零一五年十月十六日 PRC 16 October 2015	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	企業管理 Business management
南京旭寧房地產開發有限公司 Nanjing Xuning Real Estate Development Co., Ltd.	中國 二零一四年十二月二十六 日 PRC 26 December 2014	100	100	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
南京旭城房地產開發有限公司 Nanjing Xucheng Real Estate Development Co., Ltd.	中國 二零一四年 十二月三十一日 PRC 31 December 2014	51	51	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
南京寧博投資管理有限公司 Nanjing Ningbo Investment Management Co., Ltd.	中國 二零一五年五月七日 PRC 7 May 2015	100	100	註冊資本 人民幣1,000,000元 實繳資本 人民幣1,000,000元 Registered RMB1,000,000 paid up capital RMB1,000,000	中國 PRC	投資及投資管理 Investment and investment management

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
蘇州旭嘉置業有限公司* Suzhou Xujia Property Co., Ltd.*	中國 二零一五年一月五日 PRC 5 January 2015	50 (附註b) (note b)	50	註冊資本 人民幣1,300,000,000元 實繳資本 人民幣1,300,000,000元 Registered RMB1,300,000,000 paid up capital RMB1,300,000,000	中國 PRC	房地產開發 Property development
南京寧卓投資管理有限公司 Nanjing Ningzhuo Investment Management Co., Ltd.	中國 二零一五年九月一日 PRC 1 September 2015	100	100	註冊資本 人民幣1,000,000元 實繳資本 人民幣1,000,000元 Registered RMB1,000,000 paid up capital RMB1,000,000	中國 PRC	投資及投資管理 Investment and investment management
蘇州旭蘇投資諮詢有限公司 Suzhou Xusu Investment Advisory Co., Ltd.	中國 二零一五年一月二十九日 PRC 29 January 2015	100	100	註冊資本 人民幣500,000元 實繳資本 人民幣500,000元 Registered RMB500,000 paid up capital RMB500,000	中國 PRC	投資諮詢 Investment consultation
蘇州旭利投資諮詢有限公司 Suzhou Xuli Investment Advisory Co., Ltd.	中國 二零一四年十二月二十五 PRC 25 December 2014	100	100	註冊資本 人民幣500,000元 實繳資本 人民幣500,000元 Registered RMB500,000 paid up capital RMB500,000	中國 PRC	投資諮詢 Investment consultation

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
蘇州旭諧投資諮詢有限公司 Suzhou Xuxie Investment Advisory Co., Ltd.	中國 二零一五年一月二十九日 PRC 29 January 2015	100	100	註冊資本 人民幣500,000元 實繳資本 人民幣500,000元 Registered RMB500,000 paid up capital RMB500,000	中國 PRC	投資諮詢 Investment consultation
合肥旭榮置業有限公司 Hefei Xurong Property Co., Ltd.	中國 二零一五年五月五日 PRC 5 May 2015	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
合肥旭輝企業管理有限公司 Hefei Xuhui Business Management Co., Ltd.	中國 二零一五年五月十八日 PRC 18 May 2015	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	企業管理 Business management
杭州旭辰投資有限公司 Hangzhou Xuchen Investment Co., Ltd.	中國 二零一五年一月五日 PRC 5 January 2015	100	100	註冊資本 人民幣5,000,000元 實繳資本 人民幣5,000,000元 Registered RMB5,000,000 paid up capital RMB5,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
杭州卓德投資管理有限公司 Hangzhou Zhoude Investment Management Co., Ltd.	中國 二零一四年十二月二十八日 PRC 28 December 2014	100	100	註冊資本 人民幣100,000元 實繳資本 人民幣100,000元 Registered RMB100,000 paid up capital RMB100,000	中國 PRC	投資管理 Investment management
上海旭登實業有限公司 Shanghai Xudeng Enterprise Co., Ltd.	中國 二零一五年二月九日 PRC 9 February 2015	100	100	註冊資本 人民幣1,000,000元 實繳資本 人民幣1,000,000元 Registered RMB1,000,000 paid up capital RMB1,000,000	中國 PRC	房地產開發 Property development
杭州旭輝置業有限公司 Hangzhou Xuhui Property Co., Ltd.	中國 二零一五年四月二十日 PRC 20 April 2015	100	100	註冊資本 人民幣5,000,000元 實繳資本 人民幣5,000,000元 Registered RMB5,000,000 paid up capital RMB5,000,000	中國 PRC	房地產開發 Property development
武漢旭輝企業管理有限公司 Wuhan Xuhui Business Management Co., Ltd.	中國 二零一五年七月十三日 PRC 13 July 2015	100	100	註冊資本 人民幣500,000元 實繳資本 人民幣500,000元 Registered RMB500,000 paid up capital RMB500,000	中國 PRC	投資諮詢公司 Investment consultancy corporation

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
武漢惠譽御恒置業有限公司 Wuhan Huiyu Yuheng Property Co., Ltd	中國 二零一二年八月二日 PRC 2 August 2012	55	55	註冊資本 人民幣200,000,000元 實繳資本 人民幣200,000,000元 Registered RMB200,000,000 paid up capital RMB200,000,000	中國 PRC	房地產開發 Property development
武漢旭程置業有限公司 Wuhan Xucheng Property Co., Ltd.	中國 二零一三年九月五日 PRC 5 September 2013	100	100	註冊資本 人民幣200,000,000元 實繳資本 人民幣200,000,000元 Registered RMB200,000,000 paid up capital RMB200,000,000	中國 PRC	房地產開發 Property development
上海旭涇置業有限公司* Shanghai Xujing Property Co., Ltd *	中國 二零一四年十月十一日 PRC 11 October 2014	50 (附註e) (note e)	50	註冊資本 人民幣4,200,000,000元 實繳資本 人民幣4,200,000,000元 Registered RMB4,200,000,000 paid up capital RMB4,200,000,000	中國 PRC	房地產開發 Property development
旭安有限公司 Xu An Co., Limited	英屬處女群島 二零一三年一月十七日 BVI 17 January 2013	50 (附註b) (note b)	50	註冊資本50,000美元 實繳資本2美元 Registered USD50,000 paid up capital USD2	中國 PRC	投資控股 Investment holding

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019 %	2018 %			
上海旭弘置業有限公司* Shanghai Xuhong Property Co., Ltd.*	中國 二零一三年十二月二十日 PRC 20 December 2013	50 (附註e) (note e)	50	註冊資本 220,000,000美元 實繳資本 220,000,000美元 Registered USD220,000,000 paid up capital USD220,000,000	中國 PRC	房地產開發 Property development
杭州旭開置業有限公司* Hangzhou Xukai Property Co., Ltd.*	中國 二零一三年八月二十二日 PRC 22 August 2013	100	100	註冊資本 130,000,000美元 實繳資本 130,000,000美元 Registered USD130,000,000 paid up capital USD130,000,000	中國 PRC	房地產開發 Property development
湖南物華投資發展有限公司 Hunan Wuhua Investment Development Co., Ltd.	中國 二零一一年十一月二十八日 PRC 28 November 2011	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
旭正有限公司 Xu Zheng Co., Limited.	英屬處女群島 二零一二年九月六日 BVI 6 September 2012	100	100	註冊資本50,000美元 實繳資本100美元 Registered USD50,000 paid up capital USD100	中國 PRC	投資控股 Investment holding

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
天津旭達房地產信息諮詢有限公司 Tianjin Xuda Real Estate Consultant Co., Ltd.	中國 二零一四年十二月八日 PRC 8 December 2014	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	投資控股 Investment holding
天津旭科房地產開發有限公司 Tianjin Xu Ke Real Estate Development Co., Ltd.	中國 二零一五年四月三日 PRC 3 April 2015	100	100	註冊資本 人民幣700,000,000元 實繳資本 人民幣700,000,000元 Registered RMB700,000,000 paid up capital RMB700,000,000	中國 PRC	房地產開發 Property development
佛山市華祥房地產開發有限公司 Foshan Huaxiang Real Estate Development Co., Ltd.	中國 二零零六年三月六日 PRC 6 March 2006	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
佛山匯金恒天房地產開發有限公司 Foshan Huijin Hengtian Real Estate Development Co., Ltd.	中國 二零零五年十二月二十九日 PRC 29 December 2005	100	100	註冊資本 人民幣1,000,000元 實繳資本 人民幣1,000,000元 Registered RMB1,000,000 paid up capital RMB1,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
武漢惠譽華天置業有限公司 Wuhan Huiyu Huatian Property Co., Ltd	中國 二零一二年七月十九日 PRC 19 July 2012	100	100	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
青島銀盛泰嘉博房地產開發 有限公司 Qingdao Yinshengtai Jiabo Property Development Co., Ltd.	中國 二零一七年五月九日 PRC 9 May 2017	50 (附註b) (note b)	50	註冊資本 人民幣20,000,000.00元 實繳資本 人民幣20,000,000.00元 Registered RMB20,000,000.00 paid up capital RMB20,000,000.00	中國 PRC	房地產開發 Property development
濟南銀盛泰房地產開發有限公司 Jinan Yinshengtai Property Development Co., Ltd.	中國 二零一五年七月三十日 PRC 30 Jul 2015	50 (附註b) (note b)	50	註冊資本 人民幣10,000,000.00元 實繳資本 人民幣10,000,000.00元 Registered RMB10,000,000.00 paid up capital RMB10,000,000.00	中國 PRC	房地產開發 Property development
青島山海秀都置業有限公司 Qingdao Shanhai Xiudu Development Co., Ltd.	中國 二零一六年三月二十三日 PRC 23 Mar 2016	50 (附註b) (note b)	50	註冊資本 人民幣20,000,000.00元 實繳資本 人民幣20,000,000.00元 Registered RMB20,000,000.00 paid up capital RMB20,000,000.00	中國 PRC	房地產開發 Property development



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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
寧波旭鄞置業有限公司 Ningbo Xuying Property Co., Ltd.	中國 二零一六年六月十三日 PRC 13 June 2016	70	70	註冊資本 人民幣15,000,000元 實繳資本 人民幣170,000,000元 Registered RMB15,000,000 paid up capital RMB170,000,000	中國 PRC	房地產開發 Property development
天津旭明房地產開發有限公司 Tianjin Xuming Enterprise Co., Ltd.	中國 二零一六年十二月七日 PRC 7 December 2016	50 (附註b) (notes b)	100	註冊資本 人民幣30,000,000元 實繳資本 人民幣30,000,000元 Registered RMB30,000,000 paid up capital RMB30,000,000	中國 PRC	房地產開發 Property development
天津旭同房地產開發有限公司 Tianjin Xutong Real Estate Development Co., Ltd.	中國 二零一五年十一月二十五日 PRC 25 November 2015	100	100	註冊資本 人民幣30,000,000元 實繳資本 人民幣30,000,000元 Registered RMB30,000,000 paid up capital RMB30,000,000	中國 PRC	房地產開發 Property development
瀋陽金地順成房地產開發有限公司 Shenyang Jindi Shuncheng Property Development Co., Ltd.	中國 二零一五年十一月三日 PRC 3 November 2015	50 (附註b) (note b)	50	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
瀋陽旭傑企業管理有限公司 Shenyang Xujie Business Management Co., Ltd	中國 二零一五年十二月一日 PRC 1 December 2015	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	企業管理 Business management
瀋陽旭輝企業管理有限公司 Shenyang Xuhui Business Management Co., Ltd.	中國 二零一五年十一月四日 PRC 4 November 2015	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	企業管理 Business management
瀋陽輝能置業有限公司 Shenyang Huineng Property Co., Ltd.	中國 二零一六年三月十六日 PRC 16 March 2016	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
武漢旭恒管理諮詢有限責任公司 Wuhan Xuheng Management Consultancy Co., Ltd.	中國 二零一六年一月十一日 PRC 11 January 2016	100	100	註冊資本 人民幣500,000元 實繳資本 人民幣500,000元 Registered RMB500,000 paid up capital RMB500,000	中國 PRC	物業管理 Property management

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
合肥輝泰房地產開發有限公司 Hefei Huitai Property Development Co., Ltd.	中國 二零一六年四月十五日 PRC 15 April 2016	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
重慶輝平房地產開發有限公司 Chongqing Huiping Property Development Co., Ltd.	中國 二零一六年四月十四日 PRC 14 April 2016	70	70	註冊資本 人民幣8,000,000元 實繳資本 人民幣8,000,000元 Registered RMB8,000,000 paid up capital RMB8,000,000	中國 PRC	房地產開發 Property development
佛山輝泰昌房地產開發有限公司 Foshan Huitaichang Property Development Co., Ltd.	中國 二零一六年五月十二日 PRC 12 May 2016	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
鄭州輝秀企業管理諮詢有限公司 Zhengzhou Huixiu Business Management Consultancy Co., Ltd	中國 二零一六年四月十五日 PRC 15 April 2016	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	企業管理 Business management

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
北京輝拓置業有限公司 Beijing Huituo Property Co., Ltd.	中國 二零一六年十二月二十二日 PRC 22 December 2016	33.4 (附註b) (note b)	33.4	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
重慶盛尊房地產開發有限公司 Chongqing Shengzun Property Development Co., Ltd.	中國 二零一七年三月二十七日 PRC 27 March 2017	50 (附註e) (note e)	50	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
武漢輝韻置業有限公司 Wuhan Huiyun Property Co., Ltd.	中國 二零一六年十二月六日 PRC 6 December 2016	51	51	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
堆龍德慶智旭企業管理有限公司 Duilong Deqin Zhixu Business Management Co., Ltd.	中國 二零一六年十一月十六日 PRC 16 November 2016	100	100	註冊資本 人民幣1,000,000元 實繳資本 人民幣1,000,000元 Registered RMB1,000,000 paid up capital RMB1,000,000	中國 PRC	企業管理 Business management

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
青島旭輝置業有限公司 Qingdao Xuhui Property Co., Ltd	中國 二零一七年二月二十八日 PRC 28 February 2017	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
合肥盛恩房地產開發有限公司 Hefei Shengen Property Development Co., Ltd.	中國 二零一七年三月二十四日 PRC 24 March 2017	67	67	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
北京盛拓置業有限公司 Beijing Shengtuo Property Co., Ltd.	中國 二零一七年八月十日 PRC 10 August 2017	100	100	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
嘉善盛誠置業有限公司 Jiashan Shengchen Property Co., Ltd.	中國 二零一七年七月十日 PRC 10 July 2017	51	51	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
平湖盛平置業有限公司 Pinghu Shengping Property Co., Ltd.	中國 二零一七年八月二日 PRC 2 August 2017	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
嘉善盛安置業有限公司 Jiashan Shengan Property Co., Ltd.	中國 二零一七年八月二十二日 PRC 22 August 2017	50 (附註b) (note b)	50	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
南京輝煜企業管理有限公司 Nanjing Huiyu Business Management Co., Ltd.	中國 二零一六年十一月八日 PRC 8 November 2016	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	物業管理 Property management
武漢盛全置業有限公司 Wuhan Shengquan Property Co., Ltd.	中國 二零一七年八月三日 PRC 3 August 2017	51	51	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
武漢旭祥置業有限公司 Wuhan Xuxiang Property Co., Ltd.	中國 二零一七年八月十四日 PRC 14 August 2017	34.68 (附註e) (note e)	34.68	註冊資本 人民幣200,000,000元 實繳資本 人民幣200,000,000元 Registered RMB200,000,000 paid up capital RMB200,000,000	中國 PRC	房地產開發 Property development
河北盛韻房地產開發有限公司 Hebei Shengyun Property Development Co., Ltd.	中國 二零一七年四月十九日 PRC 19 April 2017	65	65	註冊資本 人民幣5,000,000元 實繳資本 人民幣5,000,000元 Registered RMB5,000,000 paid up capital RMB5,000,000	中國 PRC	房地產開發 Property development
大連盛拓房地產開發有限公司 Dalian Shengtuo Property Development Co., Ltd.	中國 二零一七年八月二日 PRC 2 August 2017	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
杭州盛哲商務信息諮詢有限公司 Hangzhou Shengzhe Business Consultancy Co., Ltd.	中國 二零一七年十一月二十八日 PRC 28 November 2017	100	100	註冊資本 人民幣100,000元 實繳資本 人民幣100,000元 Registered RMB100,000 paid up capital RMB100,000	中國 PRC	企業管理 Business management

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
溫州裕園房地產開發有限公司 Wenzhou Yuyuan Property Development Co., Ltd.	中國 二零一七年七月二十四日 PRC 24 July 2017	43 (附註e) (note e)	43	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
湖南盛創房地產開發有限公司 Hunan Shengchuang Property Development Co., Ltd.	中國 二零一七年二月二十一日 PRC 21 February 2017	70	70	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
溫州佳盛置業有限公司 Wenzhou Jiasheng Property Co., Ltd.	中國 二零一七年八月四日 PRC 4 August 2017	34 (附註b) (note b)	34	註冊資本 人民幣29,412,000元 實繳資本 人民幣29,412,000元 Registered RMB29,412,000 paid up capital RMB29,412,000	中國 PRC	房地產開發 Property development
蘇州市龍盈泰投資有限公司 Suzhou Longyingtai Investment Co., Ltd.	中國 二零零六年十一月二日 PRC 2 November 2006	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development



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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
合肥盛展房地產開發有限公司 Hefei Shengzhan Property Development Co., Ltd.	中國 二零一七年三月九日 PRC 9 March 2017	100	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
安徽乾泰房地產開發有限公司 Anhui Qiantai Property Co., Ltd.	中國 二零一七年三月十日 PRC 10 March 2017	30 (附註b) (note b)	30	註冊資本 人民幣200,000,000元 實繳資本 人民幣200,000,000元 Registered RMB200,000,000 paid up capital RMB200,000,000	中國 PRC	房地產開發 Property development
西安地聯置業有限公司 Xi'an Dilian Development Co., Ltd.	中國 二零一二年七月二日 PRC 2 July 2012	100	100	註冊資本 人民幣48,000,000元 實繳資本 人民幣48,000,000元 Registered RMB48,000,000 paid up capital RMB48,000,000	中國 PRC	房地產開發 Property development
西安君都僑商置業有限公司 Xi'an Jundu Qiaoshang Development Co., Ltd.	中國 二零一一年五月二十六日 PRC 26 May 2011	70	70	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	企業管理 Business management

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
西安榮科置業有限公司 Xi'an Rongke Development Co., Ltd.	中國 二零一六年七月四日 PRC 4 July 2016	70	70	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
東萬投資有限公司 Top Media Investment Limited	香港 二零一五年五月二十四日 HK 24 May 2015	100	100	註冊資本10,000港元 實繳資本10,000港元 Registered HK\$10,000 paid up capital HK\$10,000	中國 PRC	房地產開發 Property development
豐萬投資有限公司 Full Metro Investment Limited	香港 二零一五年五月二十日 HK 20 May 2015	100	100	註冊資本10,000港元 實繳資本10,000港元 Registered HK\$10,000 paid up capital HK\$10,000	中國 PRC	房地產開發 Property development
杭州旭海置業有限公司 Hangzhou Xuhai Property Co., Ltd.	中國 二零一六年十月十九日 PRC 19 October 2016	30 (附註b) (note b)	30	註冊資本 人民幣66,666,000元 實繳資本 人民幣66,666,000元 Registered RMB66,666,000 paid up capital RMB66,666,000	中國 PRC	房地產開發 Property development
蘇州輝煜置業有限公司 Suzhou Huiyu Property Co., Ltd.	中國 二零一六年七月七日 PRC 7 July 2016	50 (附註b) (note b)	50	註冊資本 人民幣1,000,000,000元 實繳資本 人民幣1,000,000,000元 Registered RMB1,000,000,000 paid up capital RMB1,000,000,000	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
瀋陽輝明置業有限公司 Shenyang Huiming Property Co., Ltd.	中國 二零一六年八月十七日 PRC 17 August 2016	70	70	註冊資本 人民幣15,000,000元 實繳資本 人民幣15,000,000元 Registered RMB15,000,000 paid up capital RMB15,000,000	中國 PRC	房地產開發 Property development
瀋陽輝羽置業有限公司 Shenyang Huiyu Property Co., Ltd.	中國 二零一六年十一月十一日 PRC 11 November 2016	50 (附註b) (note b)	50	註冊資本 人民幣203,000,000元 實繳資本 人民幣203,000,000元 Registered RMB203,000,000 paid up capital RMB203,000,000	中國 PRC	房地產開發 Property development
Coastwise Limited (「Coastwise」) Coastwise Limited ("Coastwise")	英屬處女群島 二零一五年三月二十三日 BVI 23 March 2015	50 (附註b) (note b)	50	註冊資本2美元 實繳資本2美元 Registered USD2 paid up capital USD2	中國 PRC	房地產開發 Property development
Eastime Investment Limited (「Eastime」)	英屬處女群島 二零零八年一月二日 BVI 2 January 2008	50 (附註b) (note b)	50	註冊資本2美元 實繳資本2美元 Registered USD2 paid up capital USD2	中國 PRC	房地產開發 Property development
Eastime Investment Limited (「Eastime」)	BVI 2 January 2008					
瀋陽輝創置業有限公司 Shenyang Huichuang Property Co. Ltd.	中國 二零一七年十二月二十九日 PRC 29 December 2017	100	100	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
杭州傲盛商務信息諮詢有限公司 Hangzhou Aosheng Business Consultancy Co., Ltd.	中國 二零零七年八月八日 PRC 8 August 2007	60	60	註冊資本 人民幣200,000元 實繳資本 人民幣200,000元 Registered RMB200,000 paid up capital RMB200,000	中國 PRC	物業資訊諮詢 Property information consulting
廣州輝拓昌房地產開發有限公司 Guangzhou Huiruochang Property Development Co., Ltd.	中國 二零一六年十月二十七日 PRC 27 October 2016	55	55	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
武漢旭興管理諮詢有限責任公司 Wuhan Xuxing Management Consultancy Co., Ltd.	中國 二零一六年一月十一日 PRC 11 January 2016	58	58	註冊資本 人民幣500,000元 實繳資本 人民幣500,000元 Registered RMB500,000 paid up capital RMB500,000	中國 PRC	物業資訊諮詢 Property information consulting
南寧盛協房地產開發有限公司 Nanjing Shengxie Real Estate Development Co. Ltd.	中國 二零一八年一月十二日 PRC 12 January 2018	90	90	註冊資本 人民幣11,111,100元 實繳資本 人民幣11,111,100元 Registered RMB11,111,100 paid up capital RMB11,111,100	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
廈門昌創房地產開發有限公司 Xiamen Changchuang Real Estate Development Co. Ltd.	中國 二零一八年一月十六日 PRC 16 January 2018	100	100	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
西安旭昌文華 Xi'an Xuchangwenhua	中國 二零一八年一月二十四日 PRC 24 January 2018	100	60	註冊資本 人民幣10,000,000元 實繳資本 無 Registered RMB10,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development
台州昌洪置業有限公司 Taizhou Changhong Property Co., Ltd.	中國 二零一八年一月二十五日 PRC 25 January 2018	95	95	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
成都昌拓房地產開發有限公司 Chengdu Changtuo Real Estate Development Co., Ltd.	中國 二零一八年二月七日 PRC 7 February 2018	100	100	註冊資本 人民幣10,000,000元 實繳資本 無 Registered RMB10,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
北京盛智房地產有限公司 Beijing Shengzhi Real Estate Co., Ltd	中國 二零一八年二月七日 PRC 7 February 2018	100	100	註冊資本 人民幣20,000,000元 實繳資本 無 Registered RMB20,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development
北京盛湖房地產有限公司 Beijing Shenghu Real Estate Co. Ltd.	中國 二零一八年二月七日 PRC 7 February 2018	100	100	註冊資本 人民幣20,000,000元 實繳資本 無 Registered RMB20,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development
徐州錦川房地產開發有限公司* Xuzhou Jinchuan Real Estate Development Co. Ltd.*	中國 二零一八年二月十一日 PRC 11 February 2018	50 (附註b) (note b)	50	註冊資本 人民幣762,600,000元 實繳資本 人民幣762,600,000元 Registered RMB762,600,000 paid up capital RMB762,600,000	中國 PRC	房地產開發 Property development
重慶昌御房地產開發有限公司 Chongqing Changyu Real Estate Development Co. Ltd.	中國 二零一八年三月十六日 PRC 16 March 2018	100	100	註冊資本 人民幣50,000,000元 實繳資本 無 Registered RMB50,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
重慶昌熙房地產開發有限公司 Chongqing Changxi Real Estate Development Co. Ltd.	中國 二零一八年三月十六日 PRC 16 March 2018	50 (附註b) (note b)	50	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
南昌正茂置業有限公司 Nanchang Zhengmao Property Co. Ltd.	中國 二零一八年四月四日 PRC 4 April 2018	34 (附註b) (note b)	34	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
貴州昌行房地產開發有限公司 Guizhou Changxing Business Management Co., Ltd	中國 二零一八年四月十七日 PRC 17 April 2018	100	100	註冊資本 人民幣20,000,000元 實繳資本 無 Registered RMB20,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development
江陰昌鋒置業有限公司 Jiangyin Changfeng Property Co. Ltd.	中國 二零一八年四月二十三日 PRC 23 April 2018	72	72	註冊資本 人民幣1,610,000,000元 實繳資本 人民幣1,610,000,000元 Registered RMB1,610,000,000 paid up capital RMB1,610,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
			%			
山東旭輝銀盛泰集團有限公司 Shandong Xuhui Yinshengtai Group Limited	中國 二零一八年四月二十五日 PRC 25 April 2018	50 (附註b) (note b)	50	註冊資本 人民幣750,000,000元 實繳資本 人民幣750,000,000元 Registered RMB750,000,000 paid up capital RMB750,000,000	中國 PRC	房地產開發 Property development
佛山市昌重房地產開發有限公司 Foshan Changchong Real Estate Development Co. Ltd.	中國 二零一八年五月十日 PRC 10 May 2018	33 (附註e) (note e)	33	註冊資本 人民幣8,333,300元 實繳資本 人民幣8,333,300元 Registered RMB8,333,300 paid up capital RMB8,333,300	中國 PRC	房地產開發 Property development
佛山雅旭房地產開發有限公司 Foshan Yaxu Real Estate Development Co. Ltd.	中國 二零一八年五月十五日 PRC 15 May 2018	34 (附註b) (note b)	34	註冊資本 人民幣15,170,000元 實繳資本 人民幣15,170,000元 Registered RMB15,170,000 paid up capital RMB15,170,000	中國 PRC	房地產開發 Property development
杭州昌勝置業有限公司 Hangzhou Changsheng Property Co., Ltd.	中國 二零一八年五月十七日 PRC 17 May 2018	100	100	註冊資本 人民幣5,000,000元 實繳資本 無 Registered RMB5,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development



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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
無錫雅輝房地產開發有限公司 Wuxi Yahui Real Estate Development Co. Ltd.	中國 二零一八年五月十七日 PRC 17 May 2018	50 (附註b) (note b)	50	註冊資本 人民幣40,000,000元 實繳資本 人民幣40,000,000元 Registered RMB40,000,000 paid up capital RMB40,000,000	中國 PRC	房地產開發 Property development
重慶昌赫房地產開發有限公司 Chongqing Changhe Real Estate Development Co. Ltd.	中國 二零一八年五月十八日 PRC 18 May 2018	70	70	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
衢州旭盛置業有限公司 Quzhou Xusheng Property Co. Ltd.	中國 二零一八年五月二十三日 PRC 23 May 2018	50 (附註b) (note b)	50	註冊資本 人民幣60,000,000元 實繳資本 人民幣60,000,000元 Registered RMB60,000,000 paid up capital RMB60,000,000	中國 PRC	房地產開發 Property development
常州昌赫置業有限公司 Changzhou Changhe Property Co., Ltd.	中國 二零一八年六月二十九日 PRC 29 June 2018	100	100	註冊資本 200,000,000美元 實繳資本 200,000,000美元 Registered USD200,000,000 paid up capital USD200,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
瀋陽昌勝置業有限公司 Shengyang Changsheng Property Co., Ltd	中國 二零一八年七月三日 PRC 3 July 2018	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
衢州旭輝置業有限公司 Quzhou Xuhui Property Co., Ltd.	中國 二零一八年七月十三日 PRC 13 July 2018	100	100	註冊資本 人民幣9,900,000元 實繳資本 無 Registered RMB9,900,000 paid up capital Nil	中國 PRC	房地產開發 Property development
佛山昌彰煜房地產開發有限公司 Foshan Changzhangyu Real Estate Development Co. Ltd.	中國 二零一八年七月十九日 PRC 19 July 2018	100	100	註冊資本 人民幣2,000,000元 實繳資本 無 Registered RMB2,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development
貴州昌薩房地產開發有限公司 Guizhou Changsa Real Estate Development Co. Ltd.	中國 二零一八年七月二十四日 PRC 24 July 2018	100	100	註冊資本 人民幣25,000,000元 實繳資本 無 Registered RMB25,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development
煙台旭煜企業管理有限公司 Yantai Xuyu Business Management Co., Ltd	中國 二零一八年八月六日 PRC 6 August 2018	50 (附註e) (note e)	50	註冊資本 人民幣10,000,000元 實繳資本 無 Registered RMB10,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
煙台輝煜企業管理有限公司 Yantai Huiyu Business Management Co., Ltd	中國 二零一八年八月六日 PRC 6 August 2018	50 (附註e) (note e)	50	註冊資本 人民幣10,000,000元 實繳資本 無 Registered RMB10,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development
杭州昌赫置業有限公司 Hangzhou Changhe Property Co., Ltd.	中國 二零一八年八月八日 PRC 8 August 2018	53	53	註冊資本 人民幣2,600,000,000元 實繳資本 人民幣1,132,028,000元 Registered RMB2,600,000,000 paid up capital RMB1,132,028,000	中國 PRC	房地產開發 Property development
江門昌能房地產開發有限公司 Jiangmen Changneng Real Estate Development Co. Ltd.	中國 二零一八年八月二十八日 PRC 28 August 2018	100	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
南寧市美旭房地產開發有限公司 Nanning Meixu Real Co. Ltd.	中國 二零一八年九月十八日 PRC 18 September 2018	50 (附註b) (note b)	50	註冊資本 人民幣150,000,000元 實繳資本 人民幣150,000,000元 Registered RMB150,000,000 paid up capital RMB150,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
合肥昌恩房地產開發有限公司 Hefei Changen Real Estate Development Co. Ltd.	中國 二零一八年十一月十三日 PRC 13 November 2018	34 (附註b) (notes b)	100	註冊資本 人民幣400,000,000元 實繳資本 人民幣400,000,000元 Registered RMB400,000,000 paid up capital RMB400,000,000	中國 PRC	房地產開發 Property development
嘉興楓碩房地產開發有限公司 Jiaxing Fengshuo Real Estate Development Co. Ltd.	中國 二零一八年十一月十四日 PRC 14 November 2018	50 (附註b) (note b)	50	註冊資本 人民幣20,000,000元 實繳資本 無 Registered RMB20,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development
成都昌謙房地產開發有限公司 Chengdu Changqian Real Estate Development Co. Ltd.	中國 二零一八年十二月十七日 PRC 17 December 2018	100	100	註冊資本 人民幣20,000,000元 實繳資本 無 Registered RMB20,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development
上海方茂 Shanghai Fangmao	中國 二零一七年五月九日 PRC 9 May 2017	34 (附註b) (note b)	34 (附註40) (note 40)	註冊資本 人民幣30,303,000元 實繳資本 人民幣20,303,000元 Registered RMB30,303,000 paid up capital RMB20,303,000	中國 PRC	房地產開發 Property development

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
上海啓茂 Shanghai Qimao	中國 二零一七年五月十日 PRC 10 May 2017	34 (附註b) (note b)	34 (附註40) (note 40)	註冊資本 人民幣30,303,000元 實繳資本 人民幣20,303,000元 Registered RMB30,303,000 paid up capital RMB20,303,000	中國 PRC	房地產開發 Property development
溫州翔茂置業有限公司 Wenzhou Xiangmao Property Co., Ltd.	中國 二零一七年八月二十二日 PRC 22 August 2017	34 (附註e) (note e)	34	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
溫州坤茂置業有限公司 Wenzhou Kunmao Property Co., Ltd.	中國 二零一七年八月二十二日 PRC 22 August 2017	34 (附註e) (note e)	34	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
武漢鴻源錦 Wuhan Hongyuanjin	中國 二零一八年一月二十九日 PRC 29 January 2018	29 (附註e) (note e)	29 (附註40) (note 40)	註冊資本 人民幣190,830,000元 實繳資本 人民幣190,830,000元 Registered RMB190,830,000 paid up capital RMB190,830,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
西安沃呈 Xi'an Wocheng	中國 二零一七年十二月二十九日 PRC 29 December 2017	34 (附註b) (note b)	34 (附註40) (note 40)	註冊資本 人民幣10,869,566元 實繳資本 人民幣10,869,566元 Registered RMB10,869,566 paid up capital RMB10,869,566	中國 PRC	房地產開發 Property development
蘇州旭邦 Suzhou Xubang	中國 二零一三年十二月二十九日 PRC 29 December 2013	100	100 (附註40) (note 40)	註冊資本 人民幣40,000,000元 實繳資本 人民幣40,000,000元 Registered RMB40,000,000 paid up capital RMB40,000,000	中國 PRC	房地產開發 Property development
鄭州輝潤 Zhengzhou Huirun	中國 二零一三年六月二十一日 PRC 21 June 2013	60	60 (附註40) (note 40)	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
上海展驥 Shanghai Zhanxiang	中國 二零一六年四月二十九日 PRC 29 April 2016	50 (附註b) (note b)	50 (附註40) (note 40)	註冊資本 人民幣20,000,000元 實繳資本 無 Registered RMB20,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
杭州展驥實業有限公司 Hangzhou Zhanxiang Enterprise Co., Ltd.	中國 二零一六年四月二十九日 PRC 29 April 2016	50 (附註e) (note e)	50	註冊資本 人民幣500,000,000元 實繳資本 人民幣500,000,000元 Registered RMB500,000,000 paid up capital RMB500,000,000	中國 PRC	房地產開發 Property development
上海旭梭 Shanghai Xusuo	中國 二零一三年十一月五日 PRC 5 November 2013	34 (附註b) (note b)	34 (附註40) (note 40)	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
蘇州凱合 Suzhou Kaihe	中國 二零一五年一月二十九日 PRC 29 January 2015	34 (附註b) (note b)	34 (附註40) (note 40)	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
上海旭亭置業有限公司 Shanghai Xuting Property Co., Ltd.	中國 二零一五年十二月十一日 PRC 11 December 2015	34 (附註e) (note e)	34	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019 %	2018 %			
長沙恒高 Changsha Henggao	中國 二零一六年八月三十日 PRC 30 August 2016	50 (附註b) (note b)	50 (附註40) (note 40)	註冊資本 560,000,000港元 實繳資本 560,000,000港元 Registered HK\$560,000,000 paid up capital HK\$560,000,000	中國 PRC	房地產開發 Property development
西安邦弘 Xi'an Banghong	中國 二零一四年四月二十九日 PRC 29 April 2014	80	48 (附註40) (note 40)	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
武漢輝恒 Wuhan Huiheng	中國 二零一六年四月十三日 PRC 13 April 2016	84	100 (附註40) (note 40)	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
蘇州旭悅 Suzhou Xuyue	中國 二零一五年十一月五日 PRC 5 November 2015	40 (附註b) (note b)	40 (附註40) (note 40)	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development



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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
青島銀盛泰 Qingdao Yinshengtai	中國 一九九八年六月二十六日 PRC 26 June 1998	50 (附註b) (note b)	50 (附註40) (note 40)	註冊資本 人民幣250,000,000元 實繳資本 人民幣250,000,000元 Registered RMB250,000,000 paid up capital RMB250,000,000	中國 PRC	房地產開發 Property development
濟南萬杰置業有限公司 Jinan Wanjie Property Co., Ltd.	中國 二零一六年二月二日 PRC 2 February 2016	25.5 (附註b) (note b)	25.5	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
濟南銀盛泰博豐 Jinan Yinshengtai Bofeng	中國 二零一七年四月十九日 PRC 19 April 2017	50 (附註e) (notes e)	25.5	註冊資本 人民幣10,000,000元 實繳資本 無 Registered RMB10,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development
濟南銀盛泰博盛置業有限公司 Jinan Yinshengtai Bosheng Property Co., Ltd.	中國 二零一七年八月二十三日 PRC 23 August 2017	22.5 (附註e) (note e)	22.5	註冊資本 人民幣250,000,000元 實繳資本 人民幣250,000,000元 Registered RMB250,000,000 paid up capital RMB250,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
濟南銀盛泰恒泰置業有限公司 Jinan Yinshengtai Hengtai Property Co., Ltd.	中國 二零一六年三月七日 PRC 7 March 2016	50 (附註b) (note b)	50	註冊資本 人民幣890,000,000元 實繳資本 人民幣450,000,000元 Registered RMB890,000,000 paid up capital RMB450,000,000	中國 PRC	房地產開發 Property development
濟南銀盛泰泰德置業有限公司 Jinan Yinshengtai Taide Property Co., Ltd.	中國 二零一六年 十二月二十三日 PRC 23 December 2016	50 (附註e) (note e)	50	註冊資本 人民幣10,000,000元 實繳資本 無 Registered RMB10,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development
臨沂銀盛泰房地產開發有限公司 Linqi Yinshengtai Real Estate Development Co. Ltd.	中國 二零一六年八月二十五日 PRC 25 August 2016	50 (附註e) (note e)	50	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
臨沂銀盛泰廣發房地產開發 有限公司 Linqi Yinshengtai Guangfa Real Estate Co. Ltd.	中國 二零一七年十一月二十三日 PRC 23 November 2017	25.5 (附註e) (note e)	25.5	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
臨沂銀盛泰金升房地產有限公司 Linqi Yinshengtai Jinsheng Real Estate Co. Ltd.	中國 二零一六年十一月十四日 PRC 14 November 2016	35 (附註e) (note e)	35	註冊資本 人民幣20,000,000元 實繳資本 人民幣10,000,000元 Registered RMB20,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
青島德星城房地產有限公司 Qingdao Dexingcheng Real Estate Co., Ltd	中國 二零一四年八月二十二日 PRC 22 August 2014	45 (附註e) (note e)	45	註冊資本 人民幣11,080,000元 實繳資本 人民幣11,080,000元 Registered RMB11,080,000 paid up capital RMB11,080,000	中國 PRC	房地產開發 Property development
青島芳香山谷旅遊開發有限公司 Qingdao Fangxiangshangu Realism Development Co. Ltd.	中國 二零一零年九月一日 PRC 1 September 2010	50 (附註e) (note e)	50	註冊資本 人民幣80,289,600元 實繳資本 人民幣43,659,613元 Registered RMB80,289,600 paid up capital RMB43,659,613	中國 PRC	房地產開發 Property development
青島浪琴海置業有限公司 Qingdao Langqin Hai Property Co. Ltd.	中國 二零一三年十一月十五日 PRC 15 November 2013	45 (附註e) (note e)	45	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
青島星海城房地產有限公司 Qingdao Xinghaicheng Real Estate Co., Ltd	中國 二零一三年七月十一日 PRC 11 July 2013	50 (附註e) (note e)	50	註冊資本 人民幣133,700,000元 實繳資本 人民幣133,700,000元 Registered RMB133,700,000 paid up capital RMB133,700,000	中國 PRC	房地產開發 Property development
青島銀盛泰城市建設有限公司 Qingdao Yinshengtai City Development Co. Ltd.	中國 二零一零年一月十八日 PRC 18 January 2010	40 (附註e) (note e)	40	註冊資本 人民幣100,100,000元 實繳資本 人民幣100,100,000元 Registered RMB100,100,000 paid up capital RMB100,100,000	中國 PRC	房地產開發 Property development
青島銀盛泰城市置業有限公司 Qingdao Yinshengtai City Property Co., Ltd.	中國 二零一五年八月十八日 PRC 18 August 2015	50 (附註e) (note e)	50	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
青島銀盛泰德郡房地產有限公司 Qingdao Yinshengtai Dejun Real Estate Co., Ltd	中國 二零一三年四月十五日 PRC 15 April 2013	50 (附註e) (note e)	50	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
青島銀盛泰恒錦房地產有限公司 Qingdao Yinshengtai Hengjin Real Estate Co., Ltd	中國 二零一七年四月十日 PRC 10 April 2017	50 (附註e) (note e)	50	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
青島銀盛泰恒瑞房地產有限公司 Qingdao Yinshengtai Hengrui Real Estate Co., Ltd	中國 二零一六年一月七日 PRC 7 January 2016	37.5 (附註e) (note e)	37.5	註冊資本 人民幣84,000,000元 實繳資本 人民幣84,000,000元 Registered RMB84,000,000 paid up capital RMB84,000,000	中國 PRC	房地產開發 Property development
青島銀盛泰恒潤房地產有限公司 (博觀一品) Qingdao Yinshengtai Hengrun Real Estate Co., Ltd (Boguanyipin)	中國 二零一五年十月十三日 PRC 13 October 2015	32.5 (附註e) (note e)	32.5	註冊資本 人民幣40,000,000元 實繳資本 人民幣40,000,000元 Registered RMB40,000,000 paid up capital RMB40,000,000	中國 PRC	房地產開發 Property development
青島銀盛泰恒盛房地產有限公司 Qingdao Yinshengtai Hengsheng Real Estate Co., Ltd	中國 二零一六年八月十日 PRC 10 August 2016	50 (附註e) (note e)	50	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
青島銀盛泰恒泰房地產有限公司 Qingdao Yinshengtai Hengtai Real Estate Co., Ltd	中國 二零一五年一月二十六日 PRC 26 January 2015	50 (附註e) (note e)	50	註冊資本 人民幣190,000,000元 實繳資本 人民幣190,000,000元 Registered RMB190,000,000 paid up capital RMB190,000,000	中國 PRC	房地產開發 Property development
青島銀盛泰開源城市建設有限公司 Qingdao Yinshengtai Kaiyuan City Construction Co. Ltd.	中國 二零一四年一月二十三日 PRC 23 January 2014	48.18 (附註e) (note e)	48.18	註冊資本 人民幣207,580,000元 實繳資本 人民幣207,580,000元 Registered RMB207,580,000 paid up capital RMB207,580,000	中國 PRC	房地產開發 Property development
青島銀盛泰榮泰不動產有限公司 Qingdao Yinshengtai Rongtai Real Estate Co., Ltd	中國 二零一五年十二月三日 PRC 3 December 2015	50 (附註e) (note e)	50	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
青島銀盛泰實業有限公司 Qingdao Yinshengtai Enterprise Co., Ltd.	中國 二零零九年七月九日 PRC 9 July 2009	40 (附註e) (note e)	40	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
青島銀盛泰泰德置業有限公司 Qingdao Yinshengtai Taide Property Co., Ltd.	中國 二零一五年九月二十四日 PRC 24 September 2015	50 (附註e) (note e)	50	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
青島銀盛泰億聯置業有限公司 Qingdao Yinshengtai Yilian Property Co., Ltd.	中國 二零一三年五月十六日 PRC 16 May 2013	27.5 (附註e) (note e)	27.5	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
青島銀盛泰置業有限公司 Qingdao Yinshengtai Property Co., Ltd.	中國 二零零八年七月十七日 PRC 17 July 2008	48.25 (附註e) (note e)	48.25	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
山東冠三置業有限公司 Shandong Guansan Property Co., Ltd.	中國 二零一七年六月十六日 PRC 16 June 2017	30 (附註e) (note e)	30	註冊資本 人民幣30,000,000元 實繳資本 無 Registered RMB30,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
山東麗豐置業有限公司 Shandong Lifeng Property Co., Ltd.	中國 二零零一年八月二十一日 PRC 21 August 2001	25.5 (附註e) (note e)	25.5	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
青島泰輝房地產有限公司 Qingdao Taihui Real Estate Co., Ltd	中國 二零一八年一月二日 PRC 2 January 2018	50 (附註e) (note e)	50	註冊資本 人民幣42,000,000元 實繳資本 人民幣42,000,000元 Registered RMB42,000,000 paid up capital RMB42,000,000	中國 PRC	房地產開發 Property development
杭州昌展置業有限公司 Hangzhou Changzhan Property Co., Ltd.	中國 二零一八年一月二十九日 PRC 29 January 2018	100	100	註冊資本 人民幣5,000,000元 實繳資本 無 Registered RMB5,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development
寧波旭輝置業有限公司 Ningbo Xuhui Property Co. Ltd.	中國 二零一八年二月一日 PRC 1 February 2018	100	100	註冊資本 人民幣10,000,000元 實繳資本 無 Registered RMB10,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development
成都昌哲房地產開發有限公司 Chengdu Changzhe Real Estate Development Co., Ltd.	中國 二零一八年二月五日 PRC 5 February 2018	100	100	註冊資本 人民幣10,000,000元 實繳資本 無 Registered RMB10,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development



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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
青島銀盛泰榮輝房地產有限公司 Qingdao Yinshengtai Ronghui Real Estate Co., Ltd	中國 二零一七年十一月十四日 PRC 14 November 2017	50 (附註e) (note e)	50	註冊資本 人民幣100,000,000元 實繳資本 無 Registered RMB100,000,000 paid up capital Nil	中國 PRC	房地產開發 Property development
淄博旭銀房地產有限公司 Zibo Xuyin Real Estate Co. Ltd.	中國 二零一八年三月二十六日 PRC 26 March 2018	50 (附註e) (note e)	50	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
濰坊銀盛泰房地產有限公司 Weifang Yinshengtai Real Estate Co. Ltd.	中國 二零一七年三月三十日 PRC 30 March 2017	50 (附註e) (note e)	50	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
淄博銀盛泰房地產有限公司 Zibo Yinshengtai Real Estate Co. Ltd.	中國 二零一七年五月十八日 PRC 18 May 2017	50 (附註e) (note e)	50	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
濟寧旭銀房地產有限公司 Jining Xuyin Real Estate Co. Ltd.	中國 二零一八年五月三十一日 PRC 31 May 2018	27.5 (附註e) (note e)	27.5	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 Registered RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	房地產開發 Property development
濰坊銀華置業有限公司 Weifang Yinhua Property Development Co. Ltd.	中國 二零一八年六月六日 PRC 6 June 2018	35 (附註e) (note e)	35	註冊資本 人民幣20,408,163元 實繳資本 人民幣20,408,163元 Registered RMB20,408,163 paid up capital RMB20,408,163	中國 PRC	房地產開發 Property development
成都和謙房地產開發有限公司 Chengdu Heqian Real Estate Development Co., Ltd.	中國 二零一九年四月二十日 PRC 20 April 2019	60 (附註a) (note a)	—	註冊資本 人民幣1,270,000,000.00元 實繳資本 人民幣1,270,000,000.00元 Registered RMB1,270,000,000.00 paid up capital RMB1,270,000,000.00	中國 PRC	房地產開發 Property development
成都和赫房地產開發有限公司 Chengdu Hehe Real Estate Development Co., Ltd.	中國 二零一九年五月六日 PRC 6 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣840,000,000.00元 實繳資本 人民幣184,660,800.00元 Registered RMB840,000,000.00 paid up capital RMB184,660,800.00	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
成都和卓企業管理有限公司 Chengdu Hezhuo Business Management Co., Ltd.	中國 二零一九年四月二十二日 PRC 22 April 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
成都和尊企業管理有限公司 Chengdu Hezun Business Management Co., Ltd.	中國 二零一九年四月二十二日 PRC 22 April 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
成都和瑾企業管理有限公司 Chengdu Hejin Business Management Co., Ltd.	中國 二零一九年六月四日 PRC 4 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
成都和儒企業管理有限公司 Chengdu Heru Business Management Co., Ltd.	中國 二零一九年六月四日 PRC 4 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	物業管理 Property management
成都和薩企業管理有限公司 Chengdu Hesa Business Management Co., Ltd.	中國 二零一九年六月四日 PRC 4 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	物業管理 Property management

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
瀋陽和安企業管理有限公司 Shenyang Hean Business Management Co., Ltd.	中國 二零一九年一月二十九日 PRC 29 January 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	物業管理 Property management
瀋陽和泰置業有限公司 Shenyang Hetai Real Estate Development Co., Ltd.	中國 二零一九年一月二十四日 PRC 24 January 2019	100 (附註a) (note a)	—	註冊資本 人民幣40,000,000.00元 實繳資本 人民幣40,000,000.00元 Registered RMB40,000,000.00 paid up capital RMB40,000,000.00	中國 PRC	房地產開發 Property development
瀋陽恒升房地產開發有限公司 Shenyang Hengsheng Real Estate Development Co., Ltd.	中國 二零一九年二月一日 PRC 1 February 2019	33.5 (附註a及b) (notes a & b)	—	註冊資本 人民幣100,000,000.00元 實繳資本 人民幣100,000,000.00元 Registered RMB100,000,000.00 paid up capital RMB100,000,000.00	中國 PRC	房地產開發 Property development
廈門和哲商務諮詢有限公司 Xiamen Hezhe Business Consultancy Co., Ltd.	中國 二零一九年三月六日 PRC 6 March 2019	100 (附註a) (note a)	—	註冊資本 人民幣5,000,000.00元 實繳資本 無 Registered RMB5,000,000.00 paid up capital Nil	中國 PRC	業務諮詢 Business consulting
廈門和際商務諮詢有限公司 Xiamen Heji Business Consultancy Co., Ltd.	中國 二零一九年三月六日 PRC 6 March 2019	100 (附註a) (note a)	—	註冊資本 人民幣5,000,000.00元 實繳資本 無 Registered RMB5,000,000.00 paid up capital Nil	中國 PRC	業務諮詢 Business consulting

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
漳州和艾房地產開發有限公司 Zhangzhou Heai Real Estate Development Co., Ltd.	中國 二零一九年六月三日 PRC 3 June 2019	70 (附註a) (note a)	—	註冊資本 人民幣600,000,000.00元 實繳資本 人民幣600,000,000.00元 Registered RMB600,000,000.00 paid up capital RMB600,000,000.00	中國 PRC	房地產開發 Property development
福州和卓房地產開發有限公司* Fuzhou Hezhuo Real Estate Development Co., Ltd.*	中國 二零一九年五月三十一日 PRC 31 May 2019	62.8 (附註a) (note a)	—	註冊資本 人民幣494,000,000.00元 實繳資本 無 Registered RMB494,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
句容市和昌置業有限公司 Jurong Hechang Real Estate Development Co., Ltd.	中國 二零一九年五月三十日 PRC 30 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣280,000,000.00元 實繳資本 人民幣72,364,796.80 Registered RMB280,000,000.00 paid up capital RMB72,364,796.80	中國 PRC	房地產開發 Property development
句容市和煜置業有限公司 Jurong Heyu Real Estate Development Co., Ltd.	中國 二零一九年五月三十日 PRC 30 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣350,000,000.00元 實繳資本 人民幣96,700,925.20元 Registered RMB350,000,000.00 paid up capital RMB96,700,925.20	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
南京市和高商務諮詢有限公司 Nanjing Hegao Business Consultancy Co., Ltd.	中國 二零一九年五月二十一日 PRC 21 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	業務諮詢 Business consulting
南京市和添商務諮詢有限公司 Nanjing Hetian Business Consultancy Co., Ltd.	中國 二零一九年五月二十一日 PRC 21 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	業務諮詢 Business consulting
南京和拓商務諮詢有限公司 Nanjing Hetuo Business Consultancy Co., Ltd.	中國 二零一九年五月二十一日 PRC 21 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	業務諮詢 Business consulting
南京和益商務諮詢有限公司 Nanjing Heyi Business Consultancy Co., Ltd.	中國 二零一九年五月二十一日 PRC 21 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	業務諮詢 Business consulting
南京和展商務諮詢有限公司 Nanjing Hezhan Business Consultancy Co., Ltd.	中國 二零一九年五月二十一日 PRC 21 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	業務諮詢 Business consulting

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
南京和彰商務諮詢有限公司 Nanjing Hezhang Business Consultancy Co., Ltd.	中國 二零一九年五月二十一日 PRC 21 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	業務諮詢 Business consulting
上海旭共園林綠化有限公司 Shanghai Xugong Landscaping Co., Ltd.	中國 二零一九年一月七日 PRC 7 January 2019	50 (附註a及e) (notes a & e)	—	註冊資本 人民幣5,000,000.00元 實繳資本 無 Registered RMB5,000,000.00 paid up capital Nil	中國 PRC	園林服務 Gardening Service
上海銀創裝飾工程有限公司 Shanghai Yinchuang Decoration Co., Ltd.	中國 二零一九年一月七日 PRC 7 January 2019	50 (附註a及e) (notes a & e)	—	註冊資本 人民幣5,000,000.00元 實繳資本 無 Registered RMB5,000,000.00 paid up capital Nil	中國 PRC	建築服務 Construction Service
青島盛城房地產有限公司 Qingdao Shengcheng Real Estate Development Co., Ltd.	中國 二零一九年一月九日 PRC 9 January 2019	50 (附註a及e) (notes a & e)	—	註冊資本 人民幣100,000,000.00元 實繳資本 無 Registered RMB100,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
淄博旭銀鑫房地產有限公司 Zibo Xuyinxin Real Estate Development Co., Ltd.	中國 二零一九年四月二十六日 PRC 26 April 2019	30 (附註a及t) (notes a & t)	—	註冊資本 人民幣300,000,000.00元 實繳資本 人民幣300,000,000.00元 Registered RMB300,000,000.00 paid up capital RMB300,000,000.00	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
上海和御實業有限公司 Shanghai Heyu Enterprise Co., Ltd.	中國 二零一九年四月二十三日 PRC 23 April 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
上海和煒實業有限公司 Shanghai Hewei Enterprise Co., Ltd.	中國 二零一九年四月二十三日 PRC 23 April 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
上海和贊實業有限公司 Shanghai Heyan Enterprise Co., Ltd.	中國 二零一九年四月二十三日 PRC 23 April 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
太倉和華商務諮詢有限公司 Taicang Hehua Business Consultancy Co., Ltd.	中國 二零一九年五月十三日 PRC 13 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
深圳和諾實業有限公司 Shenzhen Henuo Enterprise Co., Ltd.	中國 二零一九年二月一日 PRC 1 February 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development



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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
蘇州和匯偉聖置業有限公司*	中國	70	—	註冊資本	中國	房地產開發
Suzhou Hehuiweisheng Real Estate	二零一九年一月二十二日	(附註a)		人民幣145,560.00元	PRC	Property development
Development Co., Ltd.*	PRC	(note a)		實繳資本		
	22 January 2019			無		
				Registered		
				RMB145,560.00		
				paid up capital Nil		
蘇州和明置業有限公司*	中國	100	—	註冊資本	中國	房地產開發
Suzhou Heming Property Development	二零一九年一月十七日	(附註a)		人民幣1,113,220,000.00元	PRC	Property development
Co., Ltd.*	PRC	(note a)		實繳資本		
	17 January 2019			無		
				Registered		
				RMB1,113,220,000.00		
				paid up capital Nil		
蘇州和拓置業有限公司*	中國	100	—	註冊資本	中國	房地產開發
Suzhou Hetuo Property Development	二零一九年一月十五日	(附註a)		人民幣719,130,000.00元	PRC	Property development
Co., Ltd.* *	PRC	(note a)		實繳資本		
	15 January 2019			無		
				Registered		
				RMB719,130,000.00		
				paid up capital Nil		
常州和文置業有限公司	中國	100	—	註冊資本	中國	房地產開發
Changzhou Hewen Real Estate	二零一九年五月二十二日	(附註a)		人民幣20,000,000.00元	PRC	Property development
Development Co., Ltd.	PRC	(note a)		實繳資本		
	22 May 2019			人民幣20,000,000.00元		
				Registered		
				RMB20,000,000.00		
				paid up capital		
				RMB20,000,000.00		
江陰和彩置業有限公司	中國	100	—	註冊資本	中國	房地產開發
Jiangyin Hecai Property Development	二零一九年五月二十二日	(附註a)		人民幣20,000,000.00元	PRC	Property development
Co., Ltd.	PRC	(note a)		實繳資本		
	22 May 2019			人民幣20,000,000.00元		
				Registered		
				RMB20,000,000.00		
				paid up capital		
				RMB20,000,000.00		

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
天津和匯房地產開發有限公司 Tianjin Hehui Real Estate Development Co., Ltd.	中國 二零一九年三月十五日 PRC 15 March 2019	100 (附註a) (note a)	—	註冊資本 人民幣30,000,000.00元 實繳資本 無 Registered RMB30,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
天津和拓房地產開發有限公司 Tianjin Hetuo Real Estate Development Co., Ltd.	中國 二零一九年三月十五日 PRC 15 March 2019	100 (附註a) (note a)	—	註冊資本 人民幣30,000,000.00元 實繳資本 無 Registered RMB30,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
天津和勝房地產開發有限公司 Tianjin Hesheng Real Estate Development Co., Ltd.	中國 二零一九年三月五日 PRC 5 March 2019	50 (附註a及e) (notes a & e)	—	註冊資本 人民幣170,000,000.00元 實繳資本 人民幣170,000,000.00元 Registered RMB170,000,000.00 paid up capital RMB170,000,000.00	中國 PRC	房地產開發 Property development
天津新城悅嘉房地產開發有限公司 Tianjin Xinchengyuejia Real Estate Development Co., Ltd.	中國 二零一九年二月二十六日 PRC 26 February 2019	100 (附註a) (note a)	—	註冊資本 人民幣50,000,000.00元 實繳資本 無 Registered RMB50,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
天津新城悅茂房地產開發有限公司 Tianjin Xinchengyuemao Real Estate Development Co., Ltd.	中國 二零一九年二月六日 PRC 6 February 2019	50 (附註a及e) (notes a & e)	—	註冊資本 人民幣100,000,000.00元 實繳資本 人民幣100,000,000.00元 Registered RMB100,000,000.00 paid up capital RMB100,000,000.00	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年 2019	二零一八年 2018			
		%	%			
天津和際房地產信息諮詢有限公司 Tianjin Heji Real Estate Consultancy Co., Ltd.	中國 二零一九年三月十三日 PRC 13 March 2019	100 (附註a) (note a)	—	註冊資本 人民幣2,000,000,000.00元 實繳資本 無 Registered RMB2,000,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
天津和御房地產信息諮詢有限公司 Tianjin Heyu Real Estate Consultancy Co., Ltd.	中國 二零一九年三月十三日 PRC 13 March 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
天津和泰房地產信息諮詢有限公司 Tianjin Hetai Real Estate Consultancy Co., Ltd.	中國 二零一九年三月十三日 PRC 13 March 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
合肥和諾房地產開發有限公司 Hefei Henuo Real Estate Development Co., Ltd.	中國 二零一九年五月七日 PRC 7 May 2019	51 (附註a) (note a)	—	註冊資本 人民幣200,000,000.00元 實繳資本 人民幣200,000,000.00元 Registered RMB200,000,000.00 paid up capital RMB200,000,000.00	中國 PRC	房地產開發 Property development
合肥和卓房地產開發有限公司 Hefei Hezhuo Real Estate Development Co., Ltd.	中國 二零一九年五月十五日 PRC 15 May 2019	50 (附註a及b) (notes a & b)	—	註冊資本 人民幣1,790,000,000.00元 實繳資本 人民幣1,790,000,000.00元 Registered RMB1,790,000,000.00 paid up capital RMB1,790,000,000.00	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
旭輝和瑾科技(武漢)有限公司 Xuhui Hejin Technology (Wuhan) Co., Ltd.	中國 二零一九年五月二十二日 PRC 22 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 人民幣1,000,000.00元 Registered RMB10,000,000.00 paid up capital RMB1,000,000.00	中國 PRC	技術服務 Technology service
重慶和彰企業管理公司 Chongqing Hezhang Enterprise Management Co., Ltd.	中國 二零一九年三月十三日 PRC 13 March 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	物業管理 Property management
貴州旭輝房地產開發有限公司 Guizhou Xuhui Real Estate Development Co., Ltd.	中國 二零一九年三月十九日 PRC 19 March 2019	100 (附註a) (note a)	—	註冊資本 人民幣100,000,000.00元 實繳資本 無 Registered RMB100,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
重慶和智房地產開發有限公司 Chongqing Hezhi Real Estate Development Co., Ltd.	中國 二零一九年五月十九日 PRC 19 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣50,000,000.00元 實繳資本 無 Registered RMB50,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
長沙和發商務諮詢有限公司 Changsha Hefa Business Consultancy Co., Ltd.	中國 二零一九年三月二十一日 PRC 21 March 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
長沙和諾商務諮詢有限公司 Changsha Henuo Business Consultancy Co., Ltd.	中國 二零一九年三月二十一日 PRC 21 March 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
寧波和發置業有限公司 Ningbo Hefa Property Development Co., Ltd.	中國 二零一九年五月十六日 PRC 16 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 人民幣10,000,000.00元 Registered RMB10,000,000.00 paid up capital 10,000,000.00	中國 PRC	房地產開發 Property development
寧波海曙和韻商務信息諮詢 有限公司 Ningbo Haishuheyun Business Consultancy Co., Ltd.	中國 二零一九年六月六日 PRC 6 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣100,000.00元 實繳資本 無 Registered RMB100,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
寧波海曙和益商務信息諮詢 有限公司 Ningbo Haishuheyi Business Consultancy Co., Ltd.	中國 二零一九年六月六日 PRC 6 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣100,000.00元 實繳資本 無 Registered RMB100,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
無錫和諾商務諮詢有限公司 Wuxi Henuo Business Consultancy Co., Ltd.	中國 二零一九年五月三十一日 PRC 31 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣500,000.00元 實繳資本 無 Registered RMB500,000.00 paid up capital Nil	中國 PRC	企業管理 Business management

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
無錫和飛商務諮詢有限公司 Wuxi Hefei Business Consultancy Co., Ltd.	中國 二零一九年六月三日 PRC 3 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣500,000.00元 實繳資本 無 Registered RMB500,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
無錫和哲商務諮詢有限公司 Wuxi Hezhe Business Consultancy Co., Ltd.	中國 二零一九年六月三日 PRC 3 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣500,000.00元 實繳資本 無 Registered RMB500,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
無錫和涇商務諮詢有限公司 Wuxi Hejing Business Consultancy Co., Ltd.	中國 二零一九年六月五日 PRC 5 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣500,000.00元 實繳資本 無 Registered RMB500,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
合肥昌哲商務諮詢有限公司 Hefei Changzhe Business Consultancy Co., Ltd.	中國 二零一九年四月二十四日 PRC 24 April 2019	50 (附註a及b) (notes a & b)	—	註冊資本 人民幣2,000,000.00元 實繳資本 人民幣2,000,000.00元 Registered RMB2,000,000.00 paid up capital RMB2,000,000.00	中國 PRC	企業管理 Business management
沈陽和諾企業管理有限公司 Shenyang Henuo Business Management Co., Ltd.	中國 二零一九年九月十一日 PRC 11 September 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	物業管理 Property management

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
句容市和揚實業有限公司 Jurong Heyang Enterprise Co., Ltd.	中國 二零一九年五月三十日 PRC 30 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣430,000,000.00元 實繳資本 人民幣113,865,640.00元 Registered RMB430,000,000.00 paid up capital RMB113,865,640.00	中國 PRC	房地產開發 Property development
句容市和豐實業有限公司 Jurong Hefeng Enterprise Co., Ltd.	中國 二零一九年五月三十日 PRC 30 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣330,000,000.00元 實繳資本 人民幣88,405,000.00元 Registered RMB330,000,000.00 paid up capital RMB88,405,000.00	中國 PRC	房地產開發 Property development
河北旭君房地產開發有限公司 Hebei Xujun Real Estate Development Co., Ltd.	中國 二零一九年十一月二十七日 PRC 27 November 2019	51 (附註a) (note a)	—	註冊資本 人民幣100,000,000.00元 實繳資本 人民幣37,500,000.00元 Registered RMB100,000,000.00 paid up capital RMB37,500,000.00	中國 PRC	房地產開發 Property development
眉山和齊房地產開發有限公司 Meishan Heqi Real Estate Development Co., Ltd.	中國 二零一九年七月十二日 PRC 12 July 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
東莞市和諾城市更新有限公司 Dongguan Henuo Urban Renewal Co., Ltd.	中國 二零一九年八月十九日 PRC 19 August 2019	90 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

54. PARTICULARS OF THE PRINCIPAL  
SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
東莞市和煜城市更新有限公司 Dongguan Heyu Urban Renewal Co., Ltd.	中國 二零一九年八月七日 PRC 7 August 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
湛江和羽商務諮詢有限公司 Zhanjiang Heyu Business Consultancy Co., Ltd.	中國 二零一九年七月二十二日 PRC 22 July 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
珠海旭輝企業管理有限公司 Zhuhai Xuhui Enterprise Management Co., Ltd.	中國 二零一九年六月十二日 PRC 12 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	物業管理 Property management
太倉旭昌置業有限公司 Taicang Xuchang Real Estate Development Co., Ltd.	中國 二零一九年六月二十五日 PRC 25 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,016,000,000.00元 實繳資本 人民幣1,016,000,000.00元 Registered RMB1,016,000,000.00 paid up capital RMB1,016,000,000.00	中國 PRC	房地產開發 Property development
上海恩卓文化傳媒有限公司 Shanghai Enzhuo Cultural Media Co., Ltd.	中國 二零一九年九月三日 PRC 3 September 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	文化服務 Cultural Service



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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
深圳市和瑾科技有限公司 Shenzhen Hejin Technology Co., Ltd.	中國 二零一九年八月二十三日 PRC 23 August 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	科技服務 Technology Service
天津和益房地產開發有限公司 Tianjin Heyi Property Development Co., Ltd.	中國 二零一九年四月十五日 PRC 15 April 2019	50 (附註a及e) (notes a & e)	—	註冊資本 人民幣100,000,000.00元 實繳資本 人民幣100,000,000.00元 Registered RMB100,000,000.00 paid up capital RMB100,000,000.00	中國 PRC	房地產開發 Property development
江陰和謙置業有限公司 Jiangyin Heqian Real Estate Development Co., Ltd.	中國 二零一九年七月十五日 PRC 15 July 2019	100 (附註a) (note a)	—	註冊資本 人民幣20,000,000.00元 實繳資本 人民幣20,000,000.00元 Registered RMB20,000,000.00 paid up capital RMB20,000,000.00	中國 PRC	房地產開發 Property development
濟寧輝嘉房地產有限公司 Jining Huijia Real Estate Development Co., Ltd.	中國 二零一九年九月十七日 PRC 17 September 2019	42.28 (附註a及e) (notes a & e)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
貴州和哲房地產開發有限公司 Guizhou Hezhe Real Estate Development Co., Ltd.	中國 二零一九年七月三十一日 PRC 31 July 2019	100 (附註a) (note a)	—	註冊資本 人民幣50,000,000.00元 實繳資本 人民幣50,000,000.00元 Registered RMB50,000,000.00 paid up capital RMB50,000,000.00	中國 PRC	房地產開發 Property development
清鎮金地吳澤房地產開發有限公司 Qingzhen Jindihaoze Real Estate Development Co., Ltd.	中國 二零一九年八月一日 PRC 1 August 2019	50 (附註a及b) (notes a & b)	—	註冊資本 人民幣120,000,000.00元 實繳資本 人民幣59,300,000.00元 Registered RMB120,000,000.00 paid up capital RMB59,300,000.00	中國 PRC	房地產開發 Property development
昆明昌開商務信息諮詢有限公司 Kunming Changkai Business Consultancy Co., Ltd.	中國 二零一九年三月二十七日 PRC 27 March 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	業務發展 Business development
昆明昌廣商務信息諮詢有限公司 Kunming Changguang Business Consultancy Co., Ltd.	中國 二零一九年三月二十七日 PRC 27 March 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
重慶金奕輝房地產開發有限公司 Chongqing Jinyihui Real Estate Development Co., Ltd.	中國 二零一九年八月十五日 PRC 15 August 2019	50 (附註a及b) (notes a & b)	—	註冊資本 人民幣387,780,000.00元 實繳資本 人民幣387,780,000.00元 Registered RMB387,780,000.00 paid up capital RMB387,780,000.00	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
重慶和薩商務信息諮詢有限公司 Chongqing Hesa Business Consultancy Co., Ltd.	中國 二零一九年六月十七日 PRC 17 June 2019	100 (附註a) (note a)	—	註冊資本 1,000,000.00元 實繳資本 無 Registered 1,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
台州和昌置業有限公司 Taizhou Hechang Property Development Co., Ltd.	中國 二零一九年五月十七日 PRC 17 May 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
舟山弘都置業有限公司 Zhoushan Hongdu Property Development Co., Ltd.	中國 二零一九年五月二十三日 PRC 23 May 2019	51 (附註a) (note a)	—	註冊資本 人民幣540,000,000.00元 實繳資本 人民幣540,000,000.00元 Registered RMB540,000,000.00 paid up capital RMB540,000,000.00	中國 PRC	房地產開發 Property development
溫州新里程房地產開發有限公司 Wenzhou Xinlicheng Real Estate Development Co., Ltd.	中國 二零一九年五月二十三日 PRC 23 May 2019	34 (附註a及e) (notes a & e)	—	註冊資本 人民幣20,000,000.00元 實繳資本 人民幣20,000,000.00元 Registered RMB20,000,000.00 paid up capital RMB20,000,000.00	中國 PRC	房地產開發 Property development
溫州和盟置業有限公司 Wenzhou Hemeng Property Development Co., Ltd.	中國 二零一九年八月六日 PRC 6 August 2019	32 (附註a及e) (notes a & e)	—	註冊資本 人民幣10,000,000.00元 實繳資本 人民幣10,000,000.00元 Registered RMB10,000,000.00 paid up capital RMB10,000,000.00	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
臨沂輝盛財金房地產有限公司 Linyi Huishengcaijin Real Estate Development Co., Ltd.	中國 二零一九年九月六日 PRC 6 September 2019	41.55 (附註a及e) (notes a & e)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
溫州和陽商務信息諮詢有限公司 Wenzhou Heyang Business Consultancy Co., Ltd.	中國 二零一九年八月六日 PRC 6 August 2019	100 (附註a) (note a)	—	註冊資本 人民幣100,000.00元 實繳資本 無 Registered RMB100,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
溫州和楓商務信息諮詢有限公司 Wenzhou Hefeng Business Consultancy Co., Ltd.	中國 二零一九年九月二十六日 PRC 26 September 2019	100 (附註a) (note a)	—	註冊資本 人民幣100,000.00元 實繳資本 無 Registered RMB100,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
溫州和玥商務信息諮詢有限公司 Wenzhou Heyue Business Consultancy Co., Ltd.	中國 二零一九年十月二十八日 PRC 28 October 2019	100 (附註a) (note a)	—	註冊資本 人民幣100,000.00元 實繳資本 無 Registered RMB100,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
河南昌澤房地產開發有限公司 Henan Changze Real Estate Development Co., Ltd.	中國 二零一九年六月二十日 PRC 20 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣100,000,000.00元 實繳資本 無 Registered RMB100,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
河南和羽房地產開發有限公司 Henan Heyu Real Estate Development Co., Ltd.	中國 二零一九年七月五日 PRC 5 July 2019	100 (附註a) (note a)	—	註冊資本 人民幣100,000,000.00元 實繳資本 人民幣100,000,000.00元 Registered RMB100,000,000.00 paid up capital RMB100,000,000.00	中國 PRC	房地產開發 Property development
鞏義金耀百世置業有限公司 Gongyi Jinyaobaishi Real Estate Development Co., Ltd.	中國 二零一九年十月二十九日 PRC 29 October 2019	51 (附註a) (note a)	—	註冊資本 人民幣291,550,000.00元 實繳資本 人民幣291,550,000.00元 Registered 291,550,000.00 paid up capital RMB291,550,000.00	中國 PRC	房地產開發 Property development
蘇州和高商務諮詢有限公司 Suzhou Hegao Business Consultancy Co., Ltd.	中國 二零一九年八月七日 PRC 7 August 2019	100 (附註a) (note a)	—	註冊資本 人民幣500,000.00元 實繳資本 無 Registered RMB500,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
蘇州和薩商務諮詢有限公司 Suzhou Hesa Business Consultancy Co., Ltd.	中國 二零一九年八月七日 PRC 7 August 2019	100 (附註a) (note a)	—	註冊資本 人民幣500,000.00元 實繳資本 無 Registered RMB500,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
常州和赫商務諮詢有限公司 Changzhou Hehe Business Consultancy Co., Ltd.	中國 二零一九年六月二十六日 PRC 26 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣500,000.00元 實繳資本 無 Registered RMB500,000.00 paid up capital Nil	中國 PRC	企業管理 Business management

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
常州和廣商務諮詢有限公司 Changzhou Heguang Business Consultancy Co., Ltd.	中國 二零一九年六月二十四日 PRC 24 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣500,000.00元 實繳資本 無 Registered RMB500,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
常州和艾商務諮詢有限公司 Changzhou Heai Business Consultancy Co., Ltd.	中國 二零一九年六月二十四日 PRC 24 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣500,000.00元 實繳資本 無 Registered RMB500,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
瀋陽和恩置業有限公司 Shenyang Heen Real Estate Development Co., Ltd.	中國 二零一九年九月十一日 PRC 11 September 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 人民幣10,000,000.00元 Registered RMB10,000,000.00 paid up capital RMB10,000,000.00	中國 PRC	房地產開發 Property development
瀋陽和匯置業有限公司 Shenyang Hehui Real Estate Development Co., Ltd.	中國 二零一九年九月十一日 PRC 11 September 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 人民幣10,000,000.00元 Registered RMB10,000,000.00 paid up capital RMB10,000,000.00	中國 PRC	房地產開發 Property development
大連和昌房地產開發有限公司 Dalian Hechang Real Estate Development Co., Ltd.	中國 二零一九年十月十一日 PRC 11 October 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年 2019	二零一八年 2018			
		%	%			
長春和尊房地產開發有限公司 Changchun Hezun Real Estate Development Co., Ltd.	中國 二零一九年八月十三日 PRC 13 August 2019	100 (附註a) (note a)	—	註冊資本 人民幣50,000,000.00元 實繳資本 無 Registered RMB50,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
長春和昌房地產開發有限公司 Changchun Hechang Real Estate Development Co., Ltd.	中國 二零一九年十月二十二日 PRC 22 October 2019	100 (附註a) (note a)	—	註冊資本 人民幣50,000,000.00元 實繳資本 無 Registered RMB50,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
廣州旭輝城市更新投資發展 有限公司 Guangzhou Xuhui Urban Renewal Investment Development Co., Ltd.	中國 二零一九年七月四日 PRC 4 July 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
福州和勇置業有限公司 Fuzhou Heyong Real Estate Development Co., Ltd.	中國 二零一九年七月二十九日 PRC 29 July 2019	100 (附註a) (note a)	—	註冊資本 人民幣300,000,000.00元 實繳資本 人民幣120,000,000.00元 Registered RMB300,000,000.00 paid up capital RMB120,000,000.00	中國 PRC	房地產開發 Property development
福州和隆商務諮詢有限公司 Fuzhou Helong Business Consultancy Co., Ltd.	中國 二零一九年七月十日 PRC 10 July 2019	100 (附註a) (note a)	—	註冊資本 人民幣1,000,000.00元 實繳資本 無 Registered RMB1,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
廈門和廣商務諮詢有限公司 Xiamen Heguang Business Consultancy Co., Ltd.	中國 二零一九年六月二十一日 PRC 21 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣5,000,000.00元 實繳資本 無 Registered RMB5,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
廈門和重商務諮詢有限公司 Xiamen Hezhong Business Consultancy Co., Ltd.	中國 二零一九年六月二十一日 PRC 21 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣5,000,000.00元 實繳資本 無 Registered RMB5,000,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
漳州唐美房地產開發有限公司 Zhangzhou Tangmei Real Estate Development Co., Ltd.	中國 二零一九年六月三日 PRC 3 June 2019	70 (附註a) (note a)	—	註冊資本 人民幣200,000,000.00元 實繳資本 人民幣200,000,000.00元 Registered RMB200,000,000.00 paid up capital	中國 PRC	房地產開發 Property development
福州和展房地產開發有限公司 Fuzhou Hezhan Real Estate Development Co., Ltd.	中國 二零一九年九月二十九日 PRC 29 September 2019	70 (附註a) (note a)	—	註冊資本 人民幣50,000,000.00元 實繳資本 人民幣50,000,000.00元 Registered RMB50,000,000.00 paid up capital RMB50,000,000.00	中國 PRC	房地產開發 Property development



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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
福州和極昌房地產開發有限公司 Fuzhou Hejichang Real Estate Development Co., Ltd.	中國 二零一九年十月二十三日 PRC 23 October 2019	70 (附註a) (note a)	—	註冊資本 人民幣1,552,600,000.00元 實繳資本 人民幣1,552,600,000.00元 Registered RMB1,552,600,000.00 paid up capital RMB1,552,600,000.00	中國 PRC	房地產開發 Property development
河北和堅房地產開發有限公司 Hebei Hejian Real Estate Development Co., Ltd.	中國 二零一九年二月二十七日 PRC 27 February 2019	66 (附註a) (note a)	—	註冊資本 人民幣5,000,000.00元 實繳資本 無 Registered RMB5,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
新鄭市旭輝置業有限公司 Xinzheng Xuhui Real Estate Development Co., Ltd.	中國 二零一九年四月十日 PRC 10 April 2019	60 (附註a) (note a)	—	註冊資本 人民幣50,000,000.00元 實繳資本 無 Registered RMB50,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development
北京輝盛房地產開發有限公司 Beijing Huisheng Real Estate Development Co., Ltd.	中國 二零一九年三月十九日 PRC 19 March 2019	25.31 (附註a及e) (notes a & e)	—	註冊資本 人民幣738,000,000.00元 實繳資本 人民幣738,000,000.00元 Registered RMB738,000,000.00 paid up capital RMB738,000,000.00	中國 PRC	房地產開發 Property development
西安和添澤置業有限公司 Xi'an Hetianze Real Estate Development Co., Ltd.	中國 二零一九年八月二十日 PRC 20 August 2019	100 (附註a) (note a)	—	註冊資本 人民幣10,000,000.00元 實繳資本 無 Registered RMB10,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
河北和湖企業管理有限公司 Hebei Hehu Enterprise Management Co., Ltd.	中國 二零一九年二月一日 PRC 1 February 2019	66 (附註a) (note a)	—	註冊資本 人民幣100,000,000.00元 實繳資本 人民幣34,000,000.00元 Registered RMB100,000,000.00 paid up capital RMB34,000,000.00	中國 PRC	物業管理 Property management
常州和行置業有限公司 Changzhou Hexing Real Estate Development Co., Ltd.	中國 二零一九年六月二十八日 PRC 28 June 2019	100 (附註a) (note a)	—	註冊資本 人民幣348,979,823.66元 實繳資本 人民幣348,979,823.66元 Registered RMB348,979,823.66 paid up capital RMB348,979,823.66	中國 PRC	房地產開發 Property development
濟寧盛豐企業管理諮詢有限公司 Jining Shengfeng Enterprise Management Consultancy Co., Ltd.	中國 二零一九年九月二十四日 PRC 24 September 2019	80 (附註a) (note a)	—	註冊資本 人民幣161,994,000.00元 實繳資本 無 Registered RMB161,994,000.00 paid up capital Nil	中國 PRC	物業管理 Property management
濟寧盛源企業管理諮詢有限公司 Jining Shengyuan Enterprise Management Consultancy Management Co., Ltd.	中國 二零一九年九月二十四日 PRC 24 September 2019	80 (附註a) (note a)	—	註冊資本 人民幣108,264,000.00元 實繳資本 無 Registered RMB108,264,000.00 paid up capital Nil	中國 PRC	物業管理 Property management
合肥和煜房地產開發有限公司 Hefei Heyu Real Estate Development Co., Ltd.	中國 二零一九年十二月十八日 PRC 18 December 2019	100 (附註a) (note a)	—	註冊資本 人民幣100,000,000.00元 實繳資本 無 Registered RMB100,000,000.00 paid up capital Nil	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年 2019	二零一八年 2018			
		%	%			
溫州和玲商務信息諮詢有限公司 Wenzhou Heling Business Consultancy Co., Ltd.	中國 二零一九年十月二十三日 PRC 23 October 2019	100 (附註a) (note a)	—	註冊資本 人民幣100,000.00元 實繳資本 無 Registered RMB100,000.00 paid up capital Nil	中國 PRC	企業管理 Business management
溫州和藝商務信息諮詢有限公司 Wenzhou Heyi Business Consultancy Co., Ltd.	中國 二零一九年十月十六日 PRC 16 October 2019	100 (附註a) (note a)	—	註冊資本 人民幣100,000元 實繳資本 無 Registered RMB100,000 paid up capital Nil	中國 PRC	企業管理 Business management
青島銀盛泰博觀錦岸 Qingdao Yinshengtai Boguanjinan	中國 二零一七年五月二十七日 PRC 27 May 2017	50 (附註40及b) (notes 40 & b)	—	註冊資本 人民幣200,000,000元 實繳資本 人民幣200,000,000元 Registered RMB200,000,000 paid up capital RMB200,000,000	中國 PRC	房地產開發 Property development
恒山發展 Hengshan Development	香港 二零零八年二月二十一日 HK 21 February 2008	50 (附註40及b) (notes 40 & b)	—	註冊資本 100港元 實繳資本 100港元 Registered HKD100 paid up capital HKD100	中國 PRC	房地產開發 Property development
蘇州旭吳* Suzhou Xuwu *	中國 二零一七年五月十二日 PRC 12 May 2017	50 (附註40及e) (notes 40 & e)	—	註冊資本 213,000,000美元 實繳資本 213,000,000美元 Registered USD 213,000,000 paid up capital USD 213,000,000	中國 PRC	房地產開發 Property development

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
蘇州旭隆 Suzhou Xulong	中國 二零一七年七月十日 PRC 10 July 2017	50 (附註40及b) (notes 40 & b)	—	註冊資本 人民幣545,000,000元 實繳資本 人民幣545,000,000元 Registered RMB545,000,000 paid up capital RMB541,233,843.16	中國 PRC	房地產開發 Property development
雲南金宏雅 Yunnan Jinhongya	中國 二零一八年四月二十四日 PRC 24 April 2018	51 (附註40) (note 40)	—	註冊資本 人民幣220,000,000.00元 實繳資本 人民幣220,000,000.00元 Registered RMB220,000,000.00 paid up capital RMB220,000,000.00	中國 PRC	房地產開發 Property development
重慶旭宇華錦 Chongqing Xuyuhua Jin	中國 二零一八年八月十四日 PRC 14 August 2018	33.33 (附註40及b) (notes 40 & b)	—	註冊資本 人民幣50,000,000元 實繳資本 人民幣50,000,000元 Registered RMB50,000,000 paid up capital RMB50,000,000	中國 PRC	房地產開發 Property development
湖南湘銀 Hunan Xiangyin	中國 二零一三年一月十八日 PRC 18 January 2013	70 (附註40) (note 40)	—	註冊資本 人民幣130,000,000.00元 實繳資本 人民幣130,000,000.00元 Registered RMB130,000,000.00 paid up capital RMB130,000,000.00	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
寧波世圓 Ningbo Shiyuan	中國 二零一八年九月六日 PRC 6 September 2018	34 (附註40及b) (notes 40 & b)	—	註冊資本 人民幣200,000,000.00元 實繳資本 人民幣200,000,000.00元 Registered RMB200,000,000.00 paid up capital RMB200,000,000.00	中國 PRC	企業管理 Business management
溫州新里程房地產開發有限公司 Wenzhou Xinlicheng Real Estate Development Co., Ltd.	中國 二零一九年五月二十三日 PRC 23 May 2019	34 (附註c) (note c)	—	註冊資本 人民幣20,000,000.00元 實繳資本 人民幣20,000,000.00元 Registered RMB20,000,000.00 paid up capital RMB20,000,000.00	中國 PRC	房地產開發 Property development
佛山市合盈 Foshan Heying	中國 二零一零年十一月四日 PRC 4 November 2010	100 (附註40) (note 40)	—	註冊資本 人民幣180,630,000元 實繳資本 人民幣180,630,000元 Registered RMB180,630,000 paid up capital RMB180,630,000	中國 PRC	房地產開發 Property development
天津昌勝 Tianjin Changsheng	二零一八年七月十三日 13 July 2018	50 (附註40及b) (notes 40 & b)	50	註冊資本 人民幣100,000,000元 實繳資本 人民幣100,000,000元 RMB100,000,000 paid up capital RMB100,000,000	中國 PRC	企業管理 Business management

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
天津和益房地產開發有限公司 Tianjin Heyi Real Estate Development Co., Ltd.	中國 二零一九年四月十五日 PRC 15 April 2019	50 (附註d) (note d)	—	註冊資本 人民幣100,000,000.00元 實繳資本 人民幣100,000,000.00元 Registered RMB100,000,000.00 paid up capital RMB100,000,000.00	中國 PRC	房地產開發 Property development
青島音樂之島文化產業開發 有限公司 Qingdao Music Island Cultural Industry Development Co., Ltd.	中國 二零一八年三月五日 PRC 5 March 2018	25.5 (附註40及e) (notes 40 & e)	—	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
成都昌尊房地產開發有限公司 Chengdu Changzun Business Management Co., Ltd	中國 二零一八年五月二十五日 PRC 25 May 2018	51	100	註冊資本 人民幣5,000,000元 實繳資本 人民幣5,000,000元 Registered RMB5,000,000 paid up capital RMB5,000,000	中國 PRC	房地產開發 Property development
寧波寶龍華豐置業房地產 開發發展有限公司 Ningbo Baolong Huafeng Real Estate Development Co., Ltd.	中國 二零一七年二月二十八日 PRC 28 February 2017	47 (附註b) (note b)	50	註冊資本 人民幣22,000,000元 實繳資本 人民幣20,000,000元 Registered RMB22,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development

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## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權 Equity interest attributable to the Group at 31 December		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		二零一九年	二零一八年			
		2019	2018			
		%	%			
福建旭輝企業管理房地產開發 有限公司 Fujian Xuhui Business Management Co., Ltd	中國 二零一八年二月二日 PRC 2 February 2018	38 (附註b) (note b)	100	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development
溫州昌卓商務信息諮詢企業管理 有限公司 Wenzhou Changzhuo Business Information. Advisory Co., Ltd.	中國 二零一八年一月三十一日 PRC 31 January 2018	22.40 (附註b) (note b)	100	註冊資本 人民幣1,050,000,000元 實繳資本 人民幣1,050,000,000元 Registered RMB1,050,000,000 paid up capital RMB1,050,000,000	中國 PRC	企業管理 Business management
西安旭城昌泰置業有限公司 Xi'an Xucheng Changtai Real Estate Development Co., Ltd.	中國 二零一八年一月二十四日 PRC 24 January 2018	60.99	100	註冊資本 人民幣33,450,000元 實繳資本 人民幣33,450,000元 Registered RMB33,450,000 paid up capital RMB33,450,000	中國 PRC	房地產開發 Property development
Changzhou Changruo Business Information. Advisory Co., Ltd. 常州昌若商務諮詢企業管理 有限公司	中國 二零一八年六月五日 PRC 5 June 2018	38.8 (附註b) (note b)	100	註冊資本 人民幣100,000,000元 實繳資本 人民幣61,200,000元 Registered RMB100,000,000 paid up capital RMB61,200,000	中國 PRC	企業管理 Business management

## 54. 主要附屬公司詳情(續)

## 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

直接附屬公司名稱 Name of direct subsidiary	註冊成立地點及 日期 Place and date of incorporation	本集團 於十二月三十一日 應佔股權		已發行及繳足股本 Issued and fully paid share capital	經營地點 Place of operation	主要業務 Principal activities
		Equity interest attributable to the Group at 31 December				
		二零一九年	二零一八年			
		2019	2018			
		%	%			
Beijing Shenggao Real Estate Co., Ltd 北京盛高房地產房地產開發 有限公司	中國 二零一八年一月二十九日 PRC 29 January 2018	50.61	100	註冊資本 人民幣20,000,000元 實繳資本 人民幣20,000,000元 Registered RMB20,000,000 paid up capital RMB20,000,000	中國 PRC	房地產開發 Property development
寧波鄞州壹盛 Ningbo Yinzhou Yisheng	中國 二零一七年七月七日 PRC 7 July 2017	100	50	註冊資本 人民幣200,000元 實繳資本 人民幣200,000元 Registered RMB200,000 paid up capital RMB200,000	中國 PRC	企業管理 Business management
西安盛隆城創 Xi'an Shenglong Chengchuang	中國 二零一七年十一月十日 PRC 10 November 2017	100	70	註冊資本 人民幣10,000,000元 實繳資本 人民幣10,000,000元 Registered RMB10,000,000 paid up capital RMB10,000,000	中國 PRC	房地產開發 Property development

\* 該公司為於中國建立的合作合營企業。

\* The company is a cooperative joint venture established in the PRC.



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### Notes to the Consolidated Financial Statements

#### 54. 主要附屬公司詳情(續)

附註：

- a) 該等公司為於截至二零一九年十二月三十一日止年度新成立的附屬公司。
- b) 根據該公司的組織章程大綱及細則，該公司列賬為一間附屬公司，而該公司相關活動須經該公司董事會過半數董事同意。本集團有權委任該公司董事會一半以上的董事，故本集團對該公司有主導控制權，因此其被視為本集團的附屬公司。
- c) 該公司為本集團於截至二零一九年十二月三十一日止年度新收購寧波世圓的一間附屬公司。
- d) 該公司為本集團於截至二零一九年十二月三十一日止年度新收購天津昌勝的一間附屬公司。
- e) 由於該等公司由本集團透過多層股權結構持有，本集團應佔該等公司的實際股權(就持至底層股權而言)為50%以下。

上表列出董事認為主要影響年內業績或構成本集團資產淨值絕大部分的本公司附屬公司。董事認為列出其他附屬公司詳情會令篇幅過分冗長。

除旭輝中國已發行本集團於當中並無權益的公司債券人民幣11,752,000,000元(二零一八年：人民幣11,496,000,000元)外，概無附屬公司於年末發行任何債務證券。

#### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

Notes:

- a) These companies are newly set up subsidiaries during the year ended 31 December 2019.
- b) The company is accounted for as a subsidiary as in accordance with the memorandum and articles of the company, relevant activities of the company require consent with more than half of the directors in the board of the company. The Group has the power to appoint more than half of the directors in the board of the company, thus the Group has dominant control of the company and thus it is regarded as a subsidiary of the Group.
- c) The company is a subsidiary of Ningbo Shiyuan that was newly acquired by the Group during the year ended 31 December 2019.
- d) The company is a subsidiary of Tianjin Changsheng that was newly acquired by the Group during the year ended 31 December 2019.
- e) These companies are held by the Group through more than one tier of shareholding structure which leads to effective equity interest attributable to the Group in these companies to be less than 50% while penetrating to the bottom shareholding.

The above table lists the subsidiaries of the Company which, in the opinion of the directors, principally affected the results for the year or formed a substantial portion of the net assets of the Group. To give details of other subsidiaries would, in the opinion of the directors, result in particulars of excessive length.

None of the subsidiaries had issued any debt securities at the end of the year except for CIFI PRC which has issued RMB11,752 million (2018: RMB11,496 million) of corporate bonds, in which the Group has no interest.

#### 54. 主要附屬公司詳情(續)

下表載列擁有重大非控股權益的本集團非全資附屬公司詳情：

擁有重大非控股權益的非全資附屬公司詳情：

#### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

The table below shows details of non-wholly owned subsidiaries of the Group that have material non-controlling interests:

Details of non-wholly owned subsidiaries that have material non-controlling interests:

附屬公司名稱 Name of subsidiary	註冊成立地點 Place of incorporation	主要營業地點 Principal place of business	非控股權益 於十二月三十一日 所持有擁有權權益及 投票權比例		於十二月三十一日 分配至非控股權益的利潤		於十二月三十一日 累計的非控股權益	
			Proportion of ownership interests and voting rights held by non-controlling interests at 31 December		Profit allocated to non-controlling interests at 31 December		Accumulated non-controlling interests at 31 December	
			二零一九年 2019	二零一八年 2018	二零一九年 2019	二零一八年 2018	二零一九年 2019	二零一八年 2018
			百分比 %	百分比 %	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
Coastwise	英屬處女群島 BVI	中國 PRC	50	50	92,908	(118,064)	4,369,458	4,324,641
個別擁有非控股權益的非重大附屬公司 Individually immaterial subsidiaries with non-controlling interests					2,289,366	1,612,320	28,797,253	15,633,862
					2,382,274	1,494,256	33,166,711	19,958,503

# 綜合財務報表附註

## Notes to the Consolidated Financial Statements

### 54. 主要附屬公司詳情(續)

Coastwise

### 54. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

Coastwise

		於二零一九年 十二月 三十一日 At 31 December 2019 人民幣千元 RMB'000	於二零一八年 十二月 三十一日 At 31 December 2018 人民幣千元 RMB'000
流動資產	Current assets	8,426,825	7,972,567
非流動資產	Non-current assets	8,553,937	8,142,846
流動負債	Current liabilities	4,270,302	2,466,151
非流動負債	Non-current liabilities	3,971,544	4,999,980
本公司擁有人應佔股本權益	Equity attributable to owners of the Company	4,369,458	4,324,641
Coastwise的非控股權益	Non-controlling interests of Coastwise	4,369,458	4,324,641

		截至 二零一九年 十二月 三十一日 止年度 Year ended 31 December 2019 人民幣千元 RMB'000	截至 二零一八年 十二月 三十一日 止年度 Year ended 31 December 2018 人民幣千元 RMB'000
收入	Revenue	1,262,295	507,532
年內利潤(虧損)及全面收入(開支)總額	Profit (loss) and total comprehensive income (expense) for the year	185,816	(236,128)
本集團應佔利潤(虧損)	Profit (loss) attributable to the Group	92,908	(118,064)
Coastwise非控股權益應佔利潤(虧損)	Profit (loss) attributable to the non-controlling interests of Coastwise	92,908	(118,064)
年內利潤(虧損)及全面收入(開支)總額	Profit (loss) and total comprehensive income (expense) for the year	185,816	(236,128)
已付Coastwise非控股權益的股息	Dividend paid to non-controlling interests of Coastwise	—	—
來自經營活動的現金流入(流出)淨額	Net cash inflow (outflow) from operating activities	1,270,007	(1,885,874)
來自投資活動的現金流出淨額	Net cash outflow from investing activities	(317,131)	(444,857)
來自融資活動的現金(流出)流入淨額	Net cash (outflow) inflow from financing activities	(1,096,847)	208,374
現金流出淨額	Net cash outflow	(143,971)	(2,122,357)

## 55. 重大非現金交易

年內，本集團就租賃物業／辦公設備的使用訂立為期十三個月至六年的新租賃協議。於租賃開始日期，本集團確認人民幣83,835,000元的使用權資產及人民幣83,835,000元的租賃負債。

## 56. 報告期末後事項

- (a) 於二零二零年一月，本公司發行面值總額達400,000,000美元有擔保定息優先票據（「原有二零二五年七月到期票據」）及167,000,000美元的額外票據（與原有二零二五年七月到期票據合併及構成一個單一類別，統稱「二零二五年七月到期票據」），以年利率6.0厘的定息計息（每半年期末支付利息），並將於二零二五年七月十六日悉數償還。

二零二五年七月到期票據均於聯交所上市，為本公司無抵押優先責任，由本公司若干並非根據中國法律成立的現有附屬公司擔保。該等擔保實際從屬於各擔保方的其他有抵押承擔，惟以所抵押的資產價值為限。

- (b) 自二零二零年一月以來，中國爆發新型冠狀病毒病（「COVID-19」），物業項目的銷售及工程於爆發期間暫時停止。隨著疫情逐步受到控制，大部分售樓部及工程已經恢復，而房地產開發商的整體業務營運亦穩步恢復。鑒於有關COVID-19爆發的財務影響未能合理估計，故董事仍在評估COVID-19將對本集團財務報表所造成的財務影響，而本集團將就此方面密切監察。

## 55. MAJOR NON-CASH TRANSACTIONS

During the year, the Group entered into new lease agreements for the use of leased properties/office equipment for thirteen months to six years. On the lease commencement, the Group recognised right-of-use assets of RMB83,835,000 and lease liability of RMB83,835,000.

## 56. EVENTS AFTER THE END OF THE REPORTING PERIOD

- (a) In January 2020, the Company issued guaranteed fixed rate senior notes with aggregate nominal value of USD400,000,000 (the “Original July 2025 due Notes”) and additional USD167,000,000 which consolidated and form a single class with the Original July 2025 due Notes (collectively referred to as the “July 2025 due Notes”) and carry fixed interest of 6.0% per annum (interest payable semi-annually in arrears) and will be fully repayable by 16 July 2025.

The July 2025 due Notes are listed on the Stock Exchange. They are unsecured, senior obligations of the Company and guaranteed by certain of the Company’s existing subsidiaries, other than those established under the laws of the PRC. The guarantees are effectively subordinated to the other secured obligations of each guarantor, to the extent of the value of assets serving as security.

- (b) Since January 2020, the PRC has encountered an outbreak of Novel Coronavirus (“COVID-19”), sales and construction of the property projects temporarily halted during the outbreak. With the pandemic being gradually under control, most of the sales offices and constructions have been resuming, and the overall business operation of real estate developers has recovered steadily. The directors are still assessing the financial impact that COVID-19 will have on the Group’s financial statements, given the financial impact associated with the COVID-19 outbreak could not be reasonably estimated and the Group will closely monitor in this regards.

## REGISTERED OFFICES

Registered Office	Corporate Headquarters	Place of Business in Hong Kong
P.O. Box 309 Ugland House Grand Cayman KY1-1104 Cayman Islands	CIFI Hongqiao International 5th Floor, Block 3, Lane 288 Tongxie Road Changning District Shanghai, PRC	Suites 2002–2003, 20th Floor One Pacific Place 88 Queensway Hong Kong

## TRUSTEE, PRINCIPAL PAYING AGENT, REGISTRAR AND TRANSFER AGENT

**China Construction Bank (Asia) Corporation Limited**  
(中國建設銀行(亞洲)股份有限公司)  
28/F, CCB Tower  
3 Connaught Road Central  
Central  
Hong Kong

## LEGAL ADVISORS TO THE COMPANY

<i>As to English Law</i>	<i>As to Hong Kong Law</i>	<i>As to Cayman Islands and British Virgin Islands Law</i>	<i>As to PRC Law</i>
<b>Sidley Austin LLP</b> Woolgate Exchange 25 Basinghall Street London EC2V 5HA United Kingdom	<b>Sidley Austin</b> 39/F, Two International Finance Centre 8 Finance Street Central, Hong Kong	<b>Maplesand Calder (Hong Kong) LLP</b> 26th Floor, Central Plaza, 18 Harbour Road, Wanchai, Hong Kong	<b>Commerce &amp; Finance Law Offices</b> 12–14/F, China World Office 2 No. 1 Jianguomenwai Avenue Chaoyang District Beijing, PRC

## LEGAL ADVISORS TO THE JOINT LEAD MANAGERS

<i>As to English and Hong Kong Law</i>	<i>As to PRC Law</i>
<b>Davis Polk &amp; Wardwell</b> The Hong Kong Club Building 3A Chater Road Hong Kong	<b>Jingtian &amp; Gongcheng</b> 34/F, Tower 3 China Central Place, 77 Jianguo Road Beijing, PRC

## LEGAL ADVISORS TO THE TRUSTEE

*As to English law*

**King & Wood Mallesons**  
13/F Gloucester Tower  
The Landmark  
15 Queen's Road Central  
Hong Kong

## INDEPENDENT ACCOUNTANTS

**Deloitte Touche Tohmatsu**  
35th Floor, One Pacific Place  
88 Queensway  
Hong Kong

## SINGAPORE LISTING AGENT

**Shook Lin & Bok LLP**  
1 Robinson Road  
#18-00 AIA Tower  
Singapore 048542