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CHINA EVERGRANDE GROUP

中國恒大集團

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3333)

**ANNOUNCEMENT OF UNAUDITED INTERIM RESULTS
FOR THE SIX MONTHS ENDED 30 JUNE 2018**

FINANCIAL HIGHLIGHTS

- Revenue increased by 59.8% to RMB300.35 billion for the six months ended 30 June 2018 (the Reporting Period) as compared with the corresponding period of 2017.
- Gross profit increased by 61.8% to RMB108.86 billion for the Reporting Period as compared with the corresponding period of 2017; gross profit margin was 36.2%, an increase of 0.4 percentage points.
- Net profit increased by 129.3% to RMB53.03 billion for the Reporting Period as compared with the corresponding period of 2017; net profit margin was 17.7%, an increase of 5.4 percentage points.
- Core business profit¹ increased by 101.5% to RMB55.01 billion for the Reporting Period as compared with the corresponding period of 2017; core business profit margin was 18.3%, an increase of 3.8 percentage points.
- Profit attributable to shareholders increased by 63.6% to RMB30.81 billion for the Reporting Period as compared with the corresponding period of 2017.

¹ Core business profit represents net profit excluding fair value gains on investment properties, exchange gains or losses, fair value gains on derivative financial liabilities, fair value losses on financial assets at fair value through profit or loss, gains on disposal of financial assets at fair value through other comprehensive income, losses on disposal of available-for-sale financial assets and one-off donation.

- Contracted sales during the Reporting Period amounted to RMB304.18 billion, representing an increase of 24.6% as compared with the corresponding period of 2017; the gross floor area of contracted sales was 29.059 million square meters, representing a growth of 17.4% as compared with the corresponding period of 2017; the average price of contracted sales was RMB10,468 per square meter, representing an increase of 6.1% as compared with the corresponding period of 2017.

The board of directors (the “Board”) of China Evergrande Group (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 2018.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

| | <i>Note</i> | Six months ended 30 June | |
|--|-------------|---------------------------------|--------------------|
| | | 2018 | 2017 |
| | | (Unaudited) | (Unaudited) |
| | | RMB million | RMB million |
| Revenue | 5 | 300,348 | 187,981 |
| Cost of sales | 6 | <u>(191,489)</u> | <u>(120,677)</u> |
| Gross profit | | 108,859 | 67,304 |
| Fair value gains on investment properties | 5 | 1,347 | 6,001 |
| Other income | 7 | 4,395 | 2,520 |
| Other gains/(losses), net | 9 | 2,471 | (7,023) |
| Selling and marketing costs | | (9,334) | (7,824) |
| Administrative expenses | | (6,593) | (5,430) |
| Other operating expenses | | <u>(3,562)</u> | <u>(2,051)</u> |
| Operating profit | | 97,583 | 53,497 |
| Share of profits of investments accounted for using the equity method | 5 | 1,051 | 263 |
| Fair value losses on financial assets at fair value through profit or loss | 10 | (428) | (266) |
| Fair value gains on derivative financial liabilities | 5 | 1,203 | — |
| Finance costs, net | 8 | <u>(6,219)</u> | <u>(5,151)</u> |
| Profit before income tax | | 93,190 | 48,343 |
| Income tax expenses | 11 | <u>(40,164)</u> | <u>(25,216)</u> |
| Profit for the period | | <u>53,026</u> | <u>23,127</u> |

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (Continued)

| | Six months ended 30 June | |
|---|------------------------------------|-------------------|
| | 2018 | 2017 |
| | (Unaudited) | (Unaudited) |
| <i>Note</i> | RMB million | RMB million |
| Other comprehensive income | | |
| <i>(Item that may be reclassified to profit or loss)</i> | | |
| Changes in fair value of available-for-sale financial assets, net of tax | — | 2,435 |
| Share of other comprehensive income of investments accounted for using the equity method | 78 | 2,017 |
| Currency translation differences | 184 | (241) |
| <i>(Item that may not be reclassified to profit or loss)</i> | | |
| Changes in fair value of financial assets at fair value through other comprehensive income, net of tax | <u>(354)</u> | <u>—</u> |
| Other comprehensive (losses)/income for the period, net of tax | <u>(92)</u> | <u>4,211</u> |
| Total comprehensive income for the period | <u>52,934</u> | <u>27,338</u> |
| Profit attributable to: | | |
| Shareholders of the Company | 30,805 | 18,834 |
| Non-controlling interests | <u>22,221</u> | <u>4,293</u> |
| | <u>53,026</u> | <u>23,127</u> |
| Total comprehensive income attributable to: | | |
| Shareholders of the Company | 30,777 | 22,028 |
| Non-controlling interests | <u>22,157</u> | <u>5,310</u> |
| | <u>52,934</u> | <u>27,338</u> |
| Earnings per share for profit attributable to shareholders of the Company for the period (expressed in RMB per share) | | |
| — Basic earnings per share | <i>12</i> <u>2.338</u> | <u>1.400</u> |
| — Diluted earnings per share | <i>12</i> <u>2.202</u> | <u>1.374</u> |
| Dividends | <i>13</i> <u>14,732</u> | <u>—</u> |

CONDENSED CONSOLIDATED BALANCE SHEET

| | | 30 June | 31 December |
|--|-------------|--------------------|--------------------|
| | | 2018 | 2017 |
| | | (Unaudited) | (Audited) |
| | <i>Note</i> | RMB million | RMB million |
| ASSETS | | | |
| Non-current assets | | | |
| Property, plant and equipment | | 35,816 | 32,898 |
| Land use rights | | 8,083 | 7,935 |
| Investment properties | | 158,582 | 151,950 |
| Goodwill | | 1,595 | 1,402 |
| Intangible assets | | 275 | 253 |
| Trade and other receivables | <i>14</i> | 1,801 | 4,352 |
| Prepayments | <i>15</i> | 1,506 | 1,202 |
| Investments accounted for using the equity method | <i>5</i> | 45,336 | 30,376 |
| Financial assets at fair value through other comprehensive income | | 2,056 | — |
| Available-for-sale financial assets | | — | 4,565 |
| Deferred income tax assets | | 3,583 | 3,872 |
| | | 258,633 | 238,805 |
| Current assets | | | |
| Inventories | | — | 126 |
| Available-for-sale financial assets | | — | 1,520 |
| Properties under development | | 830,414 | 851,363 |
| Completed properties held for sale | | 127,643 | 102,158 |
| Trade and other receivables | <i>14</i> | 130,072 | 120,782 |
| Contract costs | | 1,994 | — |
| Prepayments | <i>15</i> | 151,384 | 146,923 |
| Income tax recoverable | | 9,862 | 9,203 |
| Financial assets at fair value through profit or loss | <i>10</i> | 1,942 | 3,150 |
| Restricted cash | | 101,390 | 135,714 |
| Cash and cash equivalents | | 156,554 | 152,008 |
| | | 1,511,255 | 1,522,947 |
| Total assets | | 1,769,888 | 1,761,752 |

CONDENSED CONSOLIDATED BALANCE SHEET (Continued)

| | | 30 June | 31 December |
|---|-------------|-------------------------|-------------------------|
| | | 2018 | 2017 |
| | | (Unaudited) | (Audited) |
| | <i>Note</i> | RMB million | RMB million |
| EQUITY | | | |
| Equity attributable to shareholders of the Company | | | |
| Share capital and premium | | 1,312 | 1,270 |
| Other reserves | | 58,087 | 57,292 |
| Retained earnings | | <u>86,368</u> | <u>56,210</u> |
| | | 145,767 | 114,772 |
| Non-controlling interests | | <u>178,759</u> | <u>127,436</u> |
| Total equity | | <u>324,526</u> | <u>242,208</u> |
| LIABILITIES | | | |
| Non-current liabilities | | | |
| Borrowings | | 372,678 | 376,244 |
| Derivative financial liabilities | | 5,090 | 2,840 |
| Other payables | 16 | 1,025 | 4,049 |
| Deferred income tax liabilities | | <u>47,972</u> | <u>51,556</u> |
| | | <u>426,765</u> | <u>434,689</u> |
| Current liabilities | | | |
| Borrowings | | 298,451 | 356,381 |
| Trade and other payables | 16 | 454,410 | 399,459 |
| Contract liabilities | | 176,531 | — |
| Receipt in advance from customers | | — | 267,555 |
| Current income tax liabilities | | <u>89,205</u> | <u>61,460</u> |
| | | <u>1,018,597</u> | <u>1,084,855</u> |
| Total liabilities | | <u>1,445,362</u> | <u>1,519,544</u> |
| Total equity and liabilities | | <u>1,769,888</u> | <u>1,761,752</u> |

Notes:

1. GENERAL INFORMATION

China Evergrande Group (the “Company”), was incorporated in the Cayman Islands on 26 June 2006 as an exempted company with limited liability under the Companies Law, Cap. 22 (2009 Revision as consolidated and revised from time to time) of the Cayman Islands. The Company is engaged in investment holding. The Company and its subsidiaries (the “Group”) are principally engaged in property development, property investment, property management, property construction, hotel operations, internet business, health industry business and investment business in the People’s Republic of China (the “PRC”). The address of its registered office is P.O. Box 309, Uglund House, Grand Cayman, KY1-1104, the Cayman Islands.

The Company had its listing on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) on 5 November 2009.

The interim consolidated financial information is presented in millions of Renminbi Yuan (“RMB”), unless otherwise stated. The interim consolidated financial information has been approved for issue by the Board of Directors of the Company on 28 August 2018.

This interim consolidated financial information has not been audited.

2. BASIS OF PREPARATION

This interim consolidated financial information for the six months ended 30 June 2018 has been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34, “Interim financial reporting”. The interim consolidated financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2017, which have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRS”).

3. 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 2017, as described in those annual financial statements.

(i) New standards and amendments to standards adopted by the Group as at 1 January 2018

The following amendments to standards are mandatory for the Group’s financial year beginning on 1 January 2018 for the Group:

| | |
|----------------------|---|
| HKFRS 9 | Financial Instruments |
| HKFRS 15 | Revenue from Contracts with Customers |
| HKFRS 2 (Amendment) | Classification and Measurement of Share-based Payment Transactions |
| HKFRS 4 (Amendment) | Applying HKFRS 9 Financial Instruments with HKFRS 4 Insurance Contracts |
| HKAS 28 (Amendment) | Investments in Associates and Joint Ventures |
| HKFRS 40 (Amendment) | Investments in Investment property |
| HK (IFRIC) 22 | Foreign Currency Transactions and Advance Consideration |

Save for the impact of adoption of HKFRS 9 and HKFRS 15 disclosed in note 4, the adoption of other new and amended standards does not have any significant impact on the results and financial position of the Group.

(ii) New standards and amendments to standards that have been issued but are not effective

| | |
|---|---|
| HKAS 19 (Amendments) | Employee Benefits ¹ |
| HKAS 28 (Amendments) | Long-term Interests in an Associate or Joint Venture ¹ |
| HKFRS 9 (Amendments) | Prepayment Features with Negative Compensation ¹ |
| HKFRS 16 | Leases ¹ |
| HKFRS 17 | Insurance Contracts ² |
| HKFRS 10 and HKAS 28 (Amendments) | Sale or contribution of assets between an investor and its associate or joint venture ³ |
| Annual Improvements to 2015–2017 Cycle | Improvements to HKFRS ¹ |
| HK (IFRIC) 23 | Uncertainty over Income Tax Treatments ¹ |

¹ Effective for periods beginning on or after 1 January 2019.

² Effective for periods beginning on or after 1 January 2021.

³ Effective date is to be determined by the International Accounting Standard Board.

The Group has already commenced an assessment of the impact of these new or revised standards and amendments, certain of which are relevant to the Group's operations. According to the preliminary assessment made by the Group, no significant impact on the financial performance and position of the Group is expected when they become effective except for HKFRS 16.

HKFRS 16

The Group is a lessee of certain offices and buildings, which are currently accounted for as operating leases under HKAS 17. Under HKFRS 16, lessees are required to recognise a lease liability reflecting future lease payments and a right-of-use asset for all lease contracts in the balance sheet. Lessees will also have to present interest expense on the lease liability and depreciation on the right-of-use asset in the income statement. In comparison with operating leases under HKAS 17, this will change not only the allocation of expenses but also the total amount of expenses recognised for each period of the lease term. The combination of a straight-line depreciation of the right-of-use asset and the effective interest rate method applied to the lease liability will result in a higher total charge to profit or loss in the initial years of the lease, and decreasing expenses during the latter part of the lease term. The new standard has included an optional exemption for certain short-term leases and leases of low-value assets. This exemption can only be applied by lessees. The Group is expected to apply the new standard starting from the financial year beginning on 1 January 2019.

4. CHANGES IN ACCOUNTING POLICIES

This note explains the impact of the adoption of HKFRS 9 Financial Instruments and HKFRS 15 Revenue from Contracts with Customers on the Group's financial statements and also discloses the new accounting policies that have been applied from 1 January 2018, where they are different to those applied in prior periods.

(a) Impact on the financial statements

The Group applied the modified retrospective approach to adopt HKFRS 9 and HKFRS 15 without restating comparative information. The reclassifications and the adjustments arising from the new accounting policies are therefore not reflected in the restated balance sheet as at 31 December 2017, but are recognised in the opening balance sheet on 1 January 2018.

(b) HKFRS 9 Financial Instruments — Impact of adoption

HKFRS 9 replaces the provisions of HKAS 39 that relate to the recognition, classification and measurement of financial assets and financial liabilities, derecognition of financial instruments, impairment of financial assets and hedge accounting.

The adoption of HKFRS 9 Financial Instruments from 1 January 2018 resulted in changes in accounting policies and adjustments to the amounts recognised in the financial statements. The new accounting policies are set out in note 4(c) below.

The effects of the adoption of HKFRS 9 are as follows:

Classification and measurement of financial instruments

The total impact on the Group's equity due to classification and measurement of financial instruments as at 1 January 2018 is as follows:

| At 1 January 2018 | Reserves <i>RMB million</i> | Retained earnings <i>RMB million</i> | Non-controlling interests <i>RMB million</i> | Total <i>RMB million</i> |
|---|---------------------------------------|--|--|------------------------------------|
| Opening balance — HKAS 39 | 57,292 | 56,210 | 127,436 | 240,938 |
| Increase in provision for trade and other receivables, net of tax | — | (534) | (229) | (763) |
| — Increase in provision for trade and other receivables | — | (712) | (305) | (1,017) |
| — Increase in deferred tax assets relating to impairment provisions | — | 178 | 76 | 254 |
| Reclassify from available-for-sale investments to financial assets at fair value through profit or loss | <u>82</u> | <u>(82)</u> | <u>—</u> | <u>—</u> |
| Opening balance — HKFRS 9 | <u><u>57,374</u></u> | <u><u>55,594</u></u> | <u><u>127,207</u></u> | <u><u>240,175</u></u> |

Management has assessed the business models and the contractual terms of the cash flows apply to the financial assets held by the Group at the date of initial application of HKFRS 9 (1 January 2018) and has classified its financial instruments into the appropriate HKFRS 9 categories, which are those to be measured subsequently at fair value (either through other comprehensive income or through profit or loss) and those to be measured at amortised cost. The main effects resulting from this reclassification are as follows:

| At 1 January 2018 | Available- for-sale financial assets ("AFS") <i>RMB million</i> | Financial assets at fair value through other comprehensive income ("FVOCI") <i>RMB million</i> | Financial assets at fair value through profit or loss ("FVPL") <i>RMB million</i> | Other receivables <i>RMB million</i> |
|--|--|---|--|---|
| Opening balance — HKAS 39 | 6,085 | — | — | — |
| Reclassify listed equity securities from AFS to FVOCI | (2,362) | 2,362 | — | — |
| Reclassify listed equity securities from AFS to FVPL | (279) | — | 279 | — |
| Reclassify unlisted equity securities from AFS to FVOCI | (1,278) | 1,278 | — | — |
| Reclassify unlisted investments from AFS to FVOCI | (2,146) | 2,146 | — | — |
| Reclassify unlisted investments from AFS to other receivables | (20) | — | — | 20 |
| | <u>—</u> | <u>5,786</u> | <u>279</u> | <u>20</u> |
| Opening balance — HKFRS 9 | <u>—</u> | <u>5,786</u> | <u>279</u> | <u>20</u> |

The main effects resulting from this reclassification on the Group's equity is as follows:

| At 1 January 2018 | AFS reserve <i>RMB million</i> | FVOCI reserve <i>RMB million</i> | Retained earnings <i>RMB million</i> |
|---|---|---|---|
| Opening balance — HKAS 39 | (838) | — | — |
| Reclassify listed equity securities from AFS to FVOCI | 733 | (733) | — |
| Reclassify listed equity securities from AFS to FVPL | 82 | — | (82) |
| Reclassify unlisted equity securities from AFS to FVOCI | 6 | (6) | — |
| Reclassify unlisted investments from AFS to FVOCI | 17 | (17) | — |
| | <u>—</u> | <u>(756)</u> | <u>(82)</u> |
| Opening balance — HKFRS 9 | <u>—</u> | <u>(756)</u> | <u>(82)</u> |

There is no impact on the Group's accounting for financial liabilities, as the new requirements only affect the accounting for financial liabilities that are designated at fair value through profit or loss and the Group does not have any such liabilities except for derivative financial instruments. The derecognition rules have been transferred from HKAS 39 Financial Instruments: Recognition and Measurement and have not been changed.

Impairment of financial assets

The Group has two types of financial assets at amortised cost subject to new expected credit loss model of HKFRS 9:

- Trade receivables
- Other receivables

The Group revised its impairment methodology under HKFRS 9 for each of these classes of assets.

(i) *Trade receivables*

The Group applies the simplified approach to providing for expected credit losses prescribed by HKFRS 9, which permits the use of the lifetime expected loss provision for all trade receivables and contract assets.

RMB108 million was recognised in retained earnings as at 1 January 2018 for those trade receivables whose credit risk has been assessed as other than low.

(ii) *Other receivables*

Other receivables at amortised cost include other receivables from third parties and related parties. The Group has assessed that the expected credit losses for these receivables under the 12 months expected losses method.

RMB909 million was recognised in retained earnings as at 1 January 2018 for those other receivables whose credit risk has been assessed as other than low.

(c) HKFRS 9 Financial Instruments — Accounting policies

Investments and other financial assets

Classification

From 1 January 2018, the Group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss), and
- those to be measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

The Group reclassifies debt investments when and only when its business model for managing those assets changes.

Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

Debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Group classifies its debt instruments:

- **Amortised cost:** Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in the consolidated statement of comprehensive income when the asset is derecognised or impaired. Interest income from these financial assets is included in other income using the effective interest rate method.
- **FVOCI:** Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through other comprehensive income, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit or loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to consolidated statement of comprehensive income and recognised in other gains/(losses). Interest income from these financial assets is included in other income using the effective interest rate method.
- **FVPL:** Assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss and presented as a separate line item in the consolidated statement of comprehensive income within "Fair value gain or loss on financial assets at fair value through profit or loss" in the period in which it arises. Interest income from these financial assets is included in the other income.

Equity instruments

The Group subsequently measures all equity investments at fair value. Where the Group's management has elected to present fair value gains and losses on equity investments in other comprehensive income, there is no subsequent reclassification of fair value gains and losses to profit or loss following the derecognition of the investment. Dividends from such investments continue to be recognised in profit or loss as other income when the Group's right to receive payments is established.

Changes in the fair value of financial assets at FVPL are recognised in other gains/(losses) in the statement of profit or loss as applicable. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

Impairment

From 1 January 2018, the Group assesses on a forward looking basis the expected credit losses associated with its debt instruments carried at amortised cost and FVOCI. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables, the Group applies the simplified approach permitted by HKFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(d) HKFRS 15 Revenue from Contracts with Customers — Impact of adoption

HKFRS 15 replaces the provisions of HKAS 18 “Revenue” and HKAS 11 “Construction contracts” that relate to the recognition, classification and measurement of revenue and costs.

The Group has adopted HKFRS 15 Revenue from Contracts with Customers from 1 January 2018 which resulted in changes in accounting policies. The new accounting policies are set out in note 4(e) below.

The effects of the adoption of HKFRS 15 are as follows:

Presentation of assets and liabilities related to contracts with customers

Reclassifications were made as at 1 January 2018 to be consistent with the terminology used under HKFRS 15:

- The incremental costs of obtaining a contract and the costs directly related to fulfilling a contract, such as sales commissions, are capitalised as contract costs.
- Contract liabilities for progress billing recognised in relation to property development activities were previously presented as advanced receipt in advance from customers.

Accounting for sales of properties

Under HKFRS 15, for properties that have no alternative use to the Group due to contractual reasons and when the Group has an enforceable right to payment from the customers for performance completed to date, the Group recognises revenue as the performance obligation is satisfied over time in accordance with the input method for measuring progress.

For the six months ended 30 June 2018, the Group has assessed that there is no enforceable right to payment from the customers for performance completed to date. Thus, the adoption of HKFRS 15 did not have an impact on the timing of revenue recognition for sales of properties.

Accounting for significant financing component

For contracts where the period between the payment by the customer and the transfer of the promised property or service exceeds one year, the transaction price and the amount of revenue from the sales of completed properties is adjusted for the effects of a financing component, if significant. For the six months ended 30 June 2018, the Group has assessed and considered that the financing component effect is insignificant.

Accounting for costs incurred to obtain a contract

Under HKFRS 15, costs such as stamp duty and sales commissions incurred directly attributable to obtaining a contract, if recoverable, are capitalised and recorded in contract costs.

(e) **HKFRS 15 Revenue from Contracts with Customers — accounting policies**

Sales of properties

Revenues are recognised when or as control of the asset is transferred to the customer. Depending on the terms of the contract and laws that apply to the contract, control of the asset may transfer over time or at a point in time. Control of the asset is transferred over time if the Group's performance:

- Provides all the benefits received and consumed simultaneously by the customer; or
- Creates and enhances an asset that the customer controls as the Group performs; or
- 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.

If control of the asset transfers over time, revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation. Otherwise, revenue is recognised at a point in time when the customer obtains control of the asset.

The progress towards complete satisfaction of the performance obligation is measured based on the Group's efforts or inputs to the satisfaction of the performance obligation, by reference to the contract costs incurred up to the end of reporting period as a percentage of total estimated costs for each contract.

For property development and sales contracts for which the control of the property is transferred at a point in time, revenue is recognised when the customer obtains physical possession or legal title of the completed property and the Group has present right to payment and the collection of the consideration is probable.

In determining the transaction price, the Group adjusts the promised amount of consideration for the effect of a financing component if it is significant.

5. SEGMENT INFORMATION

The chief operating decision-maker ("CODM") of the Group has been identified as the executive directors of the Company who are responsible for reviewing the Group's internal reporting in order to assess performance and allocate resources. Management has determined the operating segments based on these reports. The Group is organised into four business segments: property development, property investment, property management and other businesses. Other businesses mainly include property construction, hotel operations, internet business, health industry business and investment business. As the CODM of the Group considers most of the revenue and results of the Group are attributable to the market in the PRC, and only an immaterial part (less than 10%) of the Group's assets are located outside the PRC, no geographical segment information is presented.

The directors of the Company assess the performance of the operating segments based on a measure of segment results. Fair value loss on FVPL, dividend income of FVOCI, gain on disposal of FVOCI, loss on disposal of AFS and finance cost and income are not included in the result for each operating segment.

Transactions between segments are carried out at agreed terms amongst relevant parties. The revenue from external parties reported to the management is measured in a manner consistent with that in the condensed consolidated statement of comprehensive income.

The segment results and other segment items included in the condensed consolidated statement of comprehensive income for the six months ended 30 June 2018 are as follows:

| | Property development | Property investment | Property management services | Other businesses | Group | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------------------------|--------------------------------|---|-----------------------------|----------------------|---------------------------------------|--|--|--|--|--|---------------------------------|---------|---|---|-------|---------|------------------------|---|---|-------|-------|-------|---|---|-----|---|---|-----|
| | <i>RMB million</i> | <i>RMB million</i> | <i>RMB million</i> | <i>RMB million</i> | <i>RMB million</i> | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross segment revenue | 294,760 | 603 | 2,514 | 15,466 | 313,343 | | | | | | | | | | | | | | | | | | | | | | | | |
| Inter-segment revenue | — | (138) | (644) | (12,213) | (12,995) | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue | <u>294,760</u> | <u>465</u> | <u>1,870</u> | <u>3,253</u> | <u>300,348</u> | | | | | | | | | | | | | | | | | | | | | | | | |
| <table> <tbody> <tr> <td>Revenue from contracts with customers</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>— Recognised at a point in time</td> <td style="text-align: right;">294,760</td> <td style="text-align: right;">—</td> <td style="text-align: right;">—</td> <td style="text-align: right;">1,907</td> <td style="text-align: right;">296,667</td> </tr> <tr> <td>— Recognised over time</td> <td style="text-align: right;">—</td> <td style="text-align: right;">—</td> <td style="text-align: right;">1,870</td> <td style="text-align: right;">1,346</td> <td style="text-align: right;">3,216</td> </tr> <tr> <td>Revenue from other sources: rental income</td> <td style="text-align: right;">—</td> <td style="text-align: right;">465</td> <td style="text-align: right;">—</td> <td style="text-align: right;">—</td> <td style="text-align: right;">465</td> </tr> </tbody> </table> | | | | | | Revenue from contracts with customers | | | | | | — Recognised at a point in time | 294,760 | — | — | 1,907 | 296,667 | — Recognised over time | — | — | 1,870 | 1,346 | 3,216 | Revenue from other sources: rental income | — | 465 | — | — | 465 |
| Revenue from contracts with customers | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| — Recognised at a point in time | 294,760 | — | — | 1,907 | 296,667 | | | | | | | | | | | | | | | | | | | | | | | | |
| — Recognised over time | — | — | 1,870 | 1,346 | 3,216 | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue from other sources: rental income | — | 465 | — | — | 465 | | | | | | | | | | | | | | | | | | | | | | | | |
| Share of post-tax profits of associates | 77 | — | — | 554 | 631 | | | | | | | | | | | | | | | | | | | | | | | | |
| Share of post-tax (losses)/profits of joint ventures | (204) | — | — | 624 | 420 | | | | | | | | | | | | | | | | | | | | | | | | |
| Segment results | 94,822 | 1,699 | 372 | 1,722 | 98,615 | | | | | | | | | | | | | | | | | | | | | | | | |
| Loss on FVPL | | | | | (428) | | | | | | | | | | | | | | | | | | | | | | | | |
| Gain on derivative financial liabilities | | | | | 1,203 | | | | | | | | | | | | | | | | | | | | | | | | |
| Gain on disposal of FVOCI | | | | | 19 | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance costs, net | | | | | <u>(6,219)</u> | | | | | | | | | | | | | | | | | | | | | | | | |
| Profit before income tax | | | | | 93,190 | | | | | | | | | | | | | | | | | | | | | | | | |
| Income tax expenses | | | | | <u>(40,164)</u> | | | | | | | | | | | | | | | | | | | | | | | | |
| Profit for the period | | | | | <u><u>53,026</u></u> | | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciation and amortisation | 557 | — | 7 | 683 | 1,247 | | | | | | | | | | | | | | | | | | | | | | | | |
| Fair value gains on investment properties | <u>—</u> | <u>1,347</u> | <u>—</u> | <u>—</u> | <u>1,347</u> | | | | | | | | | | | | | | | | | | | | | | | | |

The segment results and other segment items included in the condensed consolidated statement of comprehensive income for the six months ended 30 June 2017 are as follows:

| | Property development <i>RMB million</i> | Property investment <i>RMB million</i> | Property management services <i>RMB million</i> | Other businesses <i>RMB million</i> | Group <i>RMB million</i> |
|--|---|--|--|---|-----------------------------|
| Gross segment revenue | 183,364 | 407 | 1,761 | 12,036 | 197,568 |
| Inter-segment revenue | — | (79) | (460) | (9,048) | (9,587) |
| Revenue | <u>183,364</u> | <u>328</u> | <u>1,301</u> | <u>2,988</u> | <u>187,981</u> |
| Share of post-tax profit of associates | — | — | — | 539 | 539 |
| Share of post-tax loss of joint ventures | (11) | — | — | (265) | (276) |
| Segment results | 54,476 | 6,371 | 131 | (126) | 60,852 |
| Loss on financial assets at fair value through profit or loss | | | | | (266) |
| Dividend income of available-for-sale financial assets | | | | | 32 |
| Loss on disposal of available-for-sale financial assets | | | | | (7,124) |
| Finance costs, net | | | | | <u>(5,151)</u> |
| Profit before income tax | | | | | 48,343 |
| Income tax expenses | | | | | <u>(25,216)</u> |
| Profit for the period | | | | | <u>23,127</u> |
| Depreciation and amortisation | 553 | — | 5 | 437 | 995 |
| Fair value gains on investment properties | — | 6,001 | — | — | <u>6,001</u> |

Segment assets as at 30 June 2018 are as follows:

| | Property development RMB million | Property investment RMB million | Property management services RMB million | Other businesses RMB million | Group RMB million |
|----------------------------|---|--|---|---|------------------------------|
| Segment assets | 1,505,940 | 158,582 | 2,514 | 85,409 | 1,752,445 |
| Unallocated assets | | | | | <u>17,443</u> |
| Total assets | | | | | <u><u>1,769,888</u></u> |
| Segment assets include: | | | | | |
| Interest in associates | 2,018 | — | — | 12,982 | 15,000 |
| Interest in joint ventures | 11,365 | — | — | 18,971 | 30,336 |

Segment assets as at 31 December 2017 are as follows:

| | Property development RMB million | Property investment RMB million | Property management services RMB million | Other businesses RMB million | Group RMB million |
|----------------------------|---|--|---|---|------------------------------|
| Segment assets | 1,492,472 | 151,950 | 2,816 | 92,204 | 1,739,442 |
| Unallocated assets | | | | | <u>22,310</u> |
| Total assets | | | | | <u><u>1,761,752</u></u> |
| Segment assets include: | | | | | |
| Interest in associates | 1,943 | — | — | 11,429 | 13,372 |
| Interest in joint ventures | 874 | — | — | 16,130 | 17,004 |

There are no differences from the latest annual financial statements in the basis of segmentation or in the basis of measurement of segment profit or loss.

Segment assets consist primarily of property, plant and equipment, investment properties, land use rights, intangible assets, goodwill, investments accounted for using equity method, properties under development, completed properties held for sale, trade and other receivables, contract costs, prepayments and cash balances. They exclude deferred income tax assets, income tax recoverable, FVOCI, AFS and FVPL.

6. EXPENSES BY NATURE

Major expenses included in cost of sales, selling and marketing costs, administrative expenses and other operating expenses are analysed as follows:

| | Six months ended 30 June | |
|--|--------------------------|--------------------|
| | 2018 | 2017 |
| | <i>RMB million</i> | <i>RMB million</i> |
| Cost of properties sold | 186,470 | 114,795 |
| Employee benefit expenses | 7,675 | 4,957 |
| Employee benefit expenditure — including directors' emoluments | 11,430 | 7,410 |
| Less: capitalised in properties under development, investment properties under construction and construction in progress | (3,755) | (2,453) |
| Tax and other levies | 1,737 | 2,435 |
| Advertising and promotion expenses | 3,659 | 4,864 |
| Sales commissions | 2,127 | 726 |
| Depreciation of property, plant and equipment | 1,102 | 910 |
| Amortisation of land use rights and intangible assets | 145 | 85 |
| Operating lease expenses | 303 | 263 |
| Donations | 2,926 | 1,434 |

7. OTHER INCOME

| | Six months ended 30 June | |
|--|--------------------------|--------------------|
| | 2018 | 2017 |
| | <i>RMB million</i> | <i>RMB million</i> |
| Interest income | 2,732 | 2,022 |
| Forfeited customer deposits | 521 | 225 |
| Management and consulting service income from joint ventures | 900 | — |
| Others | 242 | 273 |
| | 4,395 | 2,520 |

8. FINANCE COST, NET

| | Six months ended 30 June | |
|-----------------------------------|--------------------------|--------------------|
| | 2018 | 2017 |
| | <i>RMB million</i> | <i>RMB million</i> |
| Finance costs | | |
| Interest expenses from borrowings | 29,177 | 25,399 |
| Less: interest capitalised | (24,892) | (21,031) |
| | 4,285 | 4,368 |
| Exchange losses/(gains) | 1,710 | (4) |
| Other finance costs | 224 | 787 |
| | 6,219 | 5,151 |

9. OTHER GAINS/(LOSSES) — NET

| | Six months ended 30 June | |
|---------------------------------------|--------------------------|----------------|
| | 2018 | 2017 |
| | RMB million | RMB million |
| Net gains on disposal of subsidiaries | 2,067 | — |
| Gains on disposal of associates | — | 101 |
| Gains on disposal of FVOCI, net | 19 | — |
| Losses on disposal of AFS, net | — | (7,124) |
| Net foreign exchange gains | 385 | — |
| | <u>2,471</u> | <u>(7,023)</u> |

10. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

| | Six months ended 30 June | |
|-----------------------------------|--------------------------|--------------|
| | 2018 | 2017 |
| | RMB million | RMB million |
| Balance as at 1 January | 3,150 | 3,603 |
| Reclassified from AFS (note 4(b)) | 279 | — |
| Additions | 14 | — |
| Fair value losses | (428) | (266) |
| Disposals | (1,073) | (26) |
| | <u>1,942</u> | <u>3,311</u> |

As at 30 June 2018 and 2017, FVPL represented the Group's equity investments in certain companies listed on the Shanghai Stock Exchange, the Shenzhen Stock Exchange and the Stock Exchange, which are quoted in an active market.

Changes in fair values of these investments are recorded in "Fair value losses on financial assets at fair value through profit or loss" in the consolidated statement of comprehensive income.

11. INCOME TAX EXPENSES

| | Six months ended 30 June | |
|-----------------------------|--------------------------|---------------|
| | 2018 | 2017 |
| | RMB million | RMB million |
| Current income tax | | |
| — Hong Kong profits tax | 10 | 16 |
| — PRC corporate income tax | 23,141 | 13,876 |
| — PRC land appreciation tax | 19,277 | 10,967 |
| Deferred income tax | | |
| — PRC corporate income tax | (949) | 567 |
| — PRC land appreciation tax | (1,315) | (210) |
| | <u>40,164</u> | <u>25,216</u> |

Overseas income tax

The Company was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law, Cap. 22 (2009 Revision as consolidated and revised from time to time) of the Cayman Islands and accordingly, is exempted from Cayman Islands income tax. The group companies in the British Virgin Islands were incorporated under the International Business Companies Act of the British Virgin Islands and accordingly, are exempted from British Virgin Islands income tax.

Hong Kong profits tax

Hong Kong profits tax has been provided at the rate of 16.5% on the estimated assessable profit for the current period in respect of operations in Hong Kong.

PRC corporate income tax

The income tax provision of the Group in respect of operations in Mainland China has been calculated at the applicable tax rate of 25% (six months ended 30 June 2017: 25%) on the estimated assessable profits for the period, based on the existing legislation, interpretations and practices in respect thereof.

PRC withholding income tax

According to the new Corporate Income Tax Law of the PRC, starting from 1 January 2008, a withholding tax of 10% will be levied on the immediate holding companies outside the PRC when their PRC subsidiaries declare dividend out of 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 established in Hong Kong according to the tax treaty arrangements between the PRC and Hong Kong.

PRC land appreciation tax

PRC land appreciation tax is levied 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 land use rights and property development expenditures.

12. EARNINGS PER SHARE

Basic earnings per share are calculated by dividing the profits attributable to shareholders of the Company by the weighted average number of ordinary shares in issue during the period.

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares. The Company's dilutive potential ordinary shares consist of share options and convertible bonds.

13. DIVIDENDS

The Board of Directors of the Company resolved not to declare any dividend in respect of the six months ended 30 June 2018 (six months ended 30 June 2017: nil).

A final dividend in respect of the years ended 31 December 2017 and 2016 of RMB1.13 per share totaling RMB14,732 million was declared by the Board of Directors on 20 August 2018. The dividend has not been recognised as a liability in this interim financial information.

14. TRADE AND OTHER RECEIVABLES

(a) Trade receivables

| | 30 June 2018 | 31 December 2017 |
|--|-------------------------|---------------------|
| | <i>RMB million</i> | <i>RMB million</i> |
| Trade receivables | 39,385 | 27,437 |
| Less: allowance provision for impairment | <u>(178)</u> | <u>(31)</u> |
| Trade receivables — net | 39,207 | 27,406 |
| Less: non-current portion | <u>(1,801)</u> | <u>(4,352)</u> |
| Current portion | <u>37,406</u> | <u>23,054</u> |

During the six months ended 30 June 2018, loss of provision of RMB39 million (2017: RMB23 million) was made against the gross amount of trade receivables.

Trade receivables mainly arose from sales of properties. Proceeds in respect of sales of properties are to be received in accordance with the terms of the related sales and purchase agreements.

The aging analysis of trade receivables at respective balance sheet dates is as follows:

| | 30 June 2018 | 31 December 2017 |
|-----------------------------------|-------------------------|---------------------|
| | <i>RMB million</i> | <i>RMB million</i> |
| Within 90 days | 23,062 | 6,639 |
| Over 90 days and within 180 days | 3,692 | 4,039 |
| Over 180 days and within 365 days | 2,318 | 4,477 |
| Over 365 days | <u>10,313</u> | <u>12,390</u> |
| | <u>39,385</u> | <u>27,545</u> |

The aging analysis of pass due trade receivables is as follows:

| | 30 June 2018 | 31 December 2017 |
|-----------------------------------|-------------------------|---------------------|
| | <i>RMB million</i> | <i>RMB million</i> |
| Within 90 days | 281 | 198 |
| Over 90 days and within 180 days | 144 | 146 |
| Over 180 days and within 365 days | 188 | 419 |
| Over 365 days | <u>667</u> | <u>360</u> |
| | <u>1,280</u> | <u>1,123</u> |

The maximum exposure to credit risk at each balance sheet date is the carrying value of each class of receivables mentioned above. The Group has retained the legal titles of the properties sold to these customers before the trade receivables are settled.

(b) Other receivables

| | 30 June 2018 | 31 December 2017 |
|--|-------------------------|---------------------|
| | <i>RMB million</i> | <i>RMB million</i> |
| Other receivables | 94,198 | 98,255 |
| Less: allowance provision for impairment | <u>(1,532)</u> | <u>(527)</u> |
| Other receivables — net | <u>92,666</u> | <u>97,728</u> |

The amounts of other receivables mainly represented the receivables from joint ventures, non-controlling interests, deposits for acquisition of land use right, construction projects and borrowings, and loans to certain third parties which were facilitated through the internet finance platform.

During the six months ended 30 June 2018, loss of provision of RMB96 million (2017: RMB47 million) was made against the gross amount of other receivables.

The carrying amounts of the Group's other receivables are denominated in RMB.

The maximum exposure to credit risk at each balance sheet date is the carrying value of each class of receivables mentioned above.

As at 30 June 2018 and 31 December 2017, the fair value of trade and other receivables approximated their carrying amounts.

15. PREPAYMENTS

| | 30 June 2018 | 31 December 2017 |
|---|-------------------------|---------------------|
| | <i>RMB million</i> | <i>RMB million</i> |
| Prepaid value added taxes and other taxes | 10,181 | 10,906 |
| Prepayments and advances to third parties | 142,709 | 137,219 |
| — for acquisition of land use rights | 109,217 | 104,674 |
| — for acquisition of subsidiaries | 29,848 | 27,065 |
| — others | 3,644 | 5,480 |
| | <u>152,890</u> | <u>148,125</u> |
| Less: non-current portion | | |
| — prepayment for acquisition of property, plant and equipment | <u>(1,506)</u> | <u>(1,202)</u> |
| | <u>151,384</u> | <u>146,923</u> |

16. TRADE AND OTHER PAYABLES

| | 30 June 2018 | 31 December 2017 |
|---|-------------------------|---------------------|
| | <i>RMB million</i> | <i>RMB million</i> |
| Trade payables- third parties | 316,648 | 257,459 |
| Other payables | 117,200 | 131,994 |
| Payroll payable | 1,756 | 2,212 |
| Accrued expenses | 5,211 | 3,603 |
| Other taxes payable | 14,620 | 8,240 |
| | <u>455,435</u> | <u>403,508</u> |
| Less: non-current portion of other payables | <u>(1,025)</u> | <u>(4,049)</u> |
| Current portion | <u>454,410</u> | <u>399,459</u> |

The aging analysis of trade payables is as follows:

| | 30 June 2018 | 31 December 2017 |
|-----------------|-------------------------|---------------------|
| | <i>RMB million</i> | <i>RMB million</i> |
| Within one year | 278,650 | 226,564 |
| Over one year | 37,998 | 30,895 |
| | <u>316,648</u> | <u>257,459</u> |

BUSINESS REVIEW

The Chinese economy maintained its momentum of steady and sound development in the first half of 2018, and supply-side reforms such as leverage stabilization were solidly advanced. Faced with the Sino-US trade dispute and the domestic financial environment of leverage stabilization, the GDP growth rate for the first half of 2018 still reached 6.8%, which was equal to that of the whole year of 2017. With the gradual shift to new economic growth drivers, the favorable conditions which supported the national economy to move toward high-quality development accumulated and the real estate market continued to operate steadily.

In the first half of 2018, the overall environment of the national real estate market continued to tighten, with regulatory policies curbing irrational demands, long-term mechanism being firmly promoted, and housing system reform making new progress. In respect of market performance, transaction volume of new houses in key cities continued to shrink. First-tier cities experienced fluctuations at a high volume level and third-tier and fourth-tier cities saw declines in volume, however overall transaction value remained at record levels. In the first half of the year, contracted sales of commodity housing was RMB7.7 trillion with a year-on-year increase of 3.3%, and contracted sales of commercial residential housing was RMB6.7 trillion with a year-on-year increase of 3.2%. Inventory levels and inventory period of residential properties continued to decline. The area available for sale at the end of the period was 550 million square meters with a year-on-year decrease of 14.7%. The area of commercial residential housing available for sale was 270 million square meters, which was 38.8% lower compared to the high level as at the end of 2015. Meanwhile market share of the top 100 real estate enterprises was 69.3%, which increased by 12.5 percentage points compared to last year¹.

Faced with an extremely complex environment both at home and abroad as well as industry competition, the Board put forward the strategic concept of “New Evergrande, New Strategy, New Blueprint” at the beginning of this year. The Group steadfastly transformed its development model from “large scale” to “scale + profitability”; and shifted its operating model from “three-high, one-low”, namely high debt, high leverage, high turnover and low cost, to “three-low, one-high”, namely low debt, low leverage, low cost and high turnover, achieving remarkable results. In the first half of the year, the Group’s operating scale grew moderately, while profits increased significantly and total debt levels and gearing ratio continued to decline. The Group was ranked 230th in the Fortune Global 500 in 2018, improving 108 positions from last year.

Emphasis on growth efficiency and quality and moderate replenishment of high quality land reserves

During the Reporting Period, the Group adhered to the development model of “scale + profitability” and leverage reduction, and acquired new land reserves in a more prudent and pragmatic manner. In the first half of 2018, the Group acquired 68 new pieces of land and further acquired land surrounding 19 existing projects. New land reserves acquired are evenly distributed among first-tier, second-tier and third-tier cities, such as Chengdu, Hangzhou, Xi’an, Chongqing, Wuxi, Foshan and Yantai. The newly acquired land reserves had a total GFA of 30.86 million square meters at an average cost of RMB1,446 per square meter.

¹ Sources: CRIC China Real Estate Decision-making Consultation System

As at 30 June 2018, the Group's total land reserves comprised of 822 projects located in 228 cities across China, covering all first-tier cities, municipalities and provincial capitals (except Taipei and Lhasa), as well as a majority of economically developed prefecture-level cities with high growth potential. Such land reserves had a total planned GFA of 305 million square meters with an original value of RMB513.0 billion. The original value of land reserves in first-tier and second-tier cities amounted to RMB346.4 billion, representing approximately 68% of the total value with an average land cost of RMB2,092 per square meter. The original value of land reserves in third-tier cities amounted to RMB 166.6 billion, representing approximately 32% of the total value with an average cost of RMB1,196 per square meter.

Among the abovementioned original value for the land reserves, RMB107.8 billion remained outstanding, of which RMB39.8 billion, RMB32.2 billion and RMB35.8 billion were due and payable in the second half of 2018, in 2019, and in 2020 and beyond respectively.

Contracted sales increased in terms of both price and volume, hitting record highs for the Group

During the Reporting Period, the Group achieved accumulated contracted sales of RMB304.18 billion, a year-on-year increase of 24.6%, and completed 55.3% of its annual sales target of RMB550 billion. The contracted sales GFA was 29.059 million square meters, a year-on-year increase of 17.4 %; and the average selling price of contracted sales was RMB10,468 per square meter, a year-on-year increase of 6.1%. In the first half of 2018, the Group launched 79 new projects for sale in cities including Shenzhen, Chongqing, Chengdu, Hefei, Tianjin, Changsha, Kunming, Guiyang, Shijiazhuang, Shenyang, Foshan, Wuxi and Dongguan; and had a total of 735 projects for sale located in 216 cities. The strong contracted sales performance was mainly attributable to the significant increase in the added value of products under the development model of “scale + profitability”, the large number of projects available for sale, as well as close alignment with a pragmatic sales strategy and marketing execution. The steady increase in the average selling price also laid a solid foundation for the Group to maintain a stable profit margin.

Significant reduction in total debt levels and gearing ratio, and optimization of debt structure through comprehensive measures

The Group fully implemented the operating model of “three-low, one-high” and achieved a significant reduction in total debt levels and gearing ratio primarily through controlling new land reserves purchase, controlling costs, increasing equity, expanding profitability and using its own funds to pay off some high interest loans earlier.

As at the end of the Reporting Period, the Group's net assets increased to RMB324.5 billion, representing an increase of 34.0% as compared to the end of 2017; the net gearing ratio decreased to 127.3%, which was 56.4 percentage points lower as compared to the end of 2017; and total debt levels decreased by RMB61.5 billion or 8.4% from the end of 2017. The above achievements enabled the Group to fulfill its stage by stage goal of reducing the gearing ratio proposed in mid-2017 and its solemn commitment to capital markets.

Smooth progress in business diversification with outstanding performance

Evergrande Tourism Group, with Evergrande Fairyland as its flagship product, integrates the essence of Chinese culture and world civilization using top entertainment equipment and technology, and develops large-scale cultural tourism complexes. At present, Evergrande Tourism Group has a total of 13 cultural tourism projects situated in Ocean Flower Island, Qidong, Changsha, Guiyang, Kaifeng, Zhenjiang, Suzhou, Cangzhou, Yantai, Ezhou, Wuhan, Meishan and Xi'an. The total area of the land reserves for tourism projects was 47.14 million square meters, with a total area under construction of 12.85 million square meters. In the first half of 2018, the Group achieved contracted sales of RMB19.55 billion.

Evergrande Health Industry Group Limited (“Evergrande Health”), a subsidiary of the Group, focuses on two major business segments, namely the health management segment and the new energy vehicle segment. It proactively implements the national strategy of “Healthy China” by creating the brand new concept of “Evergrande Elderly Care Valley” and offering all-aspect and all-age healthcare services. Evergrande Health through its associate also focuses on establishing an environment-friendly, internet-based smart transportation ecosystem, with an objective of bringing the world’s cutting edge new energy automotive technology to take root in the PRC, and contributing to the transformation of the PRC from a large automotive nation into a strong automotive nation.

Evergrande Elderly Care Valley promotes the innovative idea of integrating disease prevention, treatment, health management and medical insurance services. It has established a membership platform and integrated world’s top resources in senior care, health management, medical and commercial insurance. Through providing “five major innovations”, “four major services” and 852 facilities and equipments, Evergrande Elderly Care Valley offers members 867 all-aspect and all-age healthcare services. At present, Evergrande Elderly Care Valley has taken root in nine locations including Sanya, Ocean Flower Island, Xi'an, Zhengzhou, Zhenjiang, Xiangtan, Yuntaishan, Nanjing and Chongqing.

Evergrande International Hospitals provide medical and healthcare management services for Evergrande Elderly Care Valley using international standards and cutting-edge technologies. Bo'ao Evergrande International Hospital, the first implemented project, positions itself as a full service US standard oncology hospital. It is the only overseas affiliated hospital of Brigham and Women's Hospital (“BWH”) a major teaching hospital of Harvard Medical School. Bo'ao Evergrande International Hospital was officially opened in February 2018, with gross floor area of 110,000 square meters for phase I and equipped with 223 medical beds and 424 healthcare beds.

Based on the 2018 business plan of Evergrande Health, Evergrande Health targets to achieve membership spending amount to RMB5.0 billion.

In June 2018, Evergrande Health acquired the entire issued share capital of Season Smart Limited, the sole asset of which is 45% equity interest (on a fully diluted basis) in Smart King Ltd. which in turn owns the business of Smart Technology Holdings Ltd. (“Faraday Future”). Given that Smart King Ltd. will be treated as an associate of the Group under Hong Kong Financial Reporting Standards, the Group will use equity accounting method to account for Smart King Ltd.. In August 2018, Evergrande FF Intelligent Automotive (China) Group was officially established with registered capital of US\$2.0

billion. It becomes the operating headquarters of Faraday Future in the PRC, and will be responsible for the technology research and development as well as all of the production, operation and management of Faraday Future in the PRC.

Faraday Future has over 1,000 leading technology professionals and has been granted more than 380 patents in the United States and the PRC. Its first high-end vehicle, the FF91, has a designed 0-96 kph acceleration of 2.39 seconds, a maximum cruising range of 700 kilometers and has numerous smart sensors and smart retractable 3D light detection and ranging radar enabling advanced technological features such as autonomous parking, facial recognition technology and seamless entry system.

In the coming decade, Faraday Future plans to establish five major research and development production bases in Eastern China, Western China, Southern China, Northern China and Central China. Its goal is to reach the planned annual production capacity of 5 million vehicles after ten years, and launch different series and types of vehicles, including the FF91 Series and FF81 Series, in global markets.

Diversification into the high-tech industry is a major strategic decision for Evergrande to establish its long-term growth. Through cooperation with domestic and international leading institutions, the Group aims to develop world's cutting-edge technology and implement scientific research results application, thus building this business into a leading industry with a huge market. With an investment target of RMB100 billion in the coming ten years, the Group will explore investments in key areas such as life sciences, aerospace, integrated circuits, quantum technology, new energy, artificial intelligence, robotics and modern technology agriculture in cooperation with Chinese Academy of Sciences (CAS). It will establish "three major bases" with leading technology, namely the Scientific Research Base, the Scientific Research Incubation Base and the Scientific Research Result Commercialization Base.

At present, Evergrande and CAS have reached agreements for the first six cooperative projects, with total investment of RMB1.647 billion. These investments are made in fields including "CAS-Evergrande" supercomputer, artificial intelligence, graphene, unmanned aerial vehicle, surgery robot and "comprehensive healthcare cloud project", with total valuation of approximately RMB4.6 billion.

BUSINESS OUTLOOK

Looking forward, the Board believes that the current complicated world political and economic landscape, and increasing "anti-globalization" and trade protectionism will heighten global economic risks and uncertainties. China will usher in its 40th anniversary of economic reform and opening up in the second half of the year and supply-side reform has and will continue to be the mainstream. Comprehensive deepening of the reform will form the cornerstone of China's new economic resilience. Further opening up will ensure that the economy strengthens its foundation and pioneers a new way forward amid a shift from old economic growth drivers to new drivers. The Board believes that, with the concerted effort of both central fiscal and financial policies in the second half of the year, China will further promote the new pattern of comprehensive reform and the next round of reform in a broader context will create benefits both at home and globally.

The Chinese government is expected to continue to differentiate policy measures to promote the steady and sound development of the real estate sector. It emphasizes the nature of residence for housing, and accelerates the establishment and improvement of robust long-term mechanism for the industry. It is anticipated that the stringent regulations will remain in place to achieve the continuity and stability of the real estate market, preventing and mitigating risks in the market.

Based on the profound analysis and keen judgment of the trends of the global economy, the Chinese economy and the real estate industry, the Board systematically proposed the Group's overall strategy for the next stage: continue to unswervingly implement the development model of "scale + profitability" and the operating model of "three-low, one-high", solidify the real estate business foundation, accelerate the business expansion and growth of Evergrande Tourism Group and Evergrande Health, as well as accelerate the landing of major high-tech projects.

Unswervingly implement the development model of "scale + profitability"

The Board believes that the pursuit of profitability is the basic attribute of a company and comprehensive measures including improving profits, reducing costs and controlling expenses will be taken in this regard to focus on the quality of growth while maintaining moderate scale growth. The Group will control land costs at the land procurement stage, and conduct strict cost control to ensure gross margin levels. The Group will also continue to conduct in-depth study of practical and effective project marketing methods, improve management efficiency using information technology, study macroeconomic and real estate industry trends systematically to improve the Group's overall capital planning and operation, leverage the brand advantages and credit advantages of Evergrande to further control financing costs to ensure a steady core business profit margin can be maintained.

Unswervingly implement the operating model of "three-low, one-high"

The Group will continue to promote the three-year plan proposed in mid-2017 for reducing its gearing ratio to fulfill its commitment to capital markets. The Group will aim to achieve a stable mid- to long-term gearing ratio through prudent land procurement, vigorous sales and fund collection improvement, increased profitability and costs and expenses control.

MANAGEMENT DISCUSSION AND ANALYSIS

Overall Performance

The Group recorded revenue of RMB300.35 billion for the Reporting Period (2017H1: RMB187.98 billion), representing a year-on-year growth of 59.8%. Gross profit amounted to RMB108.86 billion (2017H1: RMB67.30 billion), representing a year-on-year growth of 61.8%.

Core business profit of the Group was RMB55.01 billion for the Reporting Period, which is calculated based on net profit excluding fair value gains on investment properties, exchange gains or losses, fair value gains on derivative financial liabilities losses on financial assets at fair value through profit or loss, gains on disposal of financial assets at fair value through other comprehensive income and one-off donations. The core business profit margin was 18.3% for the Reporting Period, an increase of 3.8 percentage points from 14.5% of the corresponding period of 2017.

Revenue

During the Reporting Period, the revenue was RMB300.35 billion. A growth rate of 59.8% in revenue was recorded compared with the six months ended 30 June 2017. Revenue generated from the property development segment increased by 60.8% to RMB294.76 billion. The increase was mainly due to the property area of recognized sales increased by 61.8% as compared with the corresponding period of 2017 and the average selling price of the properties dropped by 0.6% as compared with the first half of 2017. Revenue generated from property management amounted to RMB1.87 billion, an increase of 43.7% from the first half of 2017. Revenue generated from investment properties amounted to RMB465 million, up by 41.8%, which was mainly from rental income from the properties.

Gross Profit

Gross profit of the Group was RMB108.86 billion for the Reporting Period, representing a 61.8% growth as compared with the corresponding period of 2017. Increase in gross profit was mainly attributable to 61.8% of growth in the delivered property area, compared with the corresponding period of 2017. Gross profit rate was 36.2%, up by 0.4 percentage points compared to the same period of 2017.

Fair Value Gain on Investment Properties

Fair value gain on investment properties of the Group for the Reporting Period was RMB1.35 billion, representing a decrease of 77.6% as compared with the first half of 2017. It is mainly because the incremental area of investment properties was less than that of the same period in 2017. Investment properties of the Group mainly include commercial podiums in living communities, office buildings with gross floor area of about 8.43 million square meters and approximately 408,000 car parking spaces.

Other gains, net

Other net gains were RMB2.47 billion for the Reporting Period. It mainly represents gains from disposal of a subsidiary company. Other losses of the first half of 2017 are mainly comprised of the disposal loss of Vanke A shares, amounting to RMB7.18 billion.

Selling and Marketing Costs

During the Reporting Period, selling and marketing costs of the Group increased from RMB7.82 billion for the corresponding period of 2017 to RMB9.33 billion, which was mainly attributable to more sales commission incurred in the first half of 2018 than that of the corresponding period of 2017. However, the 3.1% ratio of selling and marketing expenses to contracted sales is similar compared with that of the first half of 2017. The main reason was that, a series of cost-controlling measures were kept on being monitored during the Reporting Period to ensure that the Group did not overrun budgets on basis of contract sales amount. In addition, in order to save costs, we made full use of our in-house developed mobile phone application, named “Hengfangtong” or “恒房通”, to promote property sales.

Administrative Expenses

During the Reporting Period, administrative expenses of the Group increased to RMB6.59 billion from RMB5.43 billion for the corresponding period of 2017, which was mainly attributable to the continuous expansion of the Group’s nation-wide business and significant growth in contracted sales for the Reporting Period. The level of staff remuneration also increased.

Borrowings

As at 30 June 2018, the borrowings of the Group amounted to RMB671.13 billion, with the following maturities:

| | 30 June 2018 <i>(RMB billion)</i> | As percentage of total borrowings | 31 December 2017 <i>(RMB billion)</i> | As percentage of total borrowings |
|-------------------|---|--|---|--|
| Less than 1 year | 298.5 | 44.5% | 356.4 | 48.6% |
| 1–2 years | 180.7 | 26.9% | 184.8 | 25.2% |
| 2–5 years | 154.9 | 23.1% | 145.5 | 19.9% |
| More than 5 years | <u>37.0</u> | <u>5.5%</u> | <u>45.9</u> | <u>6.3%</u> |
| | <u><u>671.1</u></u> | <u><u>100.0%</u></u> | <u><u>732.6</u></u> | <u><u>100.0%</u></u> |

A portion of the borrowings were secured by pledge of the property and equipment, land use rights, investment properties, properties under development, completed properties held for sale, cash at bank and the equity interests of certain subsidiaries of the Group. The average effective interest rate of borrowings was 7.92% per annum (first half of 2017: 8.30%).

Foreign Exchange Exposure

The Group's business is principally conducted in Renminbi. A significant portion of residential and investment properties are located in Mainland China. However, there are approximately 17.1% of borrowings denominated in US\$ and HK\$.

We estimate the Renminbi exchange rate to continue its two-way volatility as the Renminbi exchange mechanism becomes more market-oriented. We incurred more exchange losses in the Reporting Period. However, there is still uncertainty on the actual exchange losses or gains relating to borrowings in foreign currencies, when they were repaid on due dates.

The Group will closely monitor its exchange risk exposure and will adjust its debt profile when necessary based on market changes. The Group has not entered into any forward exchange contracts to hedge its exposure to the risk.

Liquidity

As at 30 June 2018, the total amount of cash and cash equivalents and restricted cash of the Group was RMB257.94 billion. The abundant working capital provided opportunities for the Group to seek the best business opportunities and provided adequate financial support to its rapid development.

Land Reserves

During the Reporting Period, the Group acquired 68 pieces of land as reserves, which were mainly distributed in 67 cities such as Chengdu, Hangzhou, Xi'an, Chongqing, Wuxi, Foshan and Yantai. The newly acquired land reserves/planned GFA was approximately 30.86 million square meters at an average cost of RMB1,446 per square meter.

Distribution of newly acquired land reserves of the Group in the first half of 2018

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|--------------------|---|---|---|--|-------------------------------------|
| 1 | Shenzhen | Evergrande Palace Huizhou | 3.13 | 132.65 | 2,360 | 100% |
| 2 | | Evergrande Emerald Court Huizhou | 3.50 | 84.00 | 4,167 | 100% |
| 3 | Chengdu | Evergrande Cloud Court Chengdu | 14.38 | 364.68 | 3,943 | 100% |
| 4 | | Evergrande Pasture Peak Chengdu | 20.01 | 808.51 | 2,474 | 100% |
| 5 | | Evergrande Fairyland Meishan | 17.03 | 1,472.21 | 1,161 | 100% |
| 6 | | Evergrande Cloud Court Dujiangyan | 4.29 | 168.32 | 2,550 | 100% |
| 7 | Hangzhou | Evergrande Forest creek County Jiande | 10.49 | 280.79 | 3,736 | 100% |
| 8 | Xi'an | Evergrande Fairyland Xi'an | 9.08 | 900.07 | 1,008 | 100% |
| 9 | Shenyang | Evergrande Green Village Shenyang | 6.44 | 487.44 | 1,322 | 100% |
| 10 | Shijiazhuang | Evergrande Yue Long Mansion Shijiazhuang | 2.31 | 79.45 | 2,904 | 52% |
| 11 | Lanzhou | Evergrande Future City Lanzhou | 2.56 | 469.44 | 545 | 100% |
| 12 | Urumchi | Evergrande Jewelry Palace Urumchi | 8.86 | 248.49 | 3,567 | 100% |
| 13 | Chongqing | Evergrande Tixiang Village Chongqing | 5.61 | 473.84 | 1,183 | 100% |
| 14 | | Evergrande Zhongxian Project Chongqing | 4.07 | 506.96 | 802 | 100% |
| 15 | | Evergrande Metropolis Qianjiang | 2.84 | 363.50 | 782 | 100% |
| 16 | | Evergrande Century Dreamlike City Chongqing | 8.72 | 1,128.37 | 772 | 100% |
| 17 | Wuxi | Evergrande Flower Creek Town Yixing | 17.71 | 925.25 | 1,914 | 100% |
| 18 | Foshan | Evergrande Leping Project Foshan | 16.60 | 284.91 | 5,826 | 100% |
| 19 | Yantai | Evergrande Royal Scenic Peninsula Yantai | 4.44 | 337.20 | 1,316 | 100% |
| 20 | Guangdong Province | Evergrande Lantong Project Yunfu | 3.24 | 419.50 | 771 | 100% |
| 21 | | Evergrande Metropolis Zhaoqing | 7.65 | 361.48 | 2,117 | 100% |
| 22 | | Evergrande Royal Lake City Maoming | 6.80 | 555.20 | 1,225 | 100% |
| 23 | Zhejiang Province | Plot | 5.75 | 119.94 | 4,794 | 100% |
| 24 | Jiangsu Province | Evergrande Jintan River Project Changzhou | 9.72 | 190.90 | 5,091 | 100% |
| 25 | | Evergrande Guanlan Palace Liyang | 15.29 | 252.00 | 6,067 | 100% |
| 26 | | Evergrande Yue Long Bay Yangzhou | 2.84 | 95.21 | 2,984 | 100% |
| 27 | Henan Province | Evergrande Cloud Villa Luoyang | 3.06 | 454.84 | 674 | 100% |
| 28 | | Evergrande Top Mansion Luohe | 2.02 | 207.96 | 971 | 100% |
| 29 | | Evergrande Jewelry Palace Puyang | 2.70 | 346.70 | 780 | 80% |
| 30 | Hunan Province | Evergrande Regency Zhuzhou | 2.05 | 88.20 | 2,322 | 100% |
| 31 | | Evergrande The Coronation Xiangxi | 1.37 | 228.47 | 600 | 100% |
| 32 | | Evergrande Royal Palace Hanshou | 1.23 | 170.10 | 720 | 72% |
| 33 | Hubei Province | Evergrande Metropolis Xianning | 1.02 | 271.23 | 375 | 100% |
| 34 | | Evergrande Metropolis Qianjiang | 3.32 | 213.99 | 1,551 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|----------------------------------|---|---|---|--|-------------------------------------|
| 35 | Sichuan Province | Evergrande Emerald Bay Luzhou | 2.40 | 242.87 | 990 | 100% |
| 36 | | Evergrande The Coronation Nanchong | 2.05 | 105.58 | 1,938 | 100% |
| 37 | | Evergrande Left Bank Riverfront Nanchong | 3.72 | 480.09 | 775 | 100% |
| 38 | | Evergrande Royal Summit Nanchong | 4.12 | 209.06 | 1,969 | 100% |
| 39 | | Evergrande Royal Lake Manor Nanchong | 1.92 | 307.32 | 624 | 100% |
| 40 | | Evergrande Jincheng Neijiang | 5.66 | 337.07 | 1,680 | 100% |
| 41 | | Evergrande Metropolis Yibin | 2.00 | 167.06 | 1,200 | 100% |
| 42 | Shandong Province | Evergrande Metropolis Laiwu | 5.51 | 310.39 | 1,775 | 100% |
| 43 | | Evergrande Ocean Peninsula Weihai | 3.43 | 469.51 | 730 | 100% |
| 44 | | Evergrande Royal Summit Heze | 1.12 | 126.48 | 886 | 100% |
| 45 | Shanxi Province | Evergrande Palace Xinzhou | 5.42 | 326.10 | 1,662 | 51% |
| 46 | Shaanxi Province | Evergrande Chenggu Royal Scenic Bay Hanzhong | 1.54 | 322.10 | 480 | 100% |
| 47 | | Evergrande Yue Long Mansion Hanzhong | 2.11 | 248.33 | 850 | 100% |
| 48 | | Evergrande Royal Scenic Peninsula Hancheng | 2.02 | 335.02 | 603 | 100% |
| 49 | Anhui Province | Evergrande Royal Lake Manor Liuan | 4.03 | 351.48 | 1,148 | 100% |
| 50 | Fujian Province | Evergrande Future City Longyan | 6.92 | 210.49 | 3,288 | 100% |
| 51 | | Expansion Land of Evergrande Royal Scenic Peninsula Dongshan (Phase II) | 4.47 | 324.76 | 1,376 | 100% |
| 52 | | Evergrande Billow Bay Liancheng | 1.17 | 132.76 | 883 | 100% |
| 53 | | Evergrande Royal Scenic Bay Nan’an | 8.96 | 251.30 | 3,566 | 100% |
| 54 | | Evergrande Metropolis Shaowu | 2.29 | 191.94 | 1,190 | 100% |
| 55 | | Evergrande Baolong Forest River Town Yongchun | 5.07 | 221.33 | 2,291 | 100% |
| 56 | | Evergrande Emerald Court Yongan | 1.92 | 147.61 | 1,303 | 100% |
| 57 | | Evergrande Creek Mansion Jianou | 0.46 | 63.23 | 727 | 100% |
| 58 | Guangxi Zhuang Autonomous Region | Evergrande Royal Scenic Peninsula Fangchenggang | 12.58 | 390.56 | 3,221 | 100% |
| 59 | | Evergrande Jewelry Palace Liuzhou | 17.02 | 193.31 | 8,806 | 100% |
| 60 | Guizhou Province | Evergrande Left Bank Riverfront Xingyi | 5.45 | 571.50 | 953 | 100% |
| 61 | | Evergrande Yuelan Mountain Xingyi | 9.05 | 1,064.81 | 850 | 100% |
| 62 | | Dujung Mountain City Shantytown Project | 1.34 | 132.10 | 1,015 | 70% |
| 63 | Jilin Province | Jidong Wood Industry Project | 3.55 | 362.00 | 982 | 100% |
| 64 | Liaoning Province | Evergrande Royal Sea Yingkou | 16.52 | 1,931.04 | 856 | 100% |
| 65 | | Evergrande Creek Mansion Tieling | 2.33 | 246.25 | 946 | 100% |
| 66 | Gansu Province | Evergrande Shandan Road Project Zhangye | 0.57 | 138.71 | 413 | 100% |
| 67 | Inner Mongolia Autonomous Region | Evergrande Top Mansion Tongliao | 0.08 | 212.86 | 36 | 70% |
| 68 | | Evergrande Metropolis Ulanqab | 1.12 | 126.72 | 885 | 100% |

Surrounding land expanded for current projects

| | | | | | | |
|---|----------|---|-------|--------|-------|------|
| 1 | Beijing | Evergrande Culture Tourist City Beijing (ancillary commercial land) | 0.85 | 95.74 | 886 | 100% |
| 2 | | Expansion Land of Evergrande the Great Wall Village | 14.04 | 605.23 | 2,320 | 100% |
| 3 | Shanghai | Evergrande Fairyland Suzhou | 13.45 | 883.88 | 1,522 | 100% |
| 4 | Hangzhou | G&F Plots of Jiande Spring Town | 0.85 | 114.97 | 743 | 100% |
| 5 | Yantai | Evergrande Fairyland Yantai | 1.63 | 559.39 | 308 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|--------------------|--|---|---|--|-------------------------------------|
| 6 | Tangshan | Expansion Land of Evergrande Royal Sea Tangshan | 0.57 | 110.00 | 521 | 100% |
| 7 | | Evergrande Peach Blossom Spring Town Tangshan (Phase I Batch II) | 0.12 | 34.13 | 340 | 100% |
| 8 | Guangdong Province | Expansion Land of Evergrande Spring City Jiangmen | 3.63 | 1,100.99 | 330 | 100% |
| 9 | | Expansion Land of Evergrande Metropolis Heyuan | 3.04 | 63.13 | 4,819 | 100% |
| 10 | Zhejiang Province | Expansion Land of Ningbo Fenghua Xikou Ecotourism Town (Phase I) | 1.13 | 50.10 | 2,251 | 100% |
| 11 | | Expansion Land of Evergrande An Ji Town Huzhou (Phase I) | 3.36 | 91.20 | 3,682 | 100% |
| 12 | Jiangsu Province | Evergrande Royal Lake Xuzhou | 1.63 | 197.40 | 825 | 51% |
| 13 | Henan Province | Expansion Land of Evergrande Emerald Court Shangqiu (Phase II) | 5.27 | 249.56 | 2,111 | 100% |
| 14 | Hebei Province | Ancillary Expansion Land of Evergrande Royal Scenic Peninsula Handan | 0.17 | 12.16 | 1,426 | 100% |
| 15 | | Evergrande Fairyland Changzhou | 3.92 | 1,232.67 | 318 | 100% |
| 16 | Shandong Province | Evergrande Central Square Linyi (Phase II) | 3.20 | 171.29 | 1,869 | 100% |
| 17 | Shanxi Province | Evergrande Royal View Garden Yangquan (Phase II) | 1.62 | 217.77 | 743 | 75% |
| 18 | Jiangxi Province | Evergrande Royal Scenic Bay Jingdezhen (Phase II) | 5.92 | 167.33 | 3,540 | 100% |
| 19 | Fujian Province | Evergrande Oasis Longyan (Phase II) | <u>3.88</u> | <u>158.08</u> | <u>2,454</u> | 100% |
| | Total | | <u>446.34</u> | <u>30,858.54</u> | <u>1,446</u> | |

Total Land Reserve of the Group

The total land reserve of the Group was 305 million square meters with original value of RMB513.0 billion with average land cost of RMB1,683 per square meter.

The land reserve original value of projects in first-tier and second-tier cities was RMB346.4 billion, accounting for 68% with average land cost of RMB2,092 per square meter;

The land reserve original value of projects in third-tier cities was RMB166.6 billion, accounting for 32% with average land cost of RMB1,196 per square meter;

For projects such as urban redevelopments and others which were not included in the current land reserve, the total planned GFA was 72.85 million square meters, of which 42 projects were in Shenzhen with the planned GFA amounting to 24.32 million square meters; and additional payment of RMB16.10 billion was made during the first half of 2018.

The following table sets out the total land reserve of the Group as at 30 June 2018.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area ('000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|---------------|---|---|---|---|--|
| 1 | Beijing | Evergrande Palace Beijing | 46.80 | 298.23 | 15,693 | 100% |
| 2 | | Evergrande Metropolis Beijing | 18.25 | 156.47 | 11,664 | 100% |
| 3 | | Evergrande Emerald Court Beijing | 33.93 | 203.81 | 16,650 | 100% |
| 4 | | Evergrande Left Riverbank Beijing | 16.44 | 317.57 | 5,177 | 100% |
| 5 | | Evergrande Palace Beijing | 34.04 | 151.94 | 22,404 | 100% |
| 6 | | Evergrande International Hotspring Tourist City | 8.55 | 4,357.35 | 196 | 100% |
| 7 | | Evergrande Royal Scenic Peninsula Beijing | 3.35 | 337.80 | 992 | 65% |
| 8 | | Evergrande Culture Tourist City Beijing | 6.32 | 1,560.43 | 405 | 100% |
| 9 | | Evergrande the Great Wall Village Chengde | 16.86 | 727.46 | 2,318 | 100% |
| 10 | Shanghai | Evergrande Palace Shanghai | 17.33 | 143.47 | 12,081 | 100% |
| 11 | | Evergrande Royal Scenic Bay Shanghai | 7.35 | 70.16 | 10,474 | 100% |
| 12 | | Evergrande Capital Palace Sheshan Shanghai | 1.38 | 15.24 | 9,028 | 100% |
| 13 | | Evergrande Royal View Garden Shanghai | 3.36 | 36.20 | 9,295 | 100% |
| 14 | | Evergrande Metropolis Shanghai | 2.69 | 41.93 | 6,420 | 100% |
| 15 | | Evergrande Royal Seaview Garden Qingpu | 10.12 | 129.95 | 7,785 | 100% |
| 16 | | Evergrande Bay Palace Shanghai | 11.07 | 35.09 | 31,556 | 100% |
| 17 | | Evergrande Venezia Delmare Qidong | 10.15 | 4,818.35 | 212 | 100% |
| 18 | | Evergrande Wonderland Taicang | 31.12 | 2,101.99 | 1,481 | 100% |
| 19 | Guangzhou | The Third Jinbi Garden Guangzhou | 0.74 | 79.55 | 926 | 100% |
| 20 | | Evergrande Royal Palace Guangzhou | 15.86 | 151.14 | 10,494 | 100% |
| 21 | | Evergrande Scenic Garden Zengcheng | 3.48 | 175.11 | 1,987 | 100% |
| 22 | | Evergrande Royal Scenic Peninsula Foshan | 0.18 | 40.09 | 441 | 100% |
| 23 | | Evergrande Royal Scenic Bay Foshan | 0.61 | 11.06 | 5,513 | 100% |
| 24 | | Evergrande Metropolis Foshan | 2.90 | 235.97 | 1,228 | 100% |
| 25 | | Evergrande Top Mansion Foshan | 22.49 | 309.11 | 7,275 | 100% |
| 26 | | Evergrande Splendor Qingyuan | 2.81 | 2,868.64 | 98 | 100% |
| 27 | | Evergrande Silverlake City Qingyuan | 5.13 | 858.03 | 597 | 100% |
| 28 | | Evergrande Royal Creek Valley Qingyuan | 7.37 | 188.05 | 3,917 | 100% |
| 29 | Shenzhen | Caiwuwei Project Shenzhen | 3.25 | 33.68 | 9,652 | 100% |
| 30 | | Evergrande Gentleman Hill Shenzhen | 4.03 | 20.69 | 19,490 | 98% |
| 31 | | Huaqiangbei Project Shenzhen | 14.58 | 86.53 | 16,845 | 51% |
| 32 | | Evergrande Sky Tower Shenzhen | 33.49 | 151.02 | 22,175 | 51% |
| 33 | | Evergrande City Shenzhen | 25.17 | 300.06 | 8,387 | 65% |
| 34 | | Evergrande Fashion Withub Shenzhen | 33.50 | 498.64 | 6,718 | 100% |
| 35 | | Evergrande City Lights Shenzhen | 25.93 | 204.36 | 12,687 | 100% |
| 36 | | Evergrande Metropolis Square Shenzhen | 56.84 | 338.08 | 16,813 | 100% |
| 37 | | Evergrande Royal Scenic Peninsula Dongguan | 0.89 | 68.32 | 1,308 | 100% |
| 38 | | Evergrande Oasis Dongguan | 0.04 | 2.06 | 2,179 | 100% |
| 39 | | Evergrande Xiaogui Bay Shenzhen | 15.04 | 395.87 | 3,800 | 100% |
| 40 | | Evergrande Palm Islands Huiyang | 2.85 | 307.78 | 927 | 100% |
| 41 | | Evergrande Yi Shan Hai Wan Huizhou | 3.88 | 139.37 | 2,787 | 100% |
| 42 | | Evergrande Emerald Court Huizhou | 7.90 | 325.36 | 2,427 | 100% |
| 43 | | Evergrande Yue Long Mansion Huizhou | 21.56 | 374.53 | 5,756 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|---------------|--|---|---|--|--|
| 44 | | Evergrande Shuangyuewan Huizhou | 4.50 | 113.02 | 3,982 | 100% |
| 45 | | Evergrande Yu Long Bay Huizhou | 16.60 | 439.56 | 3,775 | 100% |
| 46 | | Evergrande Lake of General Huizhou | 13.57 | 403.44 | 3,362 | 100% |
| 47 | | Evergrande Royal Lake County Huizhou | 3.69 | 127.91 | 2,885 | 100% |
| 48 | | Evergrande Royal Palace Huizhou | 4.72 | 261.82 | 1,805 | 100% |
| 49 | | Evergrande Palace Huizhou | 3.13 | 132.65 | 2,360 | 100% |
| 50 | | Evergrande Emerald Court Huizhou | 3.50 | 84.00 | 4,167 | 100% |
| 51 | Wuhan | Evergrande City Wuhan | 1.66 | 203.96 | 812 | 100% |
| 52 | | Evergrande Metropolis Wuhan | 0.82 | 98.44 | 828 | 100% |
| 53 | | Evergrande Royal Scenic Bay Wuhan | 1.75 | 78.68 | 2,220 | 60% |
| 54 | | Evergrande Royal Palace Wuhan | 2.83 | 83.82 | 3,379 | 51% |
| 55 | | Evergrande Capital Palace Wuhan | 5.99 | 102.53 | 5,840 | 100% |
| 56 | | Evergrande Rainbow Town Wuhan | — | 269.61 | — | 100% |
| 57 | | Evergrande Dragon City Wuhan | — | 529.56 | — | 100% |
| 58 | | Evergrande Evergreen Garden Wuhan | 32.15 | 1,099.73 | 2,923 | 60% |
| 59 | | Evergrande Emerald Court Wuhan | 7.10 | 212.19 | 3,346 | 100% |
| 60 | | Evergrande Splendor Ezhou | 2.74 | 826.67 | 331 | 100% |
| 61 | | Evergrande Tourism Tech City Wuhan | 70.72 | 2,100.07 | 3,367 | 100% |
| 62 | Changsha | Evergrande City Changsha | 0.31 | 29.36 | 1,050 | 100% |
| 63 | | Evergrande Oasis Changsha | 3.73 | 271.21 | 1,375 | 100% |
| 64 | | Evergrande Atrium Changsha | 5.49 | 454.00 | 1,209 | 100% |
| 65 | | Evergrande Bay Changsha | 7.36 | 230.53 | 3,191 | 100% |
| 66 | | Evergrande Royal Scenic Peninsula Changsha | 6.60 | 522.57 | 1,263 | 51% |
| 67 | | Evergrande Emerald Court Changsha | 1.59 | 161.87 | 983 | 100% |
| 68 | | Evergrande Royal Scenic Bay Changsha | 1.05 | 55.82 | 1,885 | 100% |
| 69 | | Evergrande Royal View Splendor Changsha | 2.66 | 273.73 | 973 | 51% |
| 70 | | Evergrande Financial Plaza Changsha | 3.74 | 199.81 | 1,871 | 100% |
| 71 | | Changsha Huangxing Road North Project | 1.99 | 153.99 | 1,289 | 51% |
| 72 | | Evergrande Forest Creek County Changsha | 17.32 | 969.13 | 1,787 | Phase I: 73% Expansion Land: 90% |
| 73 | | Evergrande Palace Liuyang | 1.22 | 216.47 | 565 | 100% |
| 74 | | Evergrande Jade Palace Changsha | 7.06 | 166.76 | 4,232 | 100% |
| 75 | | Evergrande Shanglin Garden Changsha | 3.47 | 128.85 | 2,697 | 100% |
| 76 | | Evergrande Palace of Glory Changsha | 9.15 | 178.03 | 5,139 | 90% |
| 77 | | Evergrande Royal View Splendor Ningxiang | 42.98 | 1,594.00 | 2,696 | 100% |
| 78 | | Evergrande Fairy Tale World Changsha | 29.36 | 2,255.17 | 1,302 | 100% |
| 79 | Nanjing | Evergrande Splendor Nanjing | 0.48 | 171.01 | 280 | 100% |
| 80 | | Evergrande Palace Nanjing | 11.00 | 108.25 | 10,165 | 100% |
| 81 | | Evergrande Emerald Court Nanjing | 16.09 | 159.20 | 10,107 | 100% |
| 82 | | Evergrande Riverside Nanjing | 25.55 | 342.90 | 7,452 | 100% |
| 83 | | Evergrande Dragon Garden Nanjing | 13.06 | 153.28 | 8,522 | 100% |
| 84 | | Evergrande Khe Sanh Residence Nanjing | 16.60 | 114.68 | 14,475 | 100% |
| 85 | | Evergrande Forest Creek County Nanjing | 8.05 | 88.47 | 9,099 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|---------------|---|---|---|--|--------------------------------------|
| 86 | | Evergrande Riverside Mansion Nanjing | 1.42 | 15.90 | 8,958 | 100% |
| 87 | | Evergrande Wonderland Jurong | 26.12 | 2,321.30 | 1,125 | 100% |
| 88 | Chengdu | Evergrande Oasis Chengdu | 0.94 | 200.89 | 467 | 100% |
| 89 | | Evergrande Scenic Garden Chengdu | 1.73 | 43.78 | 3,955 | 100% |
| 90 | | Evergrande Royal Scenic Peninsula Chengdu | 10.04 | 1,676.73 | 599 | 100% |
| 91 | | Evergrande Royal View Garden Chengdu | 1.61 | 157.91 | 1,021 | 100% |
| 92 | | Evergrande New City Chengdu | 2.12 | 203.89 | 1,040 | 100% |
| 93 | | Evergrande Caojiaxiang Plaza Chengdu | 9.53 | 496.57 | 1,919 | 81% |
| 94 | | Evergrande Central Square Chengdu | 19.41 | 438.19 | 4,430 | Phase I: 62.96%; Phase II: 100% |
| 95 | | Evergrande Metropolis Court Chengdu | 0.30 | 10.10 | 2,924 | 100% |
| 96 | | Evergrande Plaza Chengdu | 3.09 | 150.88 | 2,048 | 100% |
| 97 | | Evergrande Royal Peninsula Chengdu | 20.77 | 1,940.55 | 1,070 | 100% |
| 98 | | Evergrande Metropolis Chengdu | 1.65 | 165.76 | 995 | 100% |
| 99 | | Evergrande Central Plaza Chengdu | 2.40 | 588.88 | 407 | 100% |
| 100 | | Evergrande Jincheng Chengdu | 4.75 | 164.52 | 2,884 | 100% |
| 101 | | Evergrande Cloud Court Chengdu | 14.38 | 364.68 | 3,943 | 100% |
| 102 | | Evergrande Wangjiang Palace Chengdu | 3.59 | 64.22 | 5,587 | 100% |
| 103 | | Evergrande Shanglinyuan Atrium Chengdu | 1.10 | 104.34 | 1,055 | 65% |
| 104 | | Evergrande Future City Chengdu | 9.57 | 417.64 | 2,293 | 100% |
| 105 | | Evergrande The Coronation Chengdu | 18.00 | 1,811.26 | 994 | 100% |
| 106 | | Evergrande Royal Palace Chengdu | 1.44 | 126.14 | 1,140 | 100% |
| 107 | | Evergrande Royal Scenic Chengdu | 6.09 | 623.47 | 977 | Phase I: 90.24%; Phase II: 55.56% |
| 108 | | Evergrande Emerald Court Qionglai | 0.11 | 78.18 | 135 | 100% |
| 109 | | Evergrande Jade Pavilion Chengdu | 3.70 | 65.95 | 5,605 | 91% |
| 110 | | Evergrande Forest Creek County Chengdu | 7.22 | 529.27 | 1,364 | 100% |
| 111 | | Evergrande Xichen Oasis Chengdu | 5.42 | 721.49 | 751 | 100% |
| 112 | | Evergrande Left Riverside Chengdu | 12.73 | 223.12 | 5,704 | 100% |
| 113 | | Evergrande Splendor Pengshan | 3.23 | 1,424.44 | 227 | 100% |
| 114 | | Evergrande Pasture Peak Chengdu | 20.01 | 808.51 | 2,474 | 100% |
| 115 | | Evergrande Splendo Emei | 56.85 | 1,687.20 | 3,369 | 100% |
| 116 | | Evergrande Fairyland Meishan | 17.03 | 1,472.21 | 1,161 | 100% |
| 117 | | Evergrande Cloud Court Dujiangyan | 4.29 | 168.32 | 2,550 | 100% |
| 118 | Hangzhou | Evergrande Royal View Garden Hangzhou | 7.83 | 105.22 | 7,439 | 100% |
| 119 | | Evergrande Crystal International Plaza Hangzhou | 30.07 | 588.97 | 5,106 | 100% |
| 120 | | Evergrande Yue Long Mansion Hangzhou | 37.43 | 184.63 | 20,270 | 100% |
| 121 | | Evergrande Forest Creek County Jiande | 10.49 | 280.79 | 3,736 | 100% |
| 122 | Xi'an | Evergrande Royal Scenic Xi'an | 0.99 | 86.73 | 1,142 | 100% |
| 123 | | Evergrande Royal View Garden Xi'an | 2.74 | 137.98 | 1,983 | 100% |
| 124 | | Evergrande Bay Xi'an | 0.80 | 53.85 | 1,487 | 100% |
| 125 | | Evergrande Emerald Court Xi'an | 0.44 | 32.95 | 1,321 | 100% |
| 126 | | Evergrande Royal Dragon Bay Xi'an | 5.33 | 238.39 | 2,235 | 100% |
| 127 | | Evergrande Emerald Dragon Court Xi'an | 0.97 | 74.80 | 1,292 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|---------------|--|---|---|--|-------------------------------------|
| 128 | | Evergrande City Plaza Xi’an | 2.23 | 209.11 | 1,066 | 100% |
| 129 | | Evergrande International City Xi’an | 3.78 | 202.39 | 1,866 | 100% |
| 130 | | Evergrande Atrium Gaoling | 2.88 | 640.30 | 450 | 100% |
| 131 | | Evergrande Yue Long Mansion Xi’an | 7.97 | 185.84 | 4,286 | 100% |
| 132 | | Evergrande Fairyland Xi’an | 9.08 | 900.07 | 1,008 | 100% |
| 133 | Jinan | Evergrande Metropolis Jinan | 0.22 | 27.54 | 814 | 100% |
| 134 | | Evergrande Oasis Jinan | 3.53 | 629.59 | 560 | 100% |
| 135 | | Evergrande City Jinan | 4.56 | 349.14 | 1,306 | 100% |
| 136 | | Evergrande Atrium Jinan | 2.38 | 149.39 | 1,591 | 60% |
| 137 | | Evergrande Royal View Garden Jinan | 2.77 | 75.36 | 3,679 | 100% |
| 138 | | Evergrande Emerald Court Jinan | 5.38 | 286.91 | 1,876 | 100% |
| 139 | | Evergrande Longao Regency Jinan | 6.18 | 122.06 | 5,066 | 100% |
| 140 | | Evergrande Longao East New Metropolis Jinan | 1.42 | 66.72 | 2,129 | 100% |
| 141 | | Evergrande City Jinan | 1.84 | 94.91 | 1,943 | 100% |
| 142 | | Evergrande Left Bank Riverfront Jinan | 11.48 | 763.17 | 1,505 | 100% |
| 143 | | Evergrande Century Plaza Jinan | 0.50 | 25.42 | 1,960 | 100% |
| 144 | | Evergrande Palace Jinan | 1.05 | 52.09 | 2,007 | 100% |
| 145 | | Evergrande Jinbi New Town Jinan | 2.65 | 115.16 | 2,304 | 100% |
| 146 | | Evergrande Royal Summit Jinan | 2.05 | 96.46 | 2,122 | 100% |
| 147 | | Evergrande Fortune Center Jinan | 1.78 | 126.91 | 1,404 | 100% |
| 148 | Taiyuan | Evergrande Oasis Taiyuan | 1.15 | 116.88 | 985 | 100% |
| 149 | | Evergrande Metropolis Taiyuan | 0.43 | 44.68 | 965 | 100% |
| 150 | | Evergrande Scenic Garden Taiyuan | 2.59 | 282.06 | 917 | 100% |
| 151 | | Evergrande Palace Taiyuan | 0.55 | 39.96 | 1,370 | 66% |
| 152 | | Evergrande Royal Scenic Bay Taiyuan | 10.70 | 660.14 | 1,620 | 100% |
| 153 | | Evergrande Emerald Court Taiyuan | 1.18 | 37.84 | 3,108 | 70% |
| 154 | | Evergrande Left Bank Riverfront Taiyuan | 5.57 | 222.94 | 2,500 | 100% |
| 155 | | Evergrande Atrium Taiyuan | 0.31 | 16.65 | 1,845 | 100% |
| 156 | | Evergrande Future City Taiyuan | 2.90 | 131.95 | 2,197 | 100% |
| 157 | | Evergrande City Taiyuan | 9.51 | 260.50 | 3,650 | 82% |
| 158 | | Evergrande Bay Taiyuan | 2.96 | 109.55 | 2,697 | 100% |
| 159 | | Evergrande Forest County Taiyuan | 2.69 | 260.52 | 1,032 | 100% |
| 160 | | Evergrande Royal Palace Taiyuan | 4.60 | 153.88 | 2,992 | 100% |
| 161 | | Evergrande Tian Chen Taiyuan | 41.00 | 499.70 | 8,205 | 100% |
| 162 | Hefei | Evergrande City Hefei | 0.36 | 46.20 | 778 | 100% |
| 163 | | Evergrande Royal View Garden Hefei | 1.03 | 188.11 | 546 | 100% |
| 164 | | Evergrande International Center Hefei | 3.73 | 592.94 | 629 | 100% |
| 165 | | Evergrande Plaza Hefei | 14.39 | 483.87 | 2,973 | 100% |
| 166 | | Evergrande Crystal International Plaza Hefei | 9.32 | 322.21 | 2,893 | 56% |
| 167 | | Evergrande Yue Long Mansion Hefei | 6.17 | 263.08 | 2,344 | 100% |
| 168 | | Evergrande Royal View Garden Chaohu | 0.60 | 62.91 | 959 | 100% |
| 169 | | Evergrande Oasis Feidong | 0.71 | 65.17 | 1,096 | 65% |
| 170 | Nanchang | Evergrande City Nanchang | 1.91 | 483.24 | 396 | 100% |
| 171 | | Evergrande Oasis Nanchang | 0.17 | 28.66 | 608 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|---------------|--|---|---|--|-------------------------------------|
| 172 | | Evergrande Metropolis Nanchang | 1.20 | 112.65 | 1,068 | 100% |
| 173 | | Evergrande Royal View Garden Nanchang | 1.21 | 26.84 | 4,505 | 100% |
| 174 | | Evergrande Emerald Court Nanchang | 1.10 | 117.62 | 939 | 100% |
| 175 | | Evergrande Palace Nanchang | 7.57 | 122.51 | 6,180 | 100% |
| 176 | | Evergrande Emerald Imperial Court Nanchang | 5.83 | 111.85 | 5,211 | 100% |
| 177 | | Evergrande Emerald Garden Nanchang | 8.02 | 148.04 | 5,415 | 100% |
| 178 | | Evergrande Creek Mansion Nanchang | 19.47 | 430.47 | 4,522 | 100% |
| 179 | | Evergrande Grande Palace Nanchang | 6.93 | 116.39 | 5,951 | 100% |
| 180 | | Evergrande Light of Times Nanchang | 11.98 | 198.40 | 6,038 | 100% |
| 181 | | Evergrande Yue Long Mansion Nanchang | 60.03 | 660.21 | 9,092 | 100% |
| 182 | | Evergrande Jiangxiang Project Nanchang | 7.80 | 223.14 | 3,496 | 50% |
| 183 | Fuzhou | Evergrande Scenic Garden Fuzhou | 0.80 | 80.03 | 995 | 100% |
| 184 | | Evergrande City Fuqing | 2.56 | 140.93 | 1,817 | 100% |
| 185 | Harbin | Evergrande Oasis Harbin | 2.23 | 178.61 | 1,250 | 100% |
| 186 | | Evergrande Metropolis Harbin | 0.75 | 47.66 | 1,567 | 100% |
| 187 | | Evergrande City Harbin | 0.69 | 250.90 | 276 | 100% |
| 188 | | Evergrande Royal View Garden Harbin | 0.73 | 48.35 | 1,516 | 100% |
| 189 | | Evergrande Royal Scenic Bay Harbin | 1.26 | 99.92 | 1,259 | 100% |
| 190 | | Evergrande Emerald Court Harbin | 0.46 | 20.59 | 2,247 | 100% |
| 191 | | Evergrande Royal Garden Harbin | 12.74 | 307.96 | 4,135 | 100% |
| 192 | | Evergrande Atrium Harbin | 0.20 | 21.35 | 944 | Phase I: 95%; Phase II: 100% |
| 193 | | Evergrande International Center Harbin | — | 47.97 | — | 100% |
| 194 | | Evergrande Jinyuan Harbin | 1.00 | 167.36 | 600 | 100% |
| 195 | | Evergrande Clover County Harbin | 1.52 | 151.26 | 1,003 | 100% |
| 196 | | Evergrande Royal Summit Harbin | 0.38 | 30.03 | 1,269 | 100% |
| 197 | | Evergrande Royal Palace Harbin | 2.39 | 58.93 | 4,063 | 100% |
| 198 | | Evergrande Central Plaza Harbin | 9.79 | 425.77 | 2,299 | 100% |
| 199 | | Evergrande Times Square Harbin | 43.67 | 1,168.91 | 3,736 | 100% |
| 200 | | Evergrande Jincheng Harbin | 2.46 | 161.29 | 1,522 | 100% |
| 201 | Changchun | Evergrande Oasis Changchun | 0.43 | 52.27 | 815 | 100% |
| 202 | | Evergrande City Changchun | 0.78 | 91.88 | 849 | 100% |
| 203 | | Evergrande International Center Changchun | 0.74 | 305.64 | 242 | 100% |
| 204 | | Evergrande Royal Scenic Changchun | 0.06 | 3.88 | 1,483 | 100% |
| 205 | | Evergrande Metropolis Changchun | 4.31 | 310.91 | 1,387 | 100% |
| 206 | | Evergrande City Plaza Changchun | 2.90 | 185.10 | 1,566 | 100% |
| 207 | | Evergrande Royal Summit Changchun | 1.61 | 83.18 | 1,941 | 100% |
| 208 | | Evergrande Atrium Changchun | 0.72 | 48.69 | 1,479 | 100% |
| 209 | | Evergrande Royal View Garden Changchun | 4.32 | 171.22 | 2,522 | 100% |
| 210 | | Evergrande Bay Changchun | 3.10 | 240.48 | 1,289 | 100% |
| 211 | | Evergrande Moon Residence Changchun | 0.49 | 27.95 | 1,747 | 80% |
| 212 | | Evergrande Royal Palace Changchun | 11.48 | 306.15 | 3,749 | 100% |
| 213 | | Evergrande Sandal River Changchun | 1.84 | 115.84 | 1,585 | 75% |
| 214 | | Evergrande North Lake Plaza Changchun | 4.28 | 207.72 | 2,061 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) | |
|-----|--|--|---|---|--|-------------------------------------|------|
| 215 | Shenyang | Evergrande Aquatic Manor Changchun | 3.67 | 165.47 | 2,219 | 62% | |
| 216 | | Evergrande Oasis Shenyang | 3.02 | 612.16 | 493 | 100% | |
| 217 | | Evergrande Metropolis Shenyang | 0.92 | 233.26 | 396 | 60% | |
| 218 | | Evergrande Atrium Shenyang | 3.75 | 293.65 | 1,278 | 100% | |
| 219 | | Evergrande Emerald Court Shenyang | 1.63 | 90.42 | 1,805 | 100% | |
| 220 | | Evergrande Royal Scenic Bay Shenyang | 0.44 | 27.22 | 1,599 | 100% | |
| 221 | | Evergrande Left Bank Riverfront Shenyang | 5.31 | 320.10 | 1,660 | 100% | |
| 222 | | Evergrande Royal Summit Shenyang | 4.56 | 285.37 | 1,598 | 100% | |
| 223 | | Evergrande Shengjing Plaza Shenyang | 2.69 | 191.32 | 1,407 | 100% | |
| 224 | | Evergrande Central Plaza Shenyang | 12.44 | 1,472.04 | 845 | 100% | |
| 225 | | Evergrande Yue Long Mansion Shenyang | 2.96 | 126.61 | 2,334 | 100% | |
| 226 | | Evergrande Yihe & Shengjing Family | 5.10 | 526.57 | 969 | 70% | |
| 227 | | Evergrande Shengjing Jade Garden Shenyang | 4.16 | 260.22 | 1,600 | 100% | |
| 228 | | Evergrande Royal View Garden Shenyang | 32.24 | 494.75 | 6,516 | 90% | |
| 229 | | Evergrande Green Village Shenyang | 6.44 | 487.44 | 1,322 | 100% | |
| 230 | | Hohhot | Evergrande Atrium Hohhot | 0.28 | 46.19 | 605 | 74% |
| 231 | | | Evergrande Palace Hohhot | 1.05 | 46.09 | 2,280 | 100% |
| 232 | | | Evergrande Oasis Hohhot | 6.22 | 523.66 | 1,189 | 51% |
| 233 | | Shijiazhuang | Evergrande Emerald Court Hohhot | 2.30 | 315.45 | 731 | 51% |
| 234 | | | Evergrande Royal Scenic Peninsula Shijiazhuang | 7.92 | 899.47 | 881 | 70% |
| 235 | | | Evergrande Splendor Shijiazhuang | 2.00 | 133.47 | 1,497 | 100% |
| 236 | | | Evergrande Forest Creek County Shijiazhuang | 1.02 | 91.00 | 1,122 | 63% |
| 237 | Evergrande Central Plaza Shijiazhuang | | 18.60 | 184.59 | 10,079 | 100% | |
| 238 | Evergrande Ten Miles Pond Shijiazhuang | | 5.91 | 521.68 | 1,132 | 80% | |
| 239 | Lanzhou | Evergrande Yue Long Mansion Shijiazhuang | 2.31 | 79.45 | 2,904 | 52% | |
| 240 | | Evergrande Oasis Lanzhou | 11.70 | 1,120.19 | 1,045 | 100% | |
| 241 | | Evergrande City Plaza Lanzhou | 1.63 | 86.05 | 1,894 | 100% | |
| 242 | | Evergrande Scenic Garden Lanzhou | 1.48 | 182.37 | 813 | 100% | |
| 243 | | Evergrande Emerald Court Lanzhou | 3.99 | 252.98 | 1,578 | 100% | |
| 244 | | Evergrande Royal View Garden Lanzhou | 6.72 | 355.13 | 1,893 | 100% | |
| 245 | Xining | Evergrande Future City Lanzhou | 2.56 | 469.44 | 545 | 100% | |
| 246 | | Evergrande Metropolis Xining | 0.45 | 68.18 | 664 | 100% | |
| 247 | Yinchuan | Evergrande Royal Scenic Yinchuan | 0.63 | 78.00 | 807 | 100% | |
| 248 | | Evergrande Royal View Garden Yinchuan | 0.74 | 124.00 | 596 | 100% | |
| 249 | | Evergrande Royal Scenic Peninsula Yinchuan | 2.41 | 173.57 | 1,388 | 80% | |
| 250 | Zhengzhou | Evergrande Oasis Zhengzhou | 3.01 | 323.75 | 931 | 100% | |
| 251 | | Evergrande Metropolis Zhengzhou | 10.95 | 591.21 | 1,853 | 100% | |
| 252 | | Evergrande Scenic Garden Zhengzhou | 2.62 | 301.99 | 868 | 51% | |
| 253 | | Evergrande Emerald Court Zhengzhou | 1.45 | 61.40 | 2,359 | 100% | |
| 254 | | Evergrande Mansion Zhengzhou | 7.12 | 80.92 | 8,795 | 100% | |
| 255 | | Evergrande Atrium Zhengzhou | 1.84 | 170.21 | 1,079 | 100% | |
| 256 | | Evergrande City Zhengzhou | 22.60 | 771.05 | 2,931 | 51% | |
| 257 | | Evergrande Yue Long Mansion Zhengzhou | 8.58 | 414.42 | 2,070 | 64% | |
| 258 | | Evergrande Future City Zhengkai | 26.97 | 1,638.38 | 1,646 | 100% | |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|---------------|---|---|---|--|-------------------------------------|
| 259 | | Evergrande Splendor Xinxiang | 5.87 | 699.55 | 839 | 100% |
| 260 | | Evergrande Royal Scenic Bay Xinxiang | 1.21 | 188.68 | 641 | 100% |
| 261 | | Evergrande Wonderland Kaifeng | 18.37 | 2,759.89 | 666 | 100% |
| 262 | Guiyang | Evergrande City Guiyang | 0.75 | 188.64 | 399 | 100% |
| 263 | | Evergrande Atrium Guiyang | 0.96 | 93.17 | 1,033 | 100% |
| 264 | | Evergrande Emerald Court Guiyang | 0.65 | 81.63 | 801 | 100% |
| 265 | | Evergrande Royal View Garden Guiyang | 3.44 | 234.31 | 1,466 | 100% |
| 266 | | Evergrande Golden Sun City Guiyang | 20.63 | 1,931.67 | 1,068 | 100% |
| 267 | | Evergrande Central Park Guiyang | 21.88 | 820.80 | 2,666 | 100% |
| 268 | | Evergrande Central Square Guiyang | 8.15 | 680.58 | 1,197 | 100% |
| 269 | | Evergrande Metropolis Square Guiyang | 3.54 | 295.46 | 1,197 | 100% |
| 270 | | Evergrande Left Riverfront Guiyang | 4.80 | 377.10 | 1,274 | 93% |
| 271 | | Evergrande Future City Guiyang | 10.15 | 441.31 | 2,301 | 100% |
| 272 | | Evergrande Royal Palace Guiyang | 7.00 | 270.55 | 2,587 | 100% |
| 273 | | Evergrande Huaxi Children’s City Guiyang | 49.18 | 4,507.13 | 1,091 | 100% |
| 274 | Kunming | Evergrande Splendor Kunming | 1.48 | 520.32 | 284 | 100% |
| 275 | | Evergrande Cloud Palace Kunming | 14.39 | 655.43 | 2,196 | 51% |
| 276 | | Evergrande Metropolis Kunming | 6.73 | 360.27 | 1,867 | 100% |
| 277 | | Evergrande Jiu Long Bay Kunming | 21.45 | 644.16 | 3,331 | 100% |
| 278 | | Evergrande Emerald Court Kunming | 3.85 | 248.85 | 1,546 | 100% |
| 279 | Nanning | Evergrande Oasis Nanning | 2.46 | 131.52 | 1,872 | 100% |
| 280 | | Evergrande International Center Nanning | 2.56 | 209.69 | 1,223 | 100% |
| 281 | | Evergrande Metropolis Nanning | 3.30 | 185.99 | 1,774 | 100% |
| 282 | | Evergrande Royal View Garden Nanning | 0.96 | 52.71 | 1,818 | 100% |
| 283 | | Evergrande Metropolis Nanning | 0.47 | 25.88 | 1,813 | 100% |
| 284 | | Evergrande Palace Nanning | 10.33 | 397.63 | 2,598 | 100% |
| 285 | | Evergrande Atrium Nanning | 0.72 | 56.12 | 1,289 | 100% |
| 286 | | Evergrande Scenic View Garden Nanning | 0.96 | 86.89 | 1,104 | 100% |
| 287 | Haikou | Evergrande Culture Tourist City Haikou | 3.22 | 882.89 | 365 | 100% |
| 288 | | Evergrande Bay Haikou | 2.06 | 44.69 | 4,599 | 100% |
| 289 | | Evergrande Bund Haikou | 7.82 | 265.91 | 2,940 | 100% |
| 290 | | Evergrande Royal Scenic Bay Hainan | 0.31 | 36.37 | 851 | 100% |
| 291 | | Evergrande Royal Sea Hainan | 10.40 | 1,004.94 | 1,035 | 100% |
| 292 | | Evergrande Dingan Royal Lake Manor Haikou | 1.14 | 120.26 | 946 | 75% |
| 293 | | Evergrande Yue Long Bay Wanning | 5.77 | 195.61 | 2,952 | 100% |
| 294 | Urumchi | Evergrande Oasis Urumchi | 10.66 | 317.98 | 3,353 | 100% |
| 295 | | Evergrande Green City Urumchi | 12.71 | 423.91 | 2,998 | 100% |
| 296 | | Evergrande Splendor Urumchi | 5.27 | 1,735.49 | 303 | 100% |
| 297 | | Evergrande City Lights Urumchi | 3.40 | 207.74 | 1,637 | 100% |
| 298 | | Evergrande Jewelry Palace Urumchi | 8.86 | 248.49 | 3,567 | 100% |
| 299 | Chongqing | Evergrande Tixiang Village Chongqing | 5.61 | 473.84 | 1,183 | 100% |
| 300 | | Evergrande Metropolis Chongqing | 2.68 | 136.10 | 1,971 | 100% |
| 301 | | Evergrande Atrium Chongqing | 1.93 | 220.12 | 878 | 100% |
| 302 | | Evergrande Splendor Chongqing | 6.46 | 994.55 | 649 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|---------------|---|---|---|--|-------------------------------------|
| 303 | | Evergrande Emerald Court Chongqing | 4.87 | 35.40 | 13,747 | 100% |
| 304 | | Evergrande Royal Scenic Peninsula Chongqing | 7.57 | 234.04 | 3,234 | 100% |
| 305 | | Evergrande Scenic Garden Chongqing | 12.78 | 395.30 | 3,234 | 100% |
| 306 | | Evergrande Scenic Garden Fuling | 0.72 | 178.51 | 401 | 100% |
| 307 | | Evergrande Royal Scenic Bay Chongqing | 1.05 | 61.23 | 1,716 | 100% |
| 308 | | Evergrande Royal Palace Chongqing | 10.10 | 254.54 | 3,968 | 100% |
| 309 | | Evergrande Century City Chongqing | 10.00 | 365.03 | 2,738 | 100% |
| 310 | | Evergrande C C Land Plaza | 13.76 | 523.04 | 2,630 | 100% |
| 311 | | Evergrande The Coronation Chongqing | 29.33 | 750.64 | 3,908 | 69% |
| 312 | | Evergrande Central Square Chongqing | 28.51 | 709.29 | 4,019 | 100% |
| 313 | | Evergrande Emerald Bay Chongqing | 5.30 | 323.99 | 1,637 | 100% |
| 314 | | Evergrande Gentleman Hill Palace Chongqing | 3.63 | 356.44 | 1,017 | 90% |
| 315 | | Evergrande New City Chongqing | 9.01 | 632.68 | 1,425 | 100% |
| 316 | | Evergrande Lushan Lake Chongqing | 8.34 | 246.01 | 3,388 | 100% |
| 317 | | Evergrande Future City Chongqing | 9.62 | 334.90 | 2,873 | 100% |
| 318 | | Evergrande Excellent Live City Chongqing | 8.37 | 554.40 | 1,509 | 100% |
| 319 | | Evergrande Verakin New Park City Chongqing | 7.37 | 425.00 | 1,735 | 100% |
| 320 | | Evergrande Smart Eco-city Chongqing | 3.23 | 112.24 | 2,873 | 100% |
| 321 | | Evergrande Green Island Chongqing | 26.94 | 370.66 | 7,267 | 100% |
| 322 | | Evergrande Left Lakefront Chongqing | 1.53 | 143.66 | 1,067 | 100% |
| 323 | | Evergrande Top Mansion Chongqing | 5.29 | 389.06 | 1,359 | 100% |
| 324 | | Evergrande Zhongxian Project Chongqing | 4.07 | 506.96 | 802 | 100% |
| 325 | | Evergrande Metropolis Qianjiang | 2.84 | 363.50 | 782 | 100% |
| 326 | | Evergrande Century Dreamlike City Chongqing | 8.72 | 1,128.37 | 772 | 100% |
| 327 | Tianjin | Evergrande Oasis Tianjin | 2.09 | 132.04 | 1,584 | 100% |
| 328 | | Evergrande Scenic Garden Tianjin | 9.17 | 337.43 | 2,717 | 100% |
| 329 | | Evergrande Splendor Tianjin | 5.36 | 846.04 | 633 | 100% |
| 330 | | Evergrande Metropolis Tianjin | 0.06 | 1.40 | 4,610 | 100% |
| 331 | | Evergrande Royal Scenic Peninsula Tianjin | 0.96 | 85.11 | 1,129 | 100% |
| 332 | | Evergrande Royal View Garden Tianjin | 18.69 | 184.21 | 10,148 | 100% |
| 333 | | Evergrande Royal Scenic Bay Tianjin | 4.02 | 75.17 | 5,352 | 100% |
| 334 | | Evergrande Top Mansion Tianjin | 42.60 | 433.70 | 9,823 | 100% |
| 335 | | Evergrande Flower Creek Town Tianjin | 5.93 | 539.66 | 1,100 | 100% |
| 336 | | Evergrande Phoenix Manor Tianjin | 2.60 | 175.68 | 1,480 | 100% |
| 337 | | Evergrande Royal Palace Tianjin | 8.72 | 83.65 | 10,425 | 100% |
| 338 | Dalian | Evergrande Sandal River Dalian | 1.08 | 25.71 | 4,219 | 100% |
| 339 | | Evergrande Royal View Garden Dalian | 5.62 | 102.58 | 5,475 | 100% |
| 340 | | Evergrande Royal Scenic Bay Dalian | 0.24 | 5.29 | 4,550 | 100% |
| 341 | | Evergrande Harbor City Dalian | 10.66 | 376.02 | 2,835 | 100% |
| 342 | | Evergrande City Lights Dalian | 8.20 | 129.99 | 6,304 | 100% |
| 343 | | Evergrande Four Seasons Dalian | 10.45 | 119.68 | 8,730 | 100% |
| 344 | | Evergrande Atrium Dalian | 5.92 | 315.00 | 1,880 | 51% |
| 345 | | Evergrande Park Avenue Dalian | 1.24 | 91.82 | 1,350 | 100% |
| 346 | Qingdao | Evergrande Golden Beach Qingdao | 5.22 | 231.04 | 2,260 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|---------------|---|---|---|--|-------------------------------------|
| 347 | | Evergrande Yue Long Mansion Qingdao | 8.51 | 547.23 | 1,555 | 100% |
| 348 | | Evergrande Royal Dragon Bay Qingdao | 18.15 | 625.64 | 2,901 | 100% |
| 349 | | Evergrande Royal Billow International Qingdao | 4.53 | 358.82 | 1,263 | 100% |
| 350 | Ningbo | Evergrande City Lights Ningbo | 19.27 | 354.35 | 5,437 | 100% |
| 351 | | Evergrande Scenic Garden Ningbo | 6.41 | 350.20 | 1,831 | 100% |
| 352 | | Evergrande Peninsula On The Sea Xiangshan | 14.26 | 713.42 | 1,998 | 100% |
| 353 | | Evergrande Guanlan Palace Yuyao | 2.06 | 66.25 | 3,113 | 100% |
| 354 | | Fenghua Xikou Project | 4.77 | 308.13 | 1,548 | 100% |
| 355 | | Evergrande Royal Scenic Ningbo | 12.18 | 361.01 | 3,375 | 66% |
| 356 | | Evergrande Harbour Town Ningbo | 5.80 | 1,415.84 | 409 | 100% |
| 357 | Xiamen | Evergrande Royal View Garden Xiamen | 6.38 | 56.18 | 11,357 | 100% |
| 358 | Suzhou | Evergrande Jewelry Suzhou | 67.32 | 379.16 | 17,754 | 100% |
| 359 | | Evergrande Yue Long Bay Suzhou | 29.53 | 247.62 | 11,924 | 100% |
| 360 | | Evergrande Atrium Zhangjiagang | 1.50 | 107.59 | 1,390 | 90% |
| 361 | Wuxi | Evergrande Oasis Wuxi | 8.53 | 407.46 | 2,094 | 100% |
| 362 | | Evergrande Royal Seaview Bay Wuxi | 4.44 | 175.35 | 2,531 | 100% |
| 363 | | Evergrande Yue Long Bay Wuxi | 28.11 | 316.57 | 8,879 | 100% |
| 364 | | Evergrande Royal View Garden Jiangyin | 4.09 | 174.03 | 2,349 | 100% |
| 365 | | Evergrande Royal Scenic Jiangyin | 2.59 | 121.69 | 2,125 | 51% |
| 366 | | Evergrande Paradise Palace Wuxi | 18.81 | 231.27 | 8,132 | 100% |
| 367 | | Evergrande Billow Palace Wuxi | 29.13 | 355.08 | 8,204 | 100% |
| 368 | | Evergrande Qizi Bay Jiangyin | 0.72 | 36.97 | 1,947 | 100% |
| 369 | | Evergrande Royal View Splendor Wuxi | 6.89 | 244.85 | 2,814 | 100% |
| 370 | | Evergrande Yue Long Mansion Wuxi | 5.57 | 108.38 | 5,135 | 100% |
| 371 | | Evergrande Royal Seaview Garden Wuxi | 9.22 | 150.49 | 6,124 | 100% |
| 372 | | Evergrande Royal Lake Yixing | 6.39 | 180.32 | 3,545 | 100% |
| 373 | | Evergrande Scenic Garden Yixing | 2.32 | 142.36 | 1,632 | 100% |
| 374 | | Evergrande Dongjiu Court Yixing | 1.26 | 53.52 | 2,350 | 100% |
| 375 | | Evergrande Flower Creek Town Yixing | 17.71 | 925.25 | 1,914 | 100% |
| 376 | Foshan | Evergrande Royal Scenic Bay Foshan | 0.73 | 33.26 | 2,195 | 100% |
| 377 | | Evergrande Royal Garden Shunde | 1.30 | 34.76 | 3,731 | 100% |
| 378 | | Evergrande Emerald Court Foshan | 0.10 | 2.71 | 3,522 | 100% |
| 379 | | Evergrande City Foshan | — | 68.63 | — | 100% |
| 380 | | Evergrande Royal Lake Bay Foshan | 3.40 | 164.12 | 2,071 | 100% |
| 381 | | Evergrande Royal Lake County Foshan | 0.74 | 54.99 | 1,340 | 100% |
| 382 | | Evergrande Li Lake City Foshan | 10.73 | 900.22 | 1,192 | 100% |
| 383 | | Evergrande Longjiang Emerald Shunde | 1.38 | 61.16 | 2,256 | 100% |
| 384 | | Evergrande Scenic Palace Foshan | 15.80 | 520.67 | 3,034 | 100% |
| 385 | | Evergrande Royal Riverfront Palace Foshan | 1.82 | 99.19 | 1,836 | 100% |
| 386 | | Evergrande Lake County Foshan | 3.22 | 397.79 | 810 | 100% |
| 387 | | Evergrande Yundonghai Project Foshan | 22.26 | 485.31 | 4,587 | 100% |
| 388 | | Evergrande Royal Seaview Garden Foshan | 9.56 | 305.98 | 3,126 | 100% |
| 389 | | Evergrande Bay Foshan | 15.15 | 207.91 | 7,285 | 100% |
| 390 | | Evergrande Atrium Foshan | 2.20 | 113.50 | 1,940 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|--------------------|---|---|---|--|-------------------------------------|
| 391 | | Evergrande Left Riverside Foshan | 3.08 | 99.96 | 3,084 | 100% |
| 392 | | Evergrande Leping Project Foshan | 16.60 | 284.91 | 5,826 | 100% |
| 393 | Yantai | Evergrande Royal Scenic Peninsula Yantai | 4.44 | 337.20 | 1,316 | 100% |
| 394 | | Evergrande Fairyland Yantai | 13.38 | 7,861.57 | 171 | 100% |
| 395 | Dongguan | Evergrande Royal Scenic Dongguan | 1.33 | 43.79 | 3,046 | 100% |
| 396 | | Evergrande Emerald Court Dongguan | 2.65 | 57.46 | 4,607 | 100% |
| 397 | | Evergrande Bay Dongguan | 1.10 | 86.47 | 1,268 | 100% |
| 398 | | Evergrande Left Riverside Dongguan | 1.83 | 58.68 | 3,111 | 100% |
| 399 | | Evergrande Royal Garden Dongguan | 2.02 | 27.76 | 7,262 | 100% |
| 400 | Wenzhou | Evergrande Billow Bay Wenzhou | 12.73 | 276.68 | 4,602 | 100% |
| 401 | | Evergrande Top Mansion Wenzhou | 13.00 | 187.36 | 6,939 | 100% |
| 402 | | Evergrande Yue Long Mansion Wenzhou | 42.92 | 1,130.00 | 3,798 | 100% |
| 403 | Quanzhou | Evergrande Royal Scenic Bay Quanzhou | 0.49 | 18.60 | 2,650 | 100% |
| 404 | | Evergrande Emerald Dragon Court Quanzhou | 0.65 | 28.97 | 2,256 | 100% |
| 405 | | Evergrande City Plaza Quanzhou | 2.68 | 150.13 | 1,785 | 100% |
| 406 | | Evergrande Metropolis Shishi | 3.21 | 161.72 | 1,983 | 100%, Expansion Land 98.25% |
| 407 | | Evergrande Royal Scenic Bay Anxi | 1.99 | 168.13 | 1,185 | 100% |
| 408 | | Evergrande Atrium Quanzhou | 0.28 | 56.99 | 493 | 100% |
| 409 | | Evergrande New Town Quanzhou | 2.47 | 250.25 | 985 | 100% |
| 410 | Nantong | Evergrande Royal Seaview Garden Nantong | 6.24 | 135.33 | 4,614 | 100% |
| 411 | | Evergrande Yue Long Bay Nantong | 1.29 | 98.12 | 1,311 | 100% |
| 412 | Tangshan | Evergrande Palace Tangshan | 1.16 | 117.31 | 989 | 60% |
| 413 | | Evergrande Royal Sea Tangshan | 4.95 | 671.71 | 737 | 100% |
| 414 | | Evergrande Peach Blossom Spring Town Tangshan | 0.40 | 117.13 | 340 | 100% |
| 415 | Weifang | Evergrande Metropolis Weifang | 1.13 | 176.24 | 643 | 100% |
| 416 | | Evergrande Emerald Court Weifang | 0.31 | 75.64 | 411 | 100% |
| 417 | Xuzhou | Evergrande Left Bank Riverfront Xuzhou | 2.83 | 267.02 | 1,061 | 95% |
| 418 | | Evergrande Forest Creek County Xuzhou | 1.01 | 322.30 | 312 | 100% |
| 419 | | Evergrande Pan Lake Town Xuzhou | 25.56 | 3,632.46 | 704 | 51% |
| 420 | Zhongshan | Evergrande Oasis Zhongshan | 3.52 | 239.25 | 1,472 | 100% |
| 421 | | Evergrande Royal Palace Zhongshan | 10.47 | 274.41 | 3,817 | 100% |
| 422 | | Evergrande Royal Scenic Zhongshan | 5.86 | 237.31 | 2,469 | 100% |
| 423 | Shantou | Evergrande Royal Scenic Bay Shantou | 0.77 | 85.64 | 895 | 100% |
| 424 | | Evergrande Bund Shantou | 13.48 | 386.59 | 3,488 | 100% |
| 425 | | Evergrande Jinbi Bay Shantou | 3.63 | 765.28 | 475 | 65% |
| 426 | Zhuhai | Evergrande Ocean Spring Zhuhai | 2.84 | 225.66 | 1,258 | 51% |
| 427 | | Evergrande Emerald Court Zhuhai | 2.90 | 66.63 | 4,352 | 100% |
| 428 | | Zhuhai Zhuofu Project | 21.00 | 98.62 | 21,294 | 100% |
| 429 | Sanya | Evergrande Royal Ocean View Garden Sanya | 1.78 | 89.65 | 1,985 | 100% |
| 430 | | Evergrande Royal Palace Sanya | 11.86 | 214.87 | 5,519 | 100% |
| 431 | Guangdong Province | Evergrande Lantang Project Yunfu | 3.24 | 419.50 | 771 | 100% |
| 432 | | Evergrande City Yunfu | 0.86 | 308.75 | 277 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

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|-----|---------------|--|---|---|--|--|
| 433 | | Evergrande City Shaoguan | 1.48 | 407.40 | 364 | 100% |
| 434 | | Evergrande City Chaozhou | 4.38 | 912.80 | 480 | 100% |
| 435 | | Evergrande Scenic Garden Chaozhou | 3.30 | 388.03 | 851 | 57% |
| 436 | | Evergrande Metropolis Chaozhou | 2.56 | 222.27 | 1,152 | 100% |
| 437 | | Evergrande Metropolis Heyuan | 2.14 | 177.82 | 1,201 | 100% |
| 438 | | Evergrande Left Riverfront Heyuan | 8.89 | 300.00 | 2,962 | 100% |
| 439 | | Evergrande Royal Scenic Peninsula Jiangmen | 2.44 | 148.68 | 1,644 | 100% |
| 440 | | Evergrande Spring City Enping | 8.00 | 2,766.02 | 289 | 100% |
| 441 | | Evergrande Yue Long Bay Kaiping | 41.95 | 870.00 | 4,822 | 100% |
| 442 | | Evergrande Oasis Jieyang | 4.88 | 419.96 | 1,163 | 100% |
| 443 | | Evergrande Emerald Court Jieyang | 1.97 | 187.43 | 1,051 | 100% |
| 444 | | Evergrande Palace Jieyang | 1.90 | 206.85 | 917 | 100% |
| 445 | | Evergrande Royal Scenic Peninsula Meizhou | 15.32 | 1,528.48 | 1,003 | 100% |
| 446 | | Evergrande Hawaii on the Sea Yangjiang | 2.11 | 449.62 | 470 | 100% |
| 447 | | Evergrande Metropolis Yangjiang | 0.43 | 67.40 | 637 | 100% |
| 448 | | Evergrande Royal View Garden Yangjiang | 0.56 | 90.01 | 622 | 100% |
| 449 | | Evergrande Yue Long Mansion Yangjiang | 3.68 | 146.88 | 2,508 | 100% |
| 450 | | Evergrande Oasis Zhanjiang | 0.76 | 97.88 | 777 | 100% |
| 451 | | Evergrande Royal View Garden Zhanjiang | 4.64 | 319.47 | 1,454 | 60% |
| 452 | | Evergrande Atrium Huizhou | 1.55 | 239.95 | 648 | 100% |
| / | | Evergrande Atrium Huizhou | 1.61 | 250.72 | 640 | 100% |
| 453 | | Evergrande Century Dreamlike City Zhaoqing | 16.71 | 2,024.35 | 826 | 88% |
| 454 | | Evergrande Royal Lake City Zhaoqing | 2.11 | 274.02 | 771 | 100% |
| 455 | | Evergrande Emerald Court Zhaoqing | 1.58 | 110.32 | 1,429 | 100% |
| 456 | | Evergrande Royal Lake Zhaoqing | 7.66 | 743.75 | 1,030 | 肇慶市團星房地產開發有限公司 (Zhaoqing Tuanxing Real Estate Development Company Limited) 100%、肇慶鼎湖團星房地產開發有限公司 (Zhaoqing Dinghu Tuanxing Real Estate Development Company Limited) 90% and 肇慶鼎湖團星置業投資有限公司 (Zhaoqing Dinghu Tuanxian Real Estate Investment Company Limited) 100% |
| 457 | | Evergrande City Zhaoqing | 11.35 | 505.82 | 2,244 | 100% |
| 458 | | Evergrande Oasis Zhaoqing | 16.44 | 810.47 | 2,029 | 100% (secondhand); 90% (firsthand) |
| 459 | | Evergrande Metropolis Zhaoqing | 7.65 | 361.48 | 2,117 | 100% |
| 460 | | Evergrande Royal Lake City Maoming | 6.80 | 555.20 | 1,225 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|-------------------|---|---|---|--|-------------------------------------|
| 461 | Zhejiang Province | Evergrande Yue Long Bay Huzhou | 8.92 | 238.45 | 3,739 | 51% |
| 462 | | Evergrande Yue Long Mansion Huzhou | 7.10 | 243.22 | 2,917 | 100% |
| 463 | | Evergrande Royal Garden Huzhou | 4.05 | 69.86 | 5,800 | 100% |
| 464 | | Evergrande Royal Summit Huzhou | 6.87 | 192.05 | 3,579 | 100% |
| 465 | | Evergrande An Ji Town Huzhou | 10.79 | 277.70 | 3,884 | 51% |
| 466 | | Evergrande Changxi Project | 5.75 | 119.94 | 4,794 | 100% |
| 467 | | Evergrande Royal Lakeside Mano Jiande | 3.53 | 438.11 | 807 | 100% |
| 468 | | Evergrande Left Xianghu Jiaxing | 7.50 | 229.17 | 3,273 | 100% |
| 469 | | Evergrande Royal Scenic Bay Jiaxing | 17.12 | 273.39 | 6,263 | 51% |
| 470 | | Evergrande Royal Scenic Peninsula Quzhou | 0.92 | 76.67 | 1,205 | 100% |
| 471 | | Evergrande Jewelry Palace Shaoxing | 15.02 | 309.08 | 4,860 | 100% |
| 472 | | Oi Hu Tao Project Shengzhou | 2.94 | 171.09 | 1,716 | 100% |
| 473 | | Evergrande Royal Seaview Garden Shaoxing | 5.76 | 195.41 | 2,948 | 100% |
| 474 | | Evergrande Future City Shaoxing | 14.41 | 554.50 | 2,599 | 100% |
| 475 | | Evergrande Yue Long Mansion Shaoxing | 5.07 | 118.14 | 4,291 | 100% |
| 476 | | Evergrande River Royal Palace Shaoxing | 4.31 | 127.45 | 3,385 | 100% |
| 477 | | Evergrande Royal Palace Shaoxing | 5.93 | 199.80 | 2,967 | 100% |
| 478 | | Evergrande Royal Scenic Bay Shaoxing | 13.10 | 147.07 | 8,907 | 100% |
| 479 | | Evergrande City Galaxy Project Taizhou | 6.06 | 421.08 | 1,439 | 100% |
| 480 | | Evergrande Royal Scenic Peninsula Taizhou | 20.29 | 420.00 | 4,831 | 100% |
| 481 | | Evergrande Royal Scenic Bay Zhoushan | 1.10 | 44.54 | 2,459 | 100% |
| 482 | Jiangsu Province | Evergrande Scenic View Garden Changzhou | 3.40 | 170.78 | 1,993 | 100% |
| 483 | | Evergrande Jintan District Golden Bay Changzhou Project | 1.11 | 265.18 | 417 | 60% |
| 484 | | Evergrande Jintan River Project Changzhou | 9.72 | 190.90 | 5,091 | 100% |
| 485 | | Evergrande Billow Palace Liyang | 15.29 | 252.00 | 6,067 | 100% |
| 486 | | Evergrande Metropolis Huai’an | 1.17 | 198.94 | 589 | 100% |
| 487 | | Evergrande City Lianyungang | 2.88 | 822.28 | 350 | 100% |
| 488 | | Evergrande Forest Creek County Lianyugang | 1.29 | 124.68 | 1,033 | 100% |
| 489 | | Evergrande Royal Peak Lianyugang | 0.41 | 54.35 | 760 | 100% |
| 490 | | Evergrande Royal Scenic Peninsula Jingjiang | 8.68 | 587.87 | 1,477 | 100% |
| 491 | | Evergrande Palace Taizhou | 21.48 | 506.93 | 4,237 | 100% |
| 492 | | Evergrande Top Mansion Taizhou | 11.96 | 267.22 | 4,476 | 100% |
| 493 | | Evergrande Palace Suqian | 1.36 | 211.05 | 643 | 100% |
| 494 | | Evergrande Emerald Court Suqian | 1.98 | 274.65 | 722 | 100% |
| 495 | | Evergrande Metropolis Yancheng | 1.78 | 229.98 | 776 | 100% |
| 496 | | Evergrande Royal View Garden Yancheng | 2.86 | 250.49 | 1,143 | 100% |
| 497 | | Evergrande Emerald County Yancheng | 0.32 | 37.53 | 859 | 100% |
| 498 | | Evergrande Billow Bay Yancheng | 11.50 | 295.69 | 3,890 | 100% |
| 499 | | Evergrande Left Riverfront Yizheng | 2.22 | 174.82 | 1,269 | 100% |
| 500 | | Evergrande Yue Long Mansion Yangzhou | 8.62 | 163.33 | 5,278 | 100% |
| 501 | | Evergrande Emerald Court Yangzhou | 11.72 | 273.29 | 4,290 | 100% |
| 502 | | Evergrande Palace Yangzhou | 16.57 | 257.16 | 6,445 | 100% |
| 503 | | Evergrande Yue Long Bay Yangzhou | 2.84 | 95.21 | 2,984 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

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|-----|----------------|--|---|---|--|-------------------------------------|
| 504 | | Evergrande Arium Zhenjiang | 3.42 | 290.65 | 1,177 | 100% |
| 505 | | Evergrande Oasis Zhenjiang | 0.49 | 73.50 | 670 | 100% |
| 506 | | Evergrande Metropolis Danyang | 1.58 | 177.99 | 890 | 100% |
| 507 | | Evergrande City Danyang | 0.96 | 88.13 | 1,094 | 100% |
| 508 | | Evergrande Royal Palace Zhenjiang | 0.90 | 103.28 | 871 | 100% |
| 509 | | Evergrande Palace Zhenjiang | 23.99 | 275.50 | 8,708 | 100% |
| 510 | Henan Province | Evergrande Oasis Anyang | 3.82 | 606.51 | 630 | 100% |
| 511 | | Evergrande Metropolis Hebi | 0.68 | 109.96 | 614 | 100% |
| 512 | | Evergrande City Jiaozuo | 3.40 | 183.96 | 1,851 | 100% |
| 513 | | Evergrande Royal View Garden Kaifeng | 0.38 | 49.60 | 762 | 53% |
| 514 | | Evergrande Royal View Garden Lankao | 1.13 | 408.89 | 277 | 100% |
| 515 | | Evergrande Oasis Luoyang | 2.53 | 1,392.98 | 182 | 100% |
| 516 | | Evergrande Cloud Villa Luoyang | 3.06 | 454.84 | 674 | 100% |
| 517 | | Evergrande Metropolis Luohe | 4.43 | 408.44 | 1,084 | 100% |
| 518 | | Evergrande Royal Scenic Luohe | 0.70 | 81.75 | 856 | 100% |
| 519 | | Evergrande Top Mansion Luohe | 2.02 | 207.96 | 971 | 100% |
| 520 | | Evergrande Royal View Garden Nanyang | 1.48 | 168.36 | 882 | 100% |
| 521 | | Evergrande Royal Scenic Bay Nanyang | 0.46 | 49.43 | 940 | 55% |
| 522 | | Evergrande Emerald Court Nanyang | 1.86 | 136.47 | 1,364 | 60% |
| 523 | | Evergrande Metropolis Pingdingshan | 0.12 | 32.89 | 376 | 57% |
| 524 | | Evergrande Royal Scenic Peninsula Pingdingshan | 0.59 | 49.76 | 1,179 | 64% |
| 525 | | Evergrande Jewelry Palace Pingdingshan | 13.56 | 307.72 | 4,407 | 67% |
| 526 | | Evergrande Yue Long Mansion Puyang | 0.86 | 125.34 | 686 | 100% |
| 527 | | Evergrande Yue Long Bay Puyang | 2.26 | 233.61 | 968 | 100% |
| 528 | | Evergrande Jewelry Palace Puyang | 2.70 | 346.70 | 780 | 80% |
| 529 | | Evergrande Metropolis Shangqiu | 4.43 | 691.86 | 640 | 100% |
| 530 | | Evergrande Emerald Court Shangqiu | 4.01 | 266.69 | 1,503 | Phase I: 60%; Phase II: 100% |
| 531 | | Evergrande Shangtong Road Shangqiu | 4.44 | 291.67 | 1,521 | 50% |
| 532 | | Evergrande Jewelry Palace Xinxiang | 13.34 | 677.56 | 1,969 | 100% |
| 533 | | Evergrande Metropolis Xinyang | 0.62 | 152.29 | 405 | 100% |
| 534 | | Evergrande Emerald Court Xinyang | 0.58 | 81.62 | 706 | 55% |
| 535 | | Evergrande Royal Scenic Bay Xinyang | 2.73 | 457.24 | 598 | 58% |
| 536 | | Evergrande Oasis Xuchang | 0.21 | 49.75 | 426 | 93% |
| 537 | | Evergrande Emerald Court Xuchang | 0.66 | 66.68 | 997 | 76% |
| 538 | | Evergrande Top Mansion Xuchang | 1.38 | 174.72 | 789 | 51% |
| 539 | | Evergrande Yue Long Mansion Xuchang | 19.80 | 950.00 | 2,084 | 75% |
| 540 | | Evergrande Metropolis Zhoukou | 0.44 | 242.00 | 181 | 70% |
| 541 | | Evergrande Royal View Garden Taikang | 0.19 | 34.22 | 569 | 100% |
| 542 | | Evergrande Metropolis Zhumadian | 0.76 | 161.16 | 470 | 100% |
| 543 | Hebei Province | Evergrande City Cangzhou | 0.41 | 73.86 | 556 | 100% |
| 544 | | Evergrande Top Mansion Cangzhou | 11.44 | 198.17 | 5,772 | 100% |
| 545 | | International Cultural Tourism City, Nanda Bay Cangzhou | 14.05 | 5,692.80 | 247 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

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|-----|----------------|--|---|---|--|-------------------------------------|
| 546 | | Evergrande Metropolis Handan | 3.96 | 597.95 | 662 | 100% |
| 547 | | Evergrande Emerald Court Handan | 3.51 | 261.42 | 1,342 | 52% |
| 548 | | Evergrande Beihai Manor Handan | 41.53 | 761.00 | 5,457 | 51% |
| 549 | | Evergrande Oasis Handan | 7.50 | 337.00 | 2,227 | 51% |
| 550 | | Evergrande Seine River Handan | 5.24 | 235.52 | 2,227 | 51% |
| 551 | | Taihongsen Mall Project(P.1) | 2.69 | 121.00 | 2,227 | 51% |
| / | | Evergrande Dragon Court (P.2) | 2.44 | 109.77 | 2,227 | 51% |
| / | | Evergrande Blooming Garden Handan | — | — | 2,227 | 51% |
| / | | Evergrande Rainbow Town Handan | 0.21 | 9.60 | 2,227 | 51% |
| 552 | | Evergrande Splendid Mansion Handan | 9.13 | 430.18 | 2,121 | 100% |
| 553 | | Evergrande Royal Scenic Peninsula Handan | 0.79 | 99.81 | 787 | 100% |
| 554 | | Evergrande City Hengshui | 1.30 | 137.17 | 945 | 75% |
| 555 | | Evergrande Oasis Hengshui | 1.47 | 178.80 | 820 | 60% |
| 556 | | Evergrande Metropolis Langfang | 0.57 | 64.32 | 879 | 100% |
| 557 | | Langfang Zhongding Project Langfang | 3.30 | 53.50 | 6,168 | 100% |
| 558 | | Evergrande Emerald Court Langfang | 0.97 | 94.29 | 1,028 | 100% |
| 559 | | Evergrande City Qinhuangdao | 8.50 | 2,435.92 | 349 | 100% |
| 560 | | Evergrande City Xingtai | 1.03 | 97.00 | 1,059 | 72% |
| 561 | | Evergrande Royal View Garden Xingtai | 0.05 | 8.42 | 551 | 72% |
| 562 | | Evergrande Metropolis Xingtai | 1.20 | 120.46 | 996 | 100% |
| 563 | | Evergrande Scenic Garden Xingtai | 0.35 | 41.68 | 829 | 58% |
| 564 | | Evergrande Top Mansion Xingtai | 8.17 | 231.20 | 3,532 | 100% |
| 565 | Hunan Province | Evergrande Palace Changde | 2.25 | 266.58 | 845 | 60% |
| 566 | | Evergrande Royal Scenic Bay Changde | 0.51 | 161.77 | 316 | 65% |
| 567 | | Evergrande Coronation Changde | 11.93 | 284.88 | 4,188 | 100% |
| 568 | | Evergrande Oasis Changde | 15.46 | 441.77 | 3,500 | 100% |
| 569 | | Evergrande Palace Chenzhou | 0.58 | 138.27 | 422 | 100% |
| 570 | | Evergrande Royal View Garden Chenzhou | 1.09 | 139.93 | 778 | 65% |
| 571 | | Evergrande Oasis Hengyang | 0.75 | 127.20 | 593 | 70% |
| 572 | | Evergrande Royal View Garden Huaihua | 0.47 | 180.12 | 260 | 60% |
| 573 | | Evergrande Royal Scenic Bay Huaihua | 0.49 | 86.90 | 566 | 60% |
| 574 | | Evergrande Palace Shaoyang | 1.13 | 472.99 | 238 | 60% |
| 575 | | Evergrande Future City Shaoyang | 6.61 | 481.08 | 1,375 | 64% |
| 576 | | Evergrande Emerald Court Xiangtan | 1.97 | 282.29 | 698 | 60% |
| 577 | | Evergrande Royal Scenic Peninsula Xiangtan | 2.74 | 722.03 | 379 | 60% |
| 578 | | Evergrande Literary Xiangtan | 1.58 | 391.31 | 405 | 60% |
| 579 | | Evergrande Palace Xiangtan | 8.32 | 522.49 | 1,592 | 100% |
| 580 | | Evergrande Oasis Yiyang | 0.73 | 116.74 | 622 | 100% |
| 581 | | Evergrande Nanhu Peninsula Yueyang | 2.81 | 217.01 | 1,297 | 64% |
| 582 | | Evergrande Oasis Yueyang | 1.88 | 212.53 | 883 | 65% |
| 583 | | Evergrande Royal Scenic Bay Yueyang | 0.58 | 94.15 | 613 | 65% |
| 584 | | Evergrande Future City Yueyang | 15.71 | 492.64 | 3,190 | 100% |
| 585 | | Evergrande Metropolis Zhuzhou | 0.40 | 51.34 | 785 | 100% |
| 586 | | Evergrande Palace Zhuzhou | 1.80 | 184.12 | 980 | 60% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|------------------|--|---|---|--|-------------------------------------|
| 587 | | Evergrand Royal Scenic Bay Zhuzhou | 0.13 | 44.50 | 291 | 62% |
| 588 | | Evergrande Forest Creek County Zhuzhou | 2.47 | 171.35 | 1,440 | 100% |
| 589 | | Evergrande Yu Jing Garden Zhuzhou | 12.41 | 879.70 | 1,411 | 57% |
| 590 | | Evergrande Yue Long Mansion Zhuzhou | 10.93 | 333.54 | 3,276 | 100% |
| 591 | | Evergrande Longao Regency Zhuzhou | 2.05 | 88.20 | 2,322 | 100% |
| 592 | | Evergrande Coronation Xiangxizhou | 1.37 | 228.47 | 600 | 100% |
| 593 | | Evergrande Royal Palace Hanshou | 1.23 | 170.10 | 720 | 72% |
| 594 | Hubei Province | Evergrande Capital Palace Ezhou | 1.82 | 695.39 | 262 | 100% |
| 595 | | Evergrande Fairyland Ezhou | 0.90 | 78.97 | 1,136 | 100% |
| 596 | | Evergrande Royal Seaview Garden Enshi | 2.04 | 287.82 | 709 | 100% |
| 597 | | Evergrande Royal View Garden Huangshi | 0.99 | 71.48 | 1,379 | 100% |
| 598 | | Evergrande Metropolis Huangshi | 1.76 | 212.88 | 825 | 100% |
| 599 | | Evergrande Royal View Garden Jingmen | 0.85 | 155.81 | 543 | 100% |
| 600 | | Evergrande Metropolis Jingzhou | 1.81 | 170.06 | 1,064 | 100% |
| 601 | | Evergrande Golden Metropolis Jingzhou | 2.05 | 178.24 | 1,148 | 100% |
| 602 | | Evergrande Emerald Court Jingzhou | 0.71 | 55.13 | 1,279 | 51% |
| 603 | | Evergrande Royal Scenic Valley Jinzhou | 2.83 | 256.94 | 1,100 | 100% |
| 604 | | Evergrande City Shiyan | 18.98 | 1,478.53 | 1,284 | 100% |
| 605 | | Evergrande Metropolis Suizhou | 0.72 | 97.86 | 740 | 60% |
| 606 | | Evergrande Golden Metropolis Suizhou | 1.74 | 128.63 | 1,354 | 100% |
| 607 | | Evergrande Yue Long Mansion Suizhou | 2.89 | 198.83 | 1,456 | 100% |
| 608 | | Evergrande Metropolis Xiangyang | 1.43 | 169.85 | 843 | 100% |
| 609 | | Evergrande Emerald Court Xiangyang | 2.44 | 202.66 | 1,205 | 70% |
| 610 | | Evergrande Royal Scenic Xiangyang | 1.46 | 94.56 | 1,545 | 55% |
| 611 | | Evergrande Royal Palace Xiangyang | 11.21 | 395.53 | 2,833 | 100% |
| 612 | | Evergrande Oasis Yichang | 0.87 | 185.28 | 470 | 100% |
| 613 | | Evergrande Royal View Garden Yichang | 1.62 | 102.02 | 1,588 | 60% |
| 614 | | Evergrande Scenic Garden Yichang | 1.20 | 152.96 | 784 | 60% |
| 615 | | Evergrande Metropolis Yichang | 7.51 | 629.81 | 1,192 | 70% |
| 616 | | Evergrande Forest Creek County Yichang | 7.19 | 216.30 | 3,325 | 70% |
| 617 | | Evergrande Metropolis Xianning | 1.02 | 271.23 | 375 | 100% |
| 618 | | Evergrande Metropolis Qianjiang | 3.32 | 213.99 | 1,551 | 100% |
| 619 | Sichuan Province | Evergrande Yonghe Bay Dazhou | 0.14 | 22.47 | 620 | 100% |
| 620 | | Evergrande Royal Scenic Bay Luzhou | 0.56 | 32.94 | 1,699 | 100% |
| 621 | | Evergrande Palace Luzhou | 5.23 | 278.33 | 1,877 | 100% |
| 622 | | Evergrande Bay Luzhou | 5.20 | 393.93 | 1,320 | 100% |
| 623 | | Evergrande City Luzhou | 7.53 | 443.18 | 1,700 | 100% |
| 624 | | Evergrande Emerald Bay Luzhou | 2.40 | 242.87 | 990 | 100% |
| 625 | | Evergrande Top Mansion Meishan | 4.40 | 167.69 | 2,624 | 100% |
| 626 | | Evergrande Emerald Court Mianyang | 5.28 | 97.44 | 5,420 | Phase I: 52.64%; Phase II: 100% |
| 627 | | Evergrande Emerald Bay Mianyang | 6.40 | 212.96 | 3,007 | 100% |
| 628 | | Evergrande City Nanchong | 0.54 | 44.73 | 1,207 | 100% |
| 629 | | Evergrande Yue Long Mansion Nanchong | 4.36 | 384.54 | 1,135 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|-------------------|--|---|---|--|-------------------------------------|
| 630 | | Evergrande Fengya Court Nanchong | 2.03 | 208.05 | 977 | 100% |
| 631 | | Evergrande Coronation Nanchong | 2.05 | 105.58 | 1,938 | 100% |
| 632 | | Evergrande Left Riverfront Nanchong | 3.72 | 480.09 | 775 | 100% |
| 633 | | Evergrande Royal Summit Nanchong | 4.12 | 209.06 | 1,969 | 100% |
| 634 | | Evergrande City Panzhuhua | 1.57 | 345.85 | 454 | 100% |
| 635 | | Evergrande City Ziyang | 0.93 | 109.66 | 849 | 100% |
| 636 | | Evergrande Metropolis Ziyang | 1.21 | 149.03 | 810 | 100% |
| 637 | | Evergrande Oasis Zigong | 0.96 | 168.83 | 570 | 100% |
| 638 | | Evergrande Metropolis Zigong | 0.65 | 97.94 | 664 | 100% |
| 639 | | Evergrande Future City Zigong | 4.45 | 353.17 | 1,260 | 100% |
| 640 | | Evergrande Royal Lake Manor Xichong | 1.92 | 307.32 | 624 | 100% |
| 641 | | Evergrande Jincheng Neijiang | 5.66 | 337.07 | 1,680 | 100% |
| 642 | | Evergrande Metropolis Yibin | 2.00 | 167.06 | 1,200 | 100% |
| 643 | Shandong Province | Evergrande Yellow River Ecological City Dongying | 2.42 | 309.19 | 784 | 100% |
| 644 | | Evergrande Palm Islands Dongying | 3.57 | 225.58 | 1,584 | 100% |
| 645 | | Evergrande Metropolis Jining | 1.43 | 131.78 | 1,088 | 100% |
| 646 | | Evergrande Splendor Laiwu | 3.29 | 815.06 | 403 | 100% |
| 647 | | Evergrande Metropolis Laiwu | 5.51 | 310.39 | 1,775 | 100% |
| 648 | | Evergrande Palace Linyi | 0.83 | 257.58 | 323 | 100% |
| 649 | | Evergrande Oasis Linyi | 1.58 | 521.00 | 303 | 51% |
| 650 | | Evergrande Emerald Court Linyi | 2.08 | 208.08 | 1,000 | 60% |
| 651 | | Evergrande Central Square Linyi | 7.28 | 410.67 | 1,772 | 100% |
| 652 | | Evergrande City Tai’an | 0.26 | 50.09 | 515 | 100% |
| 653 | | Evergrande Royal Seaview Garden Weihai | 15.52 | 522.06 | 2,972 | 100% |
| 654 | | Evergrande Royal Seaview Garden Weihai | 3.33 | 217.89 | 1,529 | 100% |
| 655 | | Evergrande Ocean Peninsula Weihai | 3.43 | 469.51 | 730 | 100% |
| 656 | | Laiyang Dingzi Bay Project | 28.91 | 12,329.42 | 234 | 90% |
| 657 | | Evergrande Royal View Garden Zibo | 5.12 | 275.48 | 1,857 | 100% |
| 658 | | Evergrande Emerald Court Zibo | 2.08 | 216.80 | 961 | 55% |
| 659 | | Evergrande ZhengCheng Family Project Zibo | 10.22 | 550.26 | 1,858 | 60% |
| 660 | | Evergrande Royal Summit Heze | 1.12 | 126.48 | 886 | 100% |
| 661 | Shanxi Province | Evergrande Oasis Datong | 0.49 | 115.52 | 420 | 100% |
| 662 | | Evergrande Top Mansion Datong | 13.21 | 371.87 | 3,552 | 100% |
| 663 | | Evergrande Emerald Court Datong | 8.40 | 185.00 | 4,541 | 100% |
| 664 | | Evergrande Palace Jinzhong | 7.82 | 354.89 | 2,203 | 100% |
| 665 | | Evergrande Palace Linfen | 0.22 | 27.02 | 830 | 100% |
| 666 | | Evergrande Yue Long Mansion Linfen | 4.04 | 337.64 | 1,198 | 55% |
| 667 | | Evergrande Royal Scenic Lvliang | 0.03 | 4.27 | 688 | 100% |
| 668 | | Evergrande Royal Palace Lvliang | 2.15 | 263.50 | 816 | 80% |
| 669 | | Evergrande Royal View Garden Yangquan | 3.68 | 462.78 | 795 | Phase I: 64%; Phase II: 75% |
| 670 | | Evergrande Oasis Yuncheng | 0.46 | 81.20 | 561 | 100% |
| 671 | | Evergrande Metropolis Yuncheng | 0.87 | 231.60 | 376 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|-----|--|--|---|---|--|-------------------------------------|
| 672 | Shaanxi Province | Evergrande Palace Xinzhou | 5.42 | 326.10 | 1,662 | 51% |
| 673 | | Evergrande Royal Scenic Peninsula Ankang | 4.38 | 514.74 | 851 | 100% |
| 674 | | Evergrande Future City Ankang | 4.44 | 429.87 | 1,032 | 100% |
| 675 | | Evergrande Royal Scenic Bay Baoji | 1.06 | 226.17 | 469 | 100% |
| 676 | | Evergrande City Hanzhong | 0.08 | 18.72 | 431 | 100% |
| 677 | | Evergrande Royal View Garden Hanzhong | 0.62 | 98.29 | 634 | 100% |
| 678 | | Evergrande Royal Scenic Bay Hanzhong | 1.54 | 322.10 | 480 | 100% |
| 679 | | Evergrande Yue Long Bay Hanzhong | 2.11 | 248.33 | 850 | 100% |
| 680 | | Evergrande Jewelry Palace Weinan | 1.97 | 364.62 | 540 | 100% |
| 681 | | Evergrande City Yangling | 0.42 | 104.31 | 407 | 100% |
| 682 | Jiangxi Province | Evergrande Royal View Garden Xianyang | 2.71 | 281.69 | 962 | 100% |
| 683 | | Evergrande Royal Scenic Peninsula Hancheng | 2.02 | 335.02 | 603 | 100% |
| 684 | | Evergrande Emerald Court Ganzhou | 1.74 | 68.35 | 2,553 | 100% |
| 685 | | Evergrande Metropolis Ganzhou | 0.89 | 117.88 | 759 | 51% |
| 686 | | Evergrande Royal Garden Ganzhou | 2.31 | 75.78 | 3,051 | 100% |
| 687 | | Evergrande Royal Palace Ganzhou | 1.88 | 45.61 | 4,117 | 100% |
| 688 | | Evergrande Top Mansion Ganzhou | 2.39 | 152.12 | 1,571 | 100% |
| 689 | | Evergrande Yue Long Mansion Ganzhou | 7.82 | 298.24 | 2,623 | 100% |
| 690 | | Evergrande Bay Ganzhou | 11.69 | 323.46 | 3,613 | 100% |
| 691 | | Evergrande Royal Scenic Ganzhou | 4.75 | 274.92 | 1,727 | 51% |
| 692 | | Evergrande City Ganzhou | 12.21 | 369.30 | 3,306 | 69% |
| 693 | | Evergrande Royal View Garden Ji’an | 3.41 | 286.56 | 1,192 | 100% |
| 694 | | Evergrande Royal Scenic Peninsula Ji’an | 4.71 | 250.22 | 1,881 | 100% |
| 695 | | Evergrande Royal Scenic Bay Jingdezhen | 2.29 | 134.07 | 1,706 | 100% |
| 696 | | Evergrande Royal Scenic Jiujiang | 0.60 | 56.76 | 1,059 | 100% |
| 697 | | Evergrande Bay Jiujiang | 3.08 | 231.10 | 1,333 | 60% |
| 698 | | Evergrande Royal Palace Pingxiang | 2.37 | 214.38 | 1,105 | 100% |
| 699 | | Evergrande Metropolis Shangrao | 4.57 | 205.01 | 2,229 | 100% |
| 700 | | Anhui Province | Evergrande Atrium Xinyu | 0.72 | 301.89 | 239 |
| 701 | Evergrande City Xinyu | | 0.13 | 27.69 | 459 | 100% |
| 702 | Evergrande Oasis Yichun | | 2.28 | 402.27 | 567 | 100% |
| 703 | Evergrande Royal Scenic Yichun | | 3.80 | 289.24 | 1,315 | 70% |
| 704 | Evergrande Oasis Yingtan | | 0.96 | 156.50 | 612 | 100% |
| 705 | Evergrande Royal Scenic Yingtan | | 0.38 | 69.24 | 549 | 100% |
| 706 | Evergrande Oasis Anqing | | 1.74 | 209.73 | 831 | 100% |
| 707 | Evergrande Unique One Project Anqing | | 7.93 | 271.69 | 2,918 | 100% |
| 708 | Evergrande Emerald Court Bengbu | | 0.15 | 10.28 | 1,507 | 100% |
| 709 | Evergrande Left Bank Riverfront Bengbu | | 2.03 | 260.97 | 777 | 100% |
| 710 | Evergrande City Bozhou | | 0.83 | 134.54 | 618 | 100% |
| 711 | Evergrande Emerald Court Bozhou | | 1.19 | 141.89 | 837 | 100% |
| 712 | Evergrande Royal Scenic Bozhou | | 1.27 | 219.74 | 580 | 70% |
| 713 | Evergrande Royal View Garden Chuzhou | | 1.08 | 223.81 | 483 | 88% |
| 714 | Evergrande Oasis Fuyang | | 1.57 | 133.09 | 1,178 | 70% |
| 715 | Evergrande Royal Scenic Fuyang | 2.98 | 183.40 | 1,626 | 60% | |

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|-----|----------------------------------|---|---|---|--|-------------------------------------|
| 716 | | Evergrande Forest Creek County Fuyang | 6.24 | 277.77 | 2,246 | 100% |
| 717 | | Evergrande Metropolis Huaibei | 0.08 | 24.00 | 322 | 100% |
| 718 | | Evergrande Atrium Huaibei | 0.37 | 41.24 | 897 | 100% |
| 719 | | Evergrande Royal Scenic Bay Huaibei | 0.90 | 138.81 | 650 | 100% |
| 720 | | Evergrande Oasis Huainan | 0.26 | 29.32 | 877 | 60% |
| 721 | | Evergrande Left Riverside Huangshan | 0.58 | 56.25 | 1,039 | 100% |
| 722 | | Evergrande Top Mansion Huangshan | 2.96 | 295.70 | 1,002 | 100% |
| 723 | | Evergrande Royal Scenic Bay Liuan | 2.78 | 317.55 | 876 | 100% |
| 724 | | Evergrande Royal Lake Manor Liuan | 4.03 | 351.48 | 1,148 | 63% |
| 725 | | Evergrande Oasis Maanshan | 0.60 | 66.51 | 906 | 100% |
| 726 | | Evergrande Oasis Tongling | 1.98 | 308.51 | 641 | 100% |
| 727 | | Evergrande Royal Palace Wuhu | 2.98 | 313.47 | 950 | 100% |
| 728 | | Evergrande Royal Scenic Bay Suzhou | 1.24 | 157.64 | 787 | 100% |
| 729 | | Evergrande Metropolis Suzhou | 1.56 | 249.02 | 626 | 65% |
| 730 | | Evergrande Royal City Project Xuancheng | 2.91 | 202.70 | 1,437 | 100% |
| 731 | Fujian Province | Evergrande Oasis Longyan | 3.08 | 178.46 | 1,726 | 100% |
| 732 | | Evergrande Future City Longyan | 6.92 | 210.49 | 3,288 | 100% |
| 733 | | Evergrande Royal Scenic Nanping | 1.53 | 96.97 | 1,578 | 100% |
| 734 | | Evergrande Scenic Garden Wuyishan | 0.27 | 12.48 | 2,162 | 100% |
| 735 | | Evergrande Royal Scenic Peninsula Ningde | 0.86 | 34.36 | 2,516 | 100% |
| 736 | | Evergrande Future City Fuding | 5.20 | 468.12 | 1,110 | 100% |
| 737 | | Evergrande Royal Scenic Peninsula Putian | 13.01 | 284.87 | 4,567 | 100% |
| 738 | | Evergrande Royal Palace Sanming | 4.11 | 264.34 | 1,556 | 51% |
| 739 | | Evergrande Royal Scenic Peninsula Zhangzhou | 6.66 | 128.62 | 5,178 | 100% |
| 740 | | Evergrande Royal View Garden Zhangzhou | 13.65 | 167.59 | 8,142 | 100% |
| 741 | | Evergrande Royal Scenic Peninsula Dongshan P.2. | 4.47 | 324.76 | 1,376 | 100% |
| 742 | | Evergrande Billow Bay Liancheng | 1.17 | 132.76 | 883 | 100% |
| 743 | | Evergrande Royal Scenic Bay Nan’an | 8.96 | 251.30 | 3,566 | 100% |
| 744 | | Evergrande Metropolis Shaowu | 2.29 | 191.94 | 1,190 | 100% |
| 745 | | Evergrande Forest Creek County Yongchun | 5.07 | 221.33 | 2,291 | 100% |
| 746 | | Evergrande Emerald Court Yongan | 1.92 | 147.61 | 1,303 | 100% |
| 747 | | Evergrande Creek Mansion Jianou | 0.46 | 63.23 | 727 | 100% |
| 748 | Guangxi Zhuang Autonomous Region | Evergrande Royal Scenic Peninsula Beihai | 6.96 | 358.15 | 1,945 | 100% |
| 749 | | Evergrande Metropolis Beihai | 0.73 | 97.33 | 746 | 100% |
| 750 | | Evergrande Royal Seaview Garden Beihai | 3.86 | 188.38 | 2,048 | 100% |
| 751 | | Evergrande Atrium Beihai | 1.55 | 155.29 | 1,000 | 100% |
| 752 | | Evergrande Royal Scenic Bay Fangchenggang | 0.42 | 59.67 | 697 | 100% |
| 753 | | Evergrande City Fangchenggang | 1.64 | 236.95 | 691 | 100% |
| 754 | | Evergrande Royal Scenic Peninsula Fangchenggang | 12.58 | 390.56 | 3,221 | 100% |
| 755 | | Evergrande City Guigang | 1.81 | 175.13 | 1,031 | 55% |
| 756 | | Evergrande Plaza Guilin | 2.05 | 105.72 | 1,943 | 51% |
| 757 | | Evergrande Bay Guilin | 0.74 | 43.52 | 1,700 | 100% |

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|-----|-----------------------|---|---|---|--|-------------------------------------|
| 758 | | Evergrande City Guilin | 3.61 | 397.05 | 909 | 100% |
| 759 | | Evergrande Emerald Court Liuzhou | 1.60 | 66.83 | 2,389 | 100% |
| 760 | | Evergrande City Liuzhou | 2.22 | 187.14 | 1,188 | 100% |
| 761 | | Evergrande Palace Liuzhou | 8.86 | 217.35 | 4,076 | 100% |
| 762 | | Evergrande Palace Liuzhou | 11.75 | 479.94 | 2,449 | 100% |
| 763 | | Evergrande Atrium Liuzhou | 4.89 | 563.05 | 869 | 100% |
| 764 | | Evergrande Royal Scenic Bay Liuzhou | 2.66 | 197.72 | 1,347 | 85% |
| 765 | | Evergrande Jewelry Palace Liuzhou | 17.02 | 193.31 | 8,806 | 100% |
| 766 | | Evergrande Oasis Qinzhou | 0.81 | 187.69 | 429 | 100% |
| 767 | | Evergrande Royal Scenic Peninsula Qinzhou | 0.76 | 259.94 | 291 | 55% |
| 768 | | Evergrande Scholastic Mansion Qinzhou | 1.46 | 180.53 | 810 | 100% |
| 769 | | Evergrande Scenic Garden Wuzhou | 0.82 | 78.73 | 1,046 | 60% |
| 770 | | Evergrande Oasis Wuzhou | 4.91 | 531.80 | 924 | 100% |
| 771 | | Evergrande City Yulin | 1.26 | 278.62 | 451 | 60% |
| 772 | | Evergrande Royal Scenic Yulin | 1.90 | 217.43 | 874 | 100% |
| 773 | | Evergrande Yue Long Tai Yulin | 4.48 | 359.64 | 1,245 | 99% |
| 774 | Guizhou Province | Evergrande City Kaili | 3.29 | 567.78 | 580 | 100% |
| 775 | | Evergrande City Zunyi | 3.03 | 662.48 | 458 | 100% |
| 776 | | Evergrande Emerald Court Zunyi | 1.85 | 408.26 | 453 | 70% |
| 777 | | Evergrande Left Riverfront Xingyi | 5.45 | 571.50 | 953 | 100% |
| 778 | | Evergrande Yuelan Mountain Xingyi | 9.05 | 1,064.81 | 850 | 100% |
| 779 | | Dujung Mountain City Shantytown Project | 1.34 | 132.10 | 1,015 | 70% |
| 780 | Jilin Province | Evergrande Palace Jilin | 0.63 | 87.91 | 712 | 100% |
| 781 | | Evergrande Left Riverside Jilin | 1.74 | 82.54 | 2,106 | 100% |
| 782 | | Evergrande Wooden project Jilin | 3.55 | 362.00 | 982 | 100% |
| 783 | | Evergrand Capital Palace Siping | 2.18 | 235.20 | 925 | 100% |
| 784 | | Evergrande Royal Scenic Bay Songyuan | 1.43 | 189.81 | 753 | 100% |
| 785 | Liaoning Province | Evergrande Oasis Benxi | 0.22 | 46.17 | 467 | 100% |
| 786 | | Evergrande Oasis Anshan | 4.99 | 1,078.79 | 463 | 53% |
| 787 | | Evergrande Metropolis Anshan | 2.46 | 425.99 | 577 | 100% |
| 788 | | Evergrande Palace Fushun | 1.59 | 274.58 | 579 | 100% |
| 789 | | Evergrande Plaza Fushun | 0.86 | 554.35 | 154 | 100% |
| 790 | | Evergrande Royal Scenic Bay Huludao | 1.71 | 298.83 | 573 | 100% |
| 791 | | Evergrande Oasis Liaoyang | 1.14 | 422.12 | 270 | 100% |
| 792 | | Evergrande Palace Panjin | 4.79 | 603.75 | 793 | 100% |
| 793 | | Evergrande Riverside Panjin | 6.28 | 885.36 | 709 | 100% |
| 794 | | Evergrande Oasis Yingkou | 2.03 | 442.97 | 457 | 100% |
| 795 | | Evergrande City Yingkou | 1.13 | 265.76 | 426 | 100% |
| 796 | | Evergrande Bay Yingkou | 4.97 | 1,241.48 | 400 | 100% |
| 797 | | Evergrande Royal Sea Yingkou | 16.52 | 1,931.04 | 856 | 100% |
| 798 | | Evergrande Creek Mansion Tieling | 2.33 | 246.25 | 946 | 100% |
| 799 | Heilongjiang Province | Evergrande Royal Lakeside Manor Daqing | 4.90 | 296.70 | 1,652 | 100% |
| 800 | | Evergrande Oasis Mudanjiang | 0.78 | 185.99 | 420 | 58% |
| 801 | | Evergrande Emerald Court Tsitsihar | 1.51 | 121.44 | 1,248 | 100% |

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

| No. | Province/City | Name of Project | Land reserve original value (RMB100 million) | Land reserve area (‘000 m ²) | Price of floor area (RMB/m ²) | Shareholding Percentage (Note 1) |
|--------------|----------------------------------|---|---|---|--|-------------------------------------|
| 802 | | Evergrande Metropolis Tsitsihar | 0.43 | 39.29 | 1,103 | 100% |
| 803 | | Evergrande Royal Scenic Tsitsihar | 0.23 | 17.15 | 1,355 | 100% |
| 804 | Hainan Province | Evergrande Qizi Bay Changjiang | 0.91 | 88.82 | 1,026 | 100% |
| 805 | | Evergrande Splendor Danzhou | 0.43 | 84.09 | 509 | 100% |
| 806 | | Hainan Ocean Flower Island | 64.02 | 10,265.71 | 624 | 100% |
| 807 | Gansu Province | Evergrande Oasis Wuwei | 0.88 | 127.53 | 689 | 100% |
| 808 | | Evergrande Shandan Road Project Zhangye | 0.57 | 138.71 | 413 | 100% |
| 809 | Yunnan Province | Evergrande Metropolis Qujing | 0.20 | 30.79 | 665 | 100% |
| 810 | | Evergrande Oasis Qujing | 1.74 | 395.59 | 439 | 100% |
| 811 | Inner Mongolia Autonomous Region | Evergrande Palace Baotou | 3.27 | 249.33 | 1,310 | 100% |
| 812 | | Evergrande Metropolis Baotou | 1.19 | 138.05 | 858 | 100% |
| 813 | | Evergrande Emerald Court Baotou | 2.21 | 147.09 | 1,505 | 55% |
| 814 | | Evergrande City Tongliao | 2.51 | 293.11 | 857 | 51% |
| 815 | | Evergrande Top Mansion Tongliao | 0.08 | 212.86 | 36 | 70% |
| 816 | | Evergrande Oasis Wuhai | 0.17 | 50.32 | 346 | 100% |
| 817 | | Evergrande Oasis Ulanhot | 1.10 | 522.40 | 210 | 100% |
| 818 | | Evergrande Metropolis Ulanchabu | 1.12 | 126.72 | 885 | 100% |
| 819 | Ningxia Hui Autonomous Region | Evergrande Oasis Shizuishan | 0.93 | 447.67 | 209 | 100% |
| 820 | Tibet Autonomous Region | Aiding Tibet Project Linzhi | 0.66 | 71.27 | 932 | 100% |
| 821 | Xinjiang Uygur Autonomous Region | Evergrande Atrium Yining | 0.07 | 36.22 | 183 | 100% |
| 822 | | Evergrande Oasis Yining | <u>0.32</u> | <u>148.22</u> | <u>214</u> | 100% |
| Total | | | <u><u>5,129.78</u></u> | <u><u>304,889.00</u></u> | <u><u>1,683</u></u> | |

Contracted Sales

During the Reporting Period, the Group’s accumulated contracted sales increased by 24.6% year on year to RMB304.18 billion, and completed 55.3% of the annual contracted sales target of RMB550 billion; contracted sales GFA of 29,059,000 square meters, up 17.4% year on year; contracted ASP of RMB10,468 per square meter, with a year-on-year increase of 6.1%. In the first half of 2018, the Group launched 79 new projects for sale, and had a total of 735 projects for sale, covering 30 provinces, autonomous regions and municipalities in China.

Note 1: Representing the shareholding percentage which is held by immediate holding company over each project company.

The following table sets out the geographical distribution of contracted sales amount of the Group in the first half of 2018.

| No. | Province | Contracted sales amount (RMB million) | Percentage |
|-----|----------------------------------|---|----------------|
| 1 | Guangdong Province | 31,087 | 10.22% |
| 2 | Sichuan Province | 21,083 | 6.93% |
| 3 | Jiangsu Province | 19,342 | 6.36% |
| 4 | Henan Province | 18,886 | 6.21% |
| 5 | Shandong Province | 18,708 | 6.15% |
| 6 | Chongqing | 16,979 | 5.58% |
| 7 | Zhejiang Province | 16,579 | 5.45% |
| 8 | Hunan Province | 14,666 | 4.82% |
| 9 | Anhui Province | 14,594 | 4.80% |
| 10 | Guizhou Province | 14,355 | 4.72% |
| 11 | Jiangxi Province | 12,216 | 4.02% |
| 12 | Hubei Province | 11,887 | 3.91% |
| 13 | Guangxi Zhuang Autonomous Region | 11,183 | 3.68% |
| 14 | Hainan Province | 10,248 | 3.37% |
| 15 | Liaoning Province | 8,918 | 2.93% |
| 16 | Shanxi Province | 7,762 | 2.55% |
| 17 | Shaanxi Province | 7,228 | 2.38% |
| 18 | Hebei Province | 6,892 | 2.27% |
| 19 | Heilongjiang Province | 6,572 | 2.16% |
| 20 | Fujian Province | 6,508 | 2.14% |
| 21 | Inner Mongolia Autonomous Region | 5,782 | 1.90% |
| 22 | Yunnan Province | 4,839 | 1.59% |
| 23 | Shanghai | 4,118 | 1.35% |
| 24 | Gansu Province | 3,790 | 1.25% |
| 25 | Jilin Province | 3,265 | 1.07% |
| 26 | Tianjin | 2,151 | 0.71% |
| 27 | Beijing | 2,085 | 0.69% |
| 28 | Xinjiang Uygur Autonomous Region | 1,840 | 0.60% |
| 29 | Ningxia Hui Autonomous Region | 464 | 0.15% |
| 30 | Qinghai Province | 151 | 0.05% |
| | Total | <u>304,178</u> | <u>100.00%</u> |

As at the end of July 2018, the accumulated contracted sales amount of the Group was RMB344.84 billion; the contracted sales area was 32.819 million square meters.

PROPERTY DEVELOPMENT

During the Reporting Period, the new construction start GFA of the Group was 31.47 million square meters. As at 30 June 2018, the area under construction of the Group was 125 million square meters, representing a year-on-year growth of 33%, and the number of projects under construction was 672.

During the Reporting Period, the Group achieved partial or complete completion of a total of 426 projects, with a total completed GFA of 38.21 million square meters, representing a year-on-year growth of 36.3%.

The following table sets out the distribution of completed areas in each province.

| Province | Completed areas in the first half of 2018 (‘000 m²) | Percentage |
|----------------------------------|---|-------------------|
| Guangdong Province | 4,508.73 | 11.8% |
| Sichuan Province | 3,356.39 | 8.8% |
| Henan Province | 2,779.76 | 7.3% |
| Shandong Province | 2,774.07 | 7.3% |
| Anhui Province | 2,217.43 | 5.8% |
| Hubei Province | 2,172.28 | 5.7% |
| Jiangsu Province | 2,121.64 | 5.6% |
| Hainan Province | 1,995.09 | 5.2% |
| Jiangxi Province | 1,899.31 | 5.0% |
| Chongqing | 1,806.49 | 4.7% |
| Guangxi Zhuang Autonomous Region | 1,595.30 | 4.2% |
| Hunan Province | 1,580.96 | 4.1% |
| Zhejiang Province | 1,299.57 | 3.4% |
| Liaoning Province | 1,160.97 | 3.0% |
| Fujian Province | 967.12 | 2.5% |
| Shaanxi Province | 838.33 | 2.2% |
| Guizhou Province | 747.97 | 2.0% |
| Heilongjiang Province | 736.69 | 1.9% |
| Yunnan Province | 569.62 | 1.5% |
| Inner Mongolia Autonomous Region | 500.75 | 1.3% |
| Shanghai | 475.46 | 1.2% |
| Jilin Province | 441.23 | 1.2% |
| Gansu Province | 326.83 | 0.9% |
| Beijing | 287.27 | 0.8% |
| Hebei Province | 273.97 | 0.7% |
| Tianjin | 233.41 | 0.6% |
| Shanxi Province | 175.00 | 0.5% |
| Xinjiang Uygur Autonomous Region | 167.93 | 0.4% |
| Ningxia Hui Autonomous Region | 166.25 | 0.4% |
| Qinghai Province | 29.66 | 0.1% |
| Total | 38,205.48 | 100.0% |

During the Reporting Period, the Group achieved total delivery of 569 projects, with a delivery amount of RMB294.76 billion, up 60.8% year-on-year.

CORPORATE SOCIAL RESPONSIBILITY

The Group, while maintaining focus on its steady and rapid growth, continued to commit itself to charity and public welfare work relating to people's livelihood, poverty, education, environmental protection, sports and others and fulfilled corporate social responsibility and made contributions to the harmony and progression of society.

With respect to People's livelihood, the Group adhered to its philosophy of properties for the People and provided high quality and affordable homes to the public. In addition to keeping in place the measure of "return with no reason required" to protect home-buyers' interests, as a real estate company that always delivers fully fitted properties, the Group had established strategic alliances with 7,362 domestic and overseas upstream and downstream companies, and held the 2018 Strategic Cooperation — Management Summit in March this year to foster the strategic cooperation between leading upstream and downstream companies, integrate strong industry chains and support the healthy development of the real estate market.

With regard to poverty alleviation, the Group has initiated its poverty alleviation plan for 畢節市大方縣 (Dafang County, Bijie City) since December 2015 under the support and encouragement of the CPPCC National Committee. In May 2017, the scope of the alleviation plan extended to 10 counties and districts in Bijie City, and a poverty alleviation team of 2,108 persons was stationed in counties and villages to grasp the key link of targeted poverty alleviation — industrial poverty alleviation, relocating poverty alleviation, and vocational poverty alleviation, planning to ensure that more than 1 million people in poverty in Bijie City are lifted out of poverty by 2020. Up to now, the Group has donated RMB6 billion to the poverty alleviation fund, of which RMB3 billion to Dafang County has been fully put in place. The fund has assisted the party committees and governments at Bijie City to help 306,700 people get rid of poverty. In addition, the Group also donated RMB500 million to the "2018 Guangdong Poverty Alleviation Day" to help Lianping County and Heping County of Heyuan City, Guangdong.

Regarding education, the Group donated RMB20 million to 西北農林科技大學教育發展基金會 (the Education and Development Foundation of Northwest Agriculture & Forestry University) in January 2018; RMB110 million to 河南省扶貧基金會 (Henan Foundation for Poverty Alleviation) and RMB10 million to 中國科學院大學 (the University of Chinese Academy of Sciences) in April 2018; RMB100 million to 廣東省中山大學教育發展基金會 (Sun Yat-Sen University Education Development Foundation (Guangdong)) and RMB100 million to 陝西省慈善協會 (Shaanxi Charity Association) in May 2018. The Group also continued to deepen its cooperation with top institutions around the world such as Harvard University and Tsinghua University to encourage the research, application and promotion of green architecture.

AWARDS

During the Reporting Period, the Group won multiple awards. It ranked among the Fortune Global 500 for the third consecutive year, ranking 230th, and ranked 22nd in the China Top 500. The Group ranked first in the industry in the Top 500 China Real Estate Developers, the Top 100 China Real

Estate Developers, and the Comprehensive Strength of China Listed Real Estate Companies, etc. It was awarded the China Real Estate Poverty Alleviation Benchmarking Developers, the People's Corporate Social Responsibility Award, and Gold Cup in the Guangdong Poverty Alleviation Red Cotton Cup, etc.

HUMAN RESOURCES

As at 30 June 2018, the Group had a total of 129,534 employees, of which approximately 90% were graduates with bachelor's degree or above in property development or construction, forming a team of young, highly educated and high-quality personnel. In the first half of 2018, the Group recruited 4,671 fresh graduates through open recruitment, including 344 fresh graduates from top 10 colleges and universities such as Beijing University and Tsinghua University.

The Group firmly believes that talent is the most important corporate resource and always adheres to a people-oriented human resources development strategy, creating a sound working environment featuring harmonious development and positive interaction between the Group and its staff. As of 30 June 2018, total staff costs (including directors' emoluments) of the Group were approximately RMB11.43 billion (the corresponding period of 2017: approximately RMB7.41 billion).

INTERIM DIVIDEND

The Board has resolved not to pay an interim dividend for the six months ended 30 June 2018 (six months ended 30 June 2017: nil).

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

On 14 February 2018, the Company issued 4.25% secured guaranteed convertible bonds due 2023 in an aggregate principal amount of HK\$18.00 billion (the "**Bonds**"). The Bonds may be converted into shares of the Company at the initial conversion price of HK\$38.99 per share and assuming full conversion of the Bonds at the initial conversion price, the Bonds will be convertible into 461,656,835 shares. The Bonds are listed and traded on the Singapore Stock Exchange.

Save as disclosed above, neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities during the six months ended 30 June 2018.

MODEL CODE FOR SECURITIES TRANSACTIONS CONDUCTED BY THE DIRECTORS

The Group has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") set forth in Appendix 10 of the Listing Rules as the code of conduct for securities transactions conducted by the directors. Having made due and careful enquiries with the directors, the Company confirmed that for the six months ended 30 June 2018, all directors have abided by the Model Code.

CORPORATE GOVERNANCE

The Company has been in compliance with all code provisions of the Corporate Governance Code contained in Appendix 14 to the Listing Rules throughout the six months ended 30 June 2018 save for the following deviations:

In respect of code provision E.1.2, the chairman of the Board, Mr. Hui Ka Yan, has not attended the annual general meeting of the Company held on 8 June 2018 due to his other business commitment, Mr. Huang Xiangui, an executive Director, was appointed chairman for the meeting.

SUBSEQUENT EVENTS

Repurchases of shares

Between 3 July 2018 and 27 July 2018, the Company repurchased on the market an aggregate of 160,528,000 shares for a total consideration of HK\$3,361,296,720. Such repurchased shares were subsequently cancelled on 13 August 2018.

Proposed dividend payment for the two financial years of 2016 and 2017

On 20 August 2018, the Board resolved to declare a dividend of RMB1.130 (HK\$1.287) per share of the Company for the two financial years ended 31 December 2016 and 2017. The proposed dividend payment is subject to the approval by the shareholders of the Company at the extraordinary general meeting to be held on 19 September 2018. On the assumption that the shareholders will approve the proposed dividend payment, the dividend is expected to be paid on 19 October 2018 to the shareholders whose names appear on the register of members of the Company on 5 October 2018.

REVIEW OF INTERIM REPORT BY THE AUDIT COMMITTEE

The unaudited condensed consolidated financial information of the Group for the six months ended 30 June 2018 has been reviewed by 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. The Audit Committee comprises three members who are all independent non-executive Directors, namely, Mr. Chau Shing Yim, David, Mr. He Qi and Ms. Xie Hongxi. Mr. Chau Shing Yim, David, who has appropriate professional qualifications and experience in accounting matters, is the chairman of the Audit Committee. The Audit Committee of the Board has reviewed the Group’s interim results for the six months ended 30 June 2018, and discussed with the Company’s management regarding the review, internal controls and other relevant matters.

ACKNOWLEDGEMENT

The steady development of the Group is owed to the trust and support of its shareholders, investors and business partners as well as the loyalty of our staff members. On behalf of the Board, I hereby express my heartfelt gratitude towards them.

By Order of the Board
China Evergrande Group
Hui Ka Yan
Chairman

Hong Kong, 28 August 2018

As at the date of this announcement, the executive Directors are Mr. Hui Ka Yan, Mr. Xia Haijun, Ms. He Miaoling, Mr. Shi Junping, Mr. Pan Darong, and Mr. Huang Xiangui, and the independent non-executive Directors are Mr. Chau Shing Yim, David, Mr. He Qi and Ms. Xie Hongxi.