華潤置地有限公司
China Resources Land Limited

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 1109)

ANNOUNCEMENT OF 2014 INTERIM RESULTS

HIGHLIGHTS

- Consolidated revenue for the six months ended 30 June 2014 amounted to HK$27,688 million, increased by 75.5% as compared with HK$15,775 million for the corresponding period of 2013.
- Consolidated net profit attributable to the owners of the Company for the period amounted to HK$4,973 million, up by 13.4% compared with HK$4,384 million for the corresponding period of 2013.
- Consolidated gross profit margin for the period was 30.6%, compared with 31.4% and 28.2% for the corresponding period and full financial year of 2013, respectively.
- Net profit margin for the reporting period was 18.0%, compared with 27.8% and 20.6% for the corresponding period and full financial year of 2013, respectively.
- Net profit margin excluding IP fair value gain for the period was 13.3%, slightly higher than 12.7% and 13.2% for the corresponding period and full year of 2013 respectively.
- Earnings per share for the reporting period amounted to HK85.3 cents, increased by 13.3% as compared with HK75.3 cents for the corresponding period of 2013.
- Booked area for the reporting period amounted to 1,652,043 square metres, increased significantly by 77.1% as compared with 932,616 square metres for the corresponding period of 2013.
- Together with 6.22 million square metres acquired in 2014, total land bank was 36.53 million square metres as of 31 July 2014.
- In the first seven months of 2014, the Group has achieved total contracted sales of RMB29,821 million with a contracted GFA of 2.76 million square meters. Together with the unbooked contracted sales of RMB67,381 million achieved before the end of 2013, the Group had a total contracted sales of RMB97,202 million available for booking in 2014 and onwards, of which RMB61,076 million from development property (including development revenue in the first half of 2014) has been locked in for recognition in 2014.
- The Board declared an interim dividend of HK8.5 cents per share, increased by 16.4% when compared with HK7.3 cents per share for the corresponding period of 2013.

The board of directors (the "Board") of China Resources Land Limited (the "Company") is pleased to announce the unaudited consolidated results of the Company and its subsidiaries (the "Group") for the six months ended 30 June 2014 as follows:

Interim Consolidated Income Statement

	Notes	Six months ended 30 June 2014 HK$'000 *Unaudited*	2013 HK$'000 *Unaudited*
Revenue	3	27,688,042	15,774,532
Cost of sales		(19,226,312)	(10,813,730)
Gross profit		8,461,730	4,960,802
Gain on changes in fair value of investment properties		1,916,604	3,557,155
Gain on changes in fair value of derivative financial instruments		-	26,650
Other income		444,714	455,255
Selling and marketing expenses		(1,163,985)	(891,178)
General and administration expenses		(877,268)	(809,058)
Share of profit of investments in joint ventures and associates		51,726	76,068
Finance costs		(291,576)	(280,310)
Profit before taxation		8,541,945	7,095,384
Income tax expenses	4	(3,157,219)	(2,314,172)
Profit for the period	5	5,384,726	4,781,212
Profit for the period attributable to:			
Owners of the Company		4,972,637	4,384,398
Non-controlling interests		412,089	396,814
		5,384,726	4,781,212
Earnings per share	6		
- Basic		HK85.3 cents	HK75.3 cents
- Diluted		HK85.2 cents	HK75.2 cents

Interim Consolidated Statement of Comprehensive Income

	Six months ended 30 June	
	2014	**2013**
	HK$'000	**HK$'000**
	Unaudited	***Unaudited***
Profit for the period	5,384,726	4,781,212
Other comprehensive income		
(Items that may be reclassified subsequently to profit or loss)		
Exchange (losses)/gains arising on translation to presentation currency	(1,235,365)	1,965,202
Total comprehensive income for the period	4,149,361	6,746,414
Total comprehensive income attributable to:		
Owners of the Company	3,779,302	6,130,773
Non-controlling interests	370,059	615,641
	4,149,361	6,746,414

Interim Consolidated Statement of Financial Position

	Notes	30 June 2014 HK$'000 *Unaudited*	31 December 2013 HK$'000 *Audited*
Non-current assets			
Property, plant and equipment		6,347,987	5,881,581
Land use rights		1,991,602	1,833,901
Investment properties		66,386,839	59,611,449
Investments in joint ventures and associates		2,834,671	2,921,039
Available-for-sale investments		190,808	178,529
Prepayments for non-current assets		1,210,721	2,464,553
Deferred income taxation assets		309,018	387,150
Amounts due from non-controlling interests		497,546	-
		79,769,192	73,278,202
Current assets			
Properties for sale		162,490,767	150,010,531
Other inventories		493,247	447,627
Trade receivables, other receivables, prepayments and deposits	8	24,278,780	22,695,073
Amounts due from customers for contract works		176,907	210,461
Amounts due from fellow subsidiaries		78,728	709,600
Amounts due from an intermediate holding company		12,695	1,310,017
Amounts due from joint ventures		2,743,592	1,241,592
Amounts due from associates		1,550,446	806,142
Amounts due from non-controlling interests		202,244	146,114
Prepaid taxation		3,029,238	2,280,776
Available-for-sale investments		-	381,567
Cash and bank balances		24,508,657	28,238,904
		219,565,301	208,478,404
Current liabilities			
Trade and other payables	9	30,584,252	32,556,534
Advances received from pre-sales of properties		76,287,326	70,571,822
Amounts due to customers for contract works		159,354	141,015
Amounts due to the ultimate holding company		116	117
Amounts due to fellow subsidiaries		150,827	188,124
Amounts due to an intermediate holding company		-	167
Amounts due to joint ventures		407,822	569,458
Amounts due to non-controlling interests		3,532,570	3,135,175
Taxation payable		6,938,628	8,341,291
Bank borrowings – due within one year		23,509,554	16,256,126
		141,570,449	131,759,829
Net current assets		77,994,852	76,718,575
Total assets less current liabilities		157,764,044	149,996,777
Equity			
Share capital		583,102	583,063
Reserves		85,876,893	84,219,125
Equity attributable to owners of the Company		86,459,995	84,802,188
Non-controlling interests		9,106,000	8,784,531
		95,565,995	93,586,719
Non-current liabilities			
Bank borrowings – due after one year		34,355,084	40,889,848
Senior notes		19,555,751	7,755,279
Amounts due to a fellow subsidiary		76,209	-
Deferred income taxation liabilities		8,211,005	7,764,931
		62,198,049	56,410,058
Total equity and non-current liabilities		157,764,044	149,996,777

Notes:

1. BASIS OF PREPARATION

The condensed consolidated interim financial statements for the six months ended 30 June 2014 have been prepared in accordance with Hong Kong Accounting Standard 34 "Interim Financial Reporting". The condensed consolidated interim financial statements should be read in conjunction with the annual financial statements for the year ended 31 December 2013, which have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRS").

2. PRINCIPAL ACCOUNTING POLICIES

Except as described below, the accounting policies applied are consistent with those of the annual financial statements for the year ended 31 December 2013, as described in those annual financial statements.

(a) New standards, amendments to standards and interpretations adopted by the Group as of 1 January 2014

The following new standards, amendments to standards and interpretations are mandatory for the Group's financial year beginning 1 January 2014. The adoption of these new standards, amendments to standards and interpretations does not have significant impact to the results or financial position of the Group.

HKAS 32 (Amendment)	Financial instruments: Presentation
HKFRS 10, 12 and HKAS 27 (Amendment)	Consolidation for investment entities
HKAS 36 (Amendment)	Impairment of assets
HKAS 39 (Amendment)	Financial instruments: Recognition and Measurement – Novation of derivatives
HK(IFRIC)-Int 21	Levies

(b) Taxes on income in the interim periods are accrued using the tax rate that would be applicable to expected total annual earnings.

3. SEGMENT INFORMATION

Information reported to the executive directors of the Company, the chief operating decision makers of the Group ("CODM"), was specifically focused on the segments of sale of developed properties, property investments and management, hotel operations and construction, decoration services and others for the purpose of resource allocation and performance assessment.

Segment result represents the profit earned or loss incurred before taxation by each segment without allocation of income or expenses which are not recurring in nature or unrelated to the CODM's assessment of the Group's operating performance, e.g. other income, gain on changes in fair value of investment properties, central administration costs, share of profit of investments in joint ventures and associates and finance costs. Segment revenues and results are the measure reported to the CODM for the purposes of resource allocation and performance assessment.

3. SEGMENT INFORMATION (CONTINUED)

Segment revenues and results

The following is an analysis of the Group's revenue and results by reportable and operating segments:

For the six months ended 30 June 2014

	Sale of developed properties HK$'000	Property investments and management HK$'000	Hotel operations HK$'000	Construction, decoration services and others HK$'000	Consolidated HK$'000
Revenue					
External sales	24,054,232	2,250,961	376,126	1,006,723	27,688,042
Result					
Segment results	5,516,296	1,174,279	(39,325)	(93,273)	6,557,977
Unallocated other income					444,714
Gain on changes in fair value of investment properties					1,916,604
Unallocated expenses					(137,500)
Share of profit of investments in joint ventures and associates					51,726
Finance costs					(291,576)
Profit before taxation					8,541,945

For the six months ended 30 June 2013

	Sale of developed properties HK$'000	Property investments and management HK$'000	Hotel operations HK$'000	Construction, decoration services and others HK$'000	Consolidated HK$'000
Revenue					
External sales	12,579,475	1,854,581	299,664	1,040,812	15,774,532
Result					
Segment results	2,483,141	1,017,515	(23,438)	(31,814)	3,445,404
Unallocated other income					455,255
Gain on changes in fair value of investment properties					3,557,155
Gain on changes in fair value of derivative financial instruments					26,650
Unallocated expenses					(184,838)
Share of profit of investments in joint ventures					76,068
Finance costs					(280,310)
Profit before taxation					7,095,384

4. INCOME TAX EXPENSES

	Six months ended 30 June	
	2014	**2013**
	HK$'000	**HK$'000**
Current income tax:		
Hong Kong profits tax	-	-
PRC corporate income tax and withholding income tax	1,451,254	803,965
	1,451,254	803,965
PRC land appreciation tax ("LAT")	1,114,442	608,644
Deferred income tax	591,523	901,563
	3,157,219	2,314,172

a) **Hong Kong profits tax**

The applicable Hong Kong profits tax rate is 16.5% for the six months ended 30 June 2014 (six months ended 30 June 2013: 16.5%).

b) **PRC corporate income tax**

The Group's subsidiaries in the Chinese Mainland are subject to PRC corporate income tax at the rate of 25% for the six months ended 30 June 2014 (six months ended 30 June 2013: 25%).

c) **PRC withholding income tax**

PRC withholding income tax of 10% shall be levied on the dividends declared by the companies established in the PRC to their foreign investors out of their profits earned after 1 January 2008. A lower 5% withholding tax rate may be applied when the immediate holding companies of the PRC subsidiaries are incorporated or operated in Hong Kong and fulfil the requirements to the tax treaty arrangements between the PRC and Hong Kong.

d) **LAT**

The provision for 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 deductions.

e) **Overseas income tax**

The Company was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law, Cap 22 of Cayman Islands and accordingly, is exempted from Cayman Islands income tax. The Company's subsidiaries in the British Virgin Islands were incorporated under the International Business Companies Act of the British Virgin Islands and, accordingly, is exempted from the British Virgin Islands income tax.

5. PROFIT FOR THE PERIOD

Profit for the period has been arrived at after charging the following items:

	Six months ended 30 June	
	2014	**2013**
	HK$'000	**HK$'000**
Amortisation of land use rights	6,895	4,068
Depreciation of property, plant and equipment	212,964	188,454

6. EARNINGS PER SHARE

The calculation of the basic and diluted earnings per share attributable to owners of the Company is based on the following data:

	Six months ended 30 June	
	2014	**2013**
	HK$'000	**HK$'000**
Earnings		
Earnings for the purposes of basic and diluted earnings per share (profit for the period attributable to owners of the Company)	4,972,637	4,384,398

	Six months ended 30 June	
	2014	**2013**
Number of shares		
Weighted average number of ordinary shares for the purpose of basic earnings per share	5,830,979,674	5,825,975,525
Effect of dilutive potential ordinary shares on share options	4,698,803	7,702,810
Weighted average number of ordinary shares for the purpose of diluted earnings per share	5,835,678,477	5,833,678,335

7. DIVIDENDS

A dividend of HK36.4 cents per ordinary share that relates to the year ended 31 December 2013 amounting to HK$2,122,490,000 was recognised during the six months ended 30 June 2014 and paid in July 2014.

An interim dividend of HK8.5 cents per ordinary share (interim dividend for the six months ended 30 June 2013: HK7.3 cents per share) was declared by the Board on 19 August 2014. This interim dividend, amounting to HK$495,637,000 (interim dividend for the six months ended 30 June 2013: HK$425,446,000), has not been recognised as a liability in this condensed consolidated interim financial statements.

8. TRADE RECEIVABLES, OTHER RECEIVABLES, PREPAYMENTS AND DEPOSITS

	30 June 2014 HK$'000	31 December 2013 HK$'000
Trade receivables (Note a)	674,369	776,365
Less: allowance for doubtful debts	(132,881)	(136,756)
	541,488	639,609
Other receivables	4,783,589	2,785,104
Less: allowance for doubtful debts	(259,824)	(262,309)
	4,523,765	2,522,795
Prepayments for acquisition of land use rights	12,875,669	14,855,064
Prepayments and deposits	6,337,858	4,677,605
	24,278,780	22,695,073

Note:

(a) Proceeds receivable in respect of sale of properties are settled in accordance with the terms stipulated in the sales and purchase agreements. Generally, purchasers of properties are required to settle the balance within 30 days as specified in the sales and purchase agreements or not granted with any credit period.

Except for the proceeds receivable from sales of properties, rental income from lease of properties and proceeds from construction contracts which are payable in accordance with the terms of the relevant agreements, the Group generally allows a credit period not exceeding 45 days to its customers.

The following is an aging analysis of trade receivables (net of allowance for doubtful debts) at the end of the reporting period:

	30 June 2014 HK$'000	31 December 2013 HK$'000
Within one year	404,745	549,753
Over one year	136,743	89,856
	541,488	639,609

9. TRADE AND OTHER PAYABLES

	30 June 2014 HK$'000	31 December 2013 HK$'000
Trade payables (Note a)	21,186,314	24,560,380
Other payables (Note b)	7,275,448	7,996,154
Dividend payable	2,122,490	-
	30,584,252	32,556,534

Notes:

(a) The following is an aging analysis of trade payables at the end of the reporting period:

	30 June 2014 HK$'000	31 December 2013 HK$'000
Within one year	18,161,323	22,759,861
Over one year	3,024,991	1,800,519
	21,186,314	24,560,380

(b) Amounts include mainly receipt in advance, other taxes payable, temporary receipts and accrued salaries.

CHAIRMAN'S STATEMENT

Results Review

In the first half of 2014, the Group's revenue and profit attributable to the owners of the Company reached HK$27,688 million and HK$4,973 million, representing a year-on-year growth of 75.5% and 13.4% respectively. After stripping out revaluation gain on the Group's investment properties, core profit attributable to the owners of the Company reached HK$3,690 million, up by 83.7% year-on-year. In the first half of 2014, the Group's earnings per share increased by 13.3% year-on-year to HK85.3 cents, and net assets per share increased by 17.5% year-on-year to HK$14.83.

The Board recommended an interim dividend of HK8.5 cents per share, representing an increase of 16.4% over that of 2013.

Development Property

During the reporting period, the revenue from development property amounted to HK$24,054 million, representing a year-on-year growth of 91.2%. Gross profit margin of development property was 28.2%, slightly higher than that of the same period and full year of 2013.

Due to weak property market and limited new saleable resources, the Group achieved contracted sales of RMB25,564 million with a contracted gross floor area ("GFA") of 2.30 million square meters in the first half of 2014, down by 24.3% and 20.0% year-on-year, respectively.

Investment Property

During the reporting period, the rental income of the Group's investment properties (including hotels) increased by 21.9% year-on-year to HK$2,627 million. Total GFA of the Group's operational investment properties, including 6 MIXc malls and 3 Hi5 malls, reached 2.50 million square meters as of 30 June 2014.

Zhengzhou MIXc, Hefei Shushan Hi5, and Ningbo Yuyao Hi5 commenced operation in the first half of 2014. Well equipped with leading design and excellent tenant mix, Zhengzhou MIXc is very likely to become a landmark in the region. The two new Hi5 malls have performed well, and recorded higher-than-expected traffic flow as well as retail sales.

The Group has continuously strengthened operational management expertise in its commercial properties and successfully overcome the challenges from overall decline of luxury retail sales. Except for the newly opened Zhengzhou MIXc, all other MIXc malls achieved year-on-year growth in retail sales in the first half of 2014, which further demonstrated the leading position of the MIXc brand. Specifically, Shenzhen MIXc remained at the top of China's retail sales league table, and Nanning MIXc ranked top one in the local market.

Value-Added Services

In the first half of 2014, the Group kept focusing on the standardization and implementation of its value-added services which have been applied to 42 projects. By extending practice to five areas in the community services, namely livelihood services, green and health, leasing and sale agent services, educational and day care, as well as membership services, the Group has established a framework of "CR Life" and "LOHOO" valued-added services system. With provision of shopping space, shopping services, shopping experiences, and membership services to customers, tenants and business partners, the Group has also built a value-added services system for commercial properties.

Land Bank

Based on prudent and strategic driven principles, the Group accumulated quality land bank with strict investment discipline and higher required rate of return. As of 31 July 2014, the Group acquired 14 land parcels with a total consideration of RMB19,659 million (attributable consideration of RMB16,948 million) with total GFA of 6.22 million square meters, of which 5.50 million square meters for development properties, and 0.72 million square meters for investment properties.

As of 31 July 2014, the Group had presence in 51 cities, with a total land bank GFA of 36.53 million square meters, of which 29.93 million square meters for development properties, and 6.60 million square meters for investment properties. The Group's land bank is sufficient for 3 to 5 years' development, while the land bank portfolio also matches well with the Group's business model.

Finance Policies

The Group stuck to its prudent financial policies. As of 30 June 2014, gross interest-bearing debt ratio and net gearing ratio stood at 44.8% and 55.4% respectively, higher than those at the end of 2013 but still at a healthy level. During the period, Standard & Poors Ratings Services upgraded its rating outlook on the Company to "BBB/positive". Moody's and Fitch maintained the Company's credit ratings of "Baa1/stable" and "BBB+/stable" respectively.

Outlook

To continuously improve its product competitiveness, the Group has strengthened its value-chain management throughout the process of project investment, positioning, planning and cost control in response to challenging market environment. The Group has also adopted rational sales strategy and has implemented realistic sales and marketing measures to push inventory sell-through. As of 31 July 2014, the Group achieved contracted sales of RMB29,821 million. Together with unbooked sales of RMB67,381 million achieved before 2014, the Group has accumulated unbooked sales of RMB97,202 million for recognition in 2014 and onwards (including development property revenue in the first half of 2014). Under the backdrop of improving macro economy, gradually easing of credit policy, loosening of home purchase restrictions in more cities, the Group is confident to achieve its full-year contracted sales target, with more new saleable resources available in the second half of 2014.

The Group announced its commercial property strategy in July 2014, and set up a strategic goal to become the "Leader of China's Commercial Property Market". In the second half of the year, more commercial properties including Chongqing MIXc and Wuxi MIXc will commence operation. The progress of preleasing and opening preparation is on schedule. Leveraging on the Group's well known reputation, "MIXc" brand and quality project portfolio, the scale and rental income of the Group's commercial property are expected to grow steadily, which will further enhance the Group's influence on commercial property market. Meanwhile, with the rise of the internet economy, the Group will take its own advantages to explore ways of applying e-Commerce. With 5 to 10 years' efforts, the Group is confident to achieve its aforesaid strategic goal.

To expand the scope of its value-added services, the Group is also studying the utilization of internet technologies in residential and commercial areas.

Fulfilling social responsibility is a cornerstone for sustainable development of a company. The Group strives to continuously provide high quality products and services, actively promote green and energy-saving building, and to establish a full lifecycle EHS system in order to achieve harmony with the society.

Looking ahead, China's property market presents broad prospects, where challenges and opportunities coexist. The Group will strive to optimize its organizational capability, improve operational efficiency, increase investment return, and leverage its double-engine competence to achieve the Group's long-term strategic targets. Other than delivering economic value in a sustainable way, the Group will also create social value by being responsible to its shareholders, staff, customers, business partners, the environment and the society as a whole.

MANAGEMENT DISCUSSION AND ANALYSIS

Review of Contracted Sales in the First Half of 2014

During the first half of 2014, the Group achieved contracted sales of RMB25,564 million with contracted GFA of 2.30 million square meters, down by 24.3% and 20.0% year-on-year respectively.

Sales breakdown by regions during the first half of 2014 are set out in the table below:

Region	Contracted Sales		Contracted GFA	
	RMB'000	%	Sqm	%
Beijing	1,962,042	7.7%	143,868	6.3%
Shanghai	3,512,884	13.7%	117,637	5.1%
Shenzhen	1,602,737	6.3%	69,658	3.0%
Chengdu	4,612,124	18.0%	450,244	19.6%
Shenyang	3,205,650	12.6%	384,618	16.7%
Shandong	1,920,743	7.5%	196,932	8.6%
Jiangsu	2,987,300	11.7%	313,038	13.6%
Wuhan	4,143,745	16.2%	481,782	20.9%
Fujian	1,616,701	6.3%	141,842	6.2%
Total	**25,563,926**	**100.0%**	**2,299,619**	**100.0%**

Review of Development Property Revenue in the First Half of 2014

In the first half of 2014, the Group achieved development property revenue of HK$24,054 million with booked GFA of 1.65 million square meters, representing year-on-year growth of 91.2% and 77.1% respectively. Gross profit margin of development property reached 28.2%, slightly higher than 27.6% and 26.1% in the first half and full year of 2013 respectively.

Sales breakdown by regions in the first half of 2014 are listed below:

Region	Revenue	GFA Booked
	HK$'000	Sqm
Beijing Region	2,460,635	133,050
Shanghai Region	4,149,634	162,590
Shenzhen Region	531,602	19,591
Chengdu Region	2,512,392	201,833
Shenyang Region	4,155,055	302,110
Shandong Region	1,196,667	128,973
Jiangsu Region	4,864,707	299,811
Wuhan Region	3,930,620	386,016
Fujian Region	252,920	18,069
Total	**24,054,232**	**1,652,043**

As of 31 July 2014, the Group has locked in development property revenue of HK$77,517 million for booking in 2014 (including development property revenue in the first half of 2014), which is 19.6% higher than HK$64,818 million in the full financial year of 2013.

Review of Investment Property in the First Half of 2014

As of 30 June 2014, the book value of the investment properties of the Group amounted to HK$66,387 million, accounting for 22.2% of the Group's total assets. In compliance with accounting policies, the Group engaged an independent valuer to revalue its investment properties, including those under construction, and a revaluation gain of HK$1,283 million (net off taxation and minority interests) was booked for the period based on the appraisal report. During the first half of 2014, rental income of investment properties, including hotel operation, amounted to HK$2,627 million, representing 21.9% year-on-year growth.

The following table sets out the rental income and occupancy rates of key investment properties in the first half of 2014:

Investment Property	**Revenue (HK$'000)**			**Average Occupancy Rate (%)**		
	2014	**2013**	**%yoy**	**2014**	**2013**	**yoy**
Shenzhen MIXc	499,923	472,455	5.8%	99.8%	99.4%	0.4pt
Hangzhou MIXc	239,295	226,832	5.5%	98.3%	98.8%	-0.5pt
Shenyang MIXc	199,093	188,166	5.8%	97.3%	98.3%	-1.0pt
Chengdu MIXc	126,592	82,082	54.2%	98.5%	98.7%	-0.2pt
Nanning MIXc	224,686	174,936	28.4%	99.2%	99.0%	0.2pt
Shanghai Times Square Commercial	66,331	71,743	-7.5%	93.9%	95.3%	-1.4pt
Beijing Phoenix Plaza Commercial	38,964	34,589	12.6%	97.0%	90.2%	6.8pt
Beijing Hi5	108,950	40,788	167.1%	99.9%	92.1%	7.8pt
Zhengzhou MIXc	35,868	N/A	N/A	91.2%	N/A	N/A
Hefei Hi5	5,059	N/A	N/A	94.2%	N/A	N/A
Shenzhen CR Building	76,191	68,985	10.4%	99.2%	99.3%	-0.1pt
Shenyang CR Building	59,193	46,405	27.6%	95.6%	81.6%	14.0pt
Chengdu CR Building	33,906	18,281	85.5%	62.0%	23.6%	38.4pt
Nanning CR Building	15,821	12,156	30.1%	94.5%	41.0%	53.5pt
Beijing CR Building	112,295	102,859	9.2%	89.4%	98.2%	-8.8pt
Shanghai Times Square Office	60,487	49,061	23.3%	100.0%	86.0%	14.0pt
Beijing Phoenix Plaza Office	171,635	147,061	16.7%	97.9%	90.2%	7.7pt
Beijing Hi5 Office	12,700	9,071	40.0%	100.0%	100.0%	0.0pt
Others	163,972	109,111	50.3%	N/A	N/A	N/A
Shenzhen Grand Hyatt Hotel	236,901	228,473	3.7%	69.9%	64.9%	5.0pt
Shimei Ba Le Meridien Hotel	47,949	64,389	-25.5%	34.3%	40.0%	-5.7pt
Shenyang Grand Hyatt Hotel	91,276	6,802	1241.9%	61.9%	N/A	N/A
Total	**2,627,087**	**2,154,245**	**21.9%**	**N/A**	**N/A**	**N/A**

Details of the Group's key investment properties are listed below:

Property	City	Interest Attributable to the Group (%)	Total GFA (Sqm)	Attributable GFA (Sqm)	Usage
Shenzhen MIXc	Shenzhen	100.0%	323,748	323,748	
MIXc			159,585	159,585	Commercial
Shenzhen CR Building			40,990	40,990	Office
Grand Hyatt Hotel			67,506	67,506	Hotel
Car Park			55,667	55,667	Car Park
Hangzhou MIXc Ph.1	Hangzhou	60.0%	242,845	145,707	
MIXc			173,709	104,225	Commercial
Car Park			69,136	41,482	Car Park
Shenyang City Crossing	Shenyang	100.0%	362,945	362,945	
MIXc			173,863	173,863	Commercial
Shenyang CR Building			55,500	55,500	Office
Car Park			76,542	76,542	Car Park
Grand Hyatt Hotel			57,040	57,040	Hotel
Chengdu City Crossing	Chengdu	100.0%	312,260	312,260	
MIXc			152,098	152,098	Commercial
Chengdu CR Building			73,660	73,660	Office
Car Park			86,502	86,502	Car Park
Nanning City Crossing	Nanning	55.0%	206,092	113,351	
MIXc			136,092	74,851	Commercial
Car Park			70,000	38,500	Car Park
Zhengzhou MIXc	Zhengzhou	100.0%	120,339	120,339	
MIXc			108,139	108,139	Commercial
Car Park			12,200	12,200	Car Park
Shanghai Times Square	Shanghai	100.0%	97,139	97,139	
Commercial			51,190	51,190	Commercial
Office			36,843	36,843	Office
Car Park			9,106	9,106	Car Park
Beijing Hi5	Beijing	98.6%	198,400	195,456	
Commercial			115,900	114,180	Commercial
Office			13,000	12,807	Office
Car Park			69,500	68,469	Car Park
Beijing Phoenix Plaza	Beijing	97.2%	131,350	127,528	
Commercial			37,122	36,042	Commercial
Office			80,986	78,629	Office
Car Park			13,242	12,857	Car Park
Ningbo Yuyao Hi5	Ningbo	100.0%	68,204	68,204	Commercial
Hefei Shushan Hi5	Hefei	100.0%	48,279	48,279	
Hi5			35,158	35,158	Commercial
Car Park			13,121	13,121	Car Park

Property	City	Interest Attributable to the Group (%)	Total GFA (Sqm)	Attributable GFA (Sqm)	Usage
Beijing CR Building	Beijing	100.0%	65,222	65,222	Office
Shenzhen Huarui Building	Shenzhen	100.0%	13,789	13,789	Hotel
Shimei Bay Le Meridien Hotel	Wanning	100.0%	41,926	41,926	Hotel
Others	Beijing	15.3-97.2%	269,588	178,141	
Total GFA			**2,502,126**	**2,214,034**	
Comprising：Commercial			1,441,764	1,217,924	
Office			370,356	367,685	
Hotel			180,261	180,261	
Others			509,745	448,164	

As of 31 July 2014, the GFA of the Group's investment properties in the pipeline reached 6.60 million square meters, including 13 MIXc malls and 18 MIXc One malls (previously known as Hi5).

Commercial property continues to be the Group's focus. Commercial properties currently under construction will be completed and commence operation in the next few years, with 2016 to 2018 being the peak years. Moreover, the Group will keep on looking for high quality commercial land bank, with an aim to ensure stable growth in recurrent rental income, further strengthen operational resilience to tackle market volatility and to optimize profit sustainability.

Review of Value-Added Services in the First Half of 2014

The Group has further strengthened its unique business model with customer oriented value-added services, which have been implemented in residential development, property management and investment properties.

The Group has implemented its creative "standardized and serialized storage space solution" in 42 projects, covering 9,400 units and a total GFA of 1.01 million square meters. For property management, the Group has established value-added service systems named as "CR Life" and "LOHOO", which have been promoted in 33 projects from 12 cities across Beijing, Chengdu and Jiangsu regions. For investment properties, the Group has set up a value-added service system to better serve its customers, tenants and partners, which has been applied in Shenzhen MIXc, Nanning MIXc, Shenyang MIXc and Beijing Hi5.

Land Bank

As of 31 July 2014, the Group has acquired 14 quality land parcels with total GFA of 6.22 million square meters at a total consideration of RMB19,659 million (attributable land cost of RMB16,948 million). As of 31 July 2014, the total GFA of the Group's land bank amounted to 36.53 million square meters.

Sufficient land bank further laid down a solid foundation for the Group's sustainable growth. The Group's geographic presence has been extended to 51 cities (with addition of Liuzhou, Kunming, Guiyang, Shijiazhuang and Shantou during the report period).

Going forward, the Group will continue to acquire quality land bank by adhering to higher investment return requirement while maintaining healthy financial position. The Group will focus on its core strategic cities, and will diversify its access to land bank. Further land bank acquisitions will be funded by the Group's internal resources as well as external funding.

Liquidity, Financial Resources, Borrowings and Asset Pledge

As at 30 June 2014, the Group's total debt was HK$77,420 million, cash and bank balance amounted to HK$24,509 million, and net gearing (including minority interests) was 55.4%.

The Group continues to strengthen its financial resources management and optimize debt portfolio. As at 30 June 2014, 29.9% of the Group's interest-bearing debt was denominated in RMB and 70.1% in HK$ and US$. Approximately 30.4% of the interest-bearing debt is due within one year, and the balance is long-term interest-bearing debt. Capitalized interest in the first half of 2014 amounted to approximately HK$1,117 million. The average borrowing cost remained low at 4.14% as at the end of June 2014.

In February 2014, Moody's and Fitch maintained the Group credit ratings of "Baa1/stable" and "BBB+/stable" respectively, which are the highest among Chinese real estate companies. These ratings fully reflect capital market's positive view on the Group's business outlook and financial position. During the period, the Group successfully issued a 5-year senior note with principal amount of US$800 million and a 10-year senior note with principal amount of US$700 million bearing coupon rates of 4.375% and 6.000% respectively.

As at 30 June 2014, the Group had total loan facilities of RMB22,439 million through asset pledge with 3 to 12 years tenor. Up to 30 June 2014, total balance of asset-pledged loan was RMB11,376 million.

Foreign Exchange Risk

The Group's residential and investment properties are all located in Mainland China. The management expects RMB exchange rate to experience a narrow band volatility in the near future, which will not impose a material negative impact on the Group's financial position. However, the Group will closely monitor the fluctuations of exchange rates, and will seek to minimize foreign exchange rate risk by increasing exposure of RMB debt and/or entering into currency swap when appropriate.

Employee and Compensation Policy

As at 30 June 2014, the Group has approximately 23,134 full time employees in Mainland China and Hong Kong (including property management and agency subsidiaries). The Group remunerates its employees based on their performance, working experience and market salary levels. In addition, performance bonus is granted on a discretionary basis. Other employee benefits include provident fund, insurance and medical coverage etc.

Contingent Liabilities

Temporary guarantees are provided to banks with respect to mortgage loans procured by some purchasers of the Group's properties. Such guarantees will be released by banks upon the issuance of the real estate ownership certificate to the purchasers or the satisfaction of mortgaged loan by the purchasers of properties, whichever is earlier. In the opinion of the Board, the fair value of the financial guarantee contracts is insignificant.

OTHER INFORMATION

Corporate Governance

The Company recognises the importance of maintaining high standards of corporate governance to the long-term sustainable development of the Group, and thus set up a Corporate Governance Committee on 9 March 2012 with an aim to further improve the Group's corporate governance standard. During the six months ended 30 June 2014, the Company has complied with all the code provisions of the Corporate Governance Code set out in Appendix 14 to the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the "Listing Rules").

Model Code for Securities Transactions by Directors

The Company has adopted the Model Code set out in Appendix 10 to the Listing Rules as code of conduct regarding securities transactions by its directors. Having made specific enquiry with all directors, all directors confirmed that they have complied with the required standard set out in the Model Code during the period under review.

Strategic Incentive Award Scheme

As an incentive to retain and encourage the employees for the continual operation and development of the Group, the Board resolved to adopt the Strategic Incentive Award Scheme (the "Scheme") on 30 May 2008 (the "Adoption Date"). The Scheme was subsequently amended on 8 December 2009. Unless sooner terminated by the Board, the Scheme shall be effective from the Adoption Date and shall continue in full force and effect for a term of 10 years. According to the Scheme, shares up to 2.5% of the issued share capital of the Company as at the Adoption Date will be purchased by the Trustee from the market out of cash contributed by the Group and be held in trust for the relevant selected employees until such shares are vested with the relevant selected employees in accordance with the provisions of the Scheme.

As of 30 June 2014, the Company had through Trustee purchased 78,258,000 shares, representing 1.9393% of the issued share capital of the Company as at the Adoption Date, from the market at an aggregate consideration of HK$982,328,699.10 (including transaction costs). During the six months ended 30 June 2014, there was no share granted or vested to the relevant Directors and employees.

Purchase, Sale or Redemption of Listed Securities

Save as disclosed above under "Strategic Incentive Award Scheme" to this announcement, neither the Company nor its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the six months ended 30 June 2014.

Review by Audit Committee and Auditor

The interim results of the Group for the six months ended 30 June 2014 have been reviewed by Audit Committee of the Company which comprises four independent non-executive directors and two non-executive directors of the Company.

The unaudited condensed consolidated financial information of the Group for the six months ended 30 June 2014 had been reviewed by the Company's independent auditor, PricewaterhouseCoopers, 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.

Events after the Latest Annual Report

There were no significant events affecting the Company nor any of its subsidiaries after the latest annual report requiring disclosure in this announcement.

Interim Dividend

The Board has resolved to declare an interim dividend of HK8.5 cents per share for the six months ended 30 June 2014 (2013: HK7.3 cents) payable on 15 October 2014 to shareholders whose names appear on the Register of Members of the Company on 10 October 2014.

Closure of Register

The register of members of the Company will be closed from 6 October 2014 (Monday) to 10 October 2014 (Friday), both days inclusive. In order to be eligible for the interim dividend, all completed transfer forms accompanied by the relevant share certificates must be lodged with the share registrars of the Company, Tricor Standard Limited of Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong, not later than 4:30 pm on 3 October 2014 (Friday).

Publication of Information on the Website of the Stock Exchange

The Company's 2014 Interim Report containing the relevant information required by the Listing Rules will be published on the website of the Stock Exchange and the Company in due course.

By order of the Board
CHINA RESOURCES LAND LIMITED
WU Xiangdong
Chairman

19 August 2014, Hong Kong

As at the date of this announcement, the executive directors of the Company are Mr. Wu Xiangdong (Chairman), Mr. Tang Yong (Managing Director) and Mr. Yu Jian; the non-executive directors of the Company are, Mr. Yan Biao, Mr. Wei Bin, Mr. Du Wenmin, Mr. Ding Jiemin, Mr. Chen Ying and Mr. Wang Yan; and the independent non-executive directors of the Company are Mr. Wang Shi, Mr. Andrew Y. Yan, Mr. Ho Hin Ngai, Bosco, Mr. Wan Kam To, Peter and Mr. Ma Weihua.